



Town of Barnstable

Planning and Development Department

Housing Committee



www.townofbarnstable.ma.us/housingcommittee

Meeting Minutes

December 18, 2018

367 Main Street, 2nd Floor, Selectman's Conference Room, Hyannis MA

Members present: Dave Carey – Chair, Donald Lynde, Hilda Haye and Paul Hebert-Town Council Authority Liaison

Members absent: Glen Anderson, Paula Breagy and Lorri Finton-Barnstable Housing Authority Liaison

Staff present: Arden Cadrin - Special Projects Coordinator; Kate Thompson - Administrative Assistant

Chair

Dave Carey

Vice Chair

Hilda Haye

Clerk

Glen Anderson

Members

Paula Breagy

Donald Lynde

Barnstable Housing Authority Liaison

Lorri Finton

Town Council Liaison

Paul Hebert

Staff

Director:
Elizabeth Jenkins

Housing
Coordinator: Arden
Cadrin

Principal Assistant:
Kate Thompson

Chair Dave Carey opened the Housing Committee meeting at 8:32 AM

Chair Carey announced that the meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A, s.20; and inquired whether anyone is taping this meeting and to please make their presence known.
No response.

Updates on Affordable Housing projects under development (Arden Cadrin):

Projects under Development

720 Main Street just received regulatory agreement for 40 units on the West End. They are seeking public subsidy. The permit requires that 4 units will be affordable but the subsidy will make the determination. The Planning Board has approved and it now goes to Town Council. Chair Carey and Ms. Cadrin will write a brief letter stating that this project would be beneficial.

It was suggested that the Committee stay away from the word "affordable" and that all housing adds to supply which will then decrease rents.

Everleigh is accepting applications for 225 units on Independence Drive of which 23 will be affordable.

Seashore Homes 185 Ridgewood has 8 units under construction with hopefully spring occupancy.

HAC on Ridgewood The bids on construction came in at a higher cost than anticipated so they are now seeking \$400,000. to make this project happen.

Chair Carey will be working on a script with Ms. Cadrin that they can present to the Homebuilder's Association to get the message out there that we are ready to work together to reach a common goal and ask the question "Do you have any advice for us on how to get more housing built?"

Initiatives before other town boards:

Seashore Homes has requested and received a recommendation from the Community Preservation Committee for \$100,000. It now goes to the Town Council for approval. The Committee has agreed to send a letter to the Town Council stating that it would be a great use of funds.

Seashore Homes is also seeking a tax increment exemption from the Town through a new program called HDIP (Housing Development Incentive Program). Seashore Homes is requesting 50% exemption for 20 years.

Other Housing Related Initiatives:

Community by Design is a joint project with The Cape Cod Commission and Unions Studios. There is a survey online to gather input from the community as to style, form design and size. The goal is to make zoning changes and a follow up meeting will be on February 11, 2019. The town has been given another grant to make zoning changes.

Postcards were passed out (Exhibit C)

Housing Initiatives to Initiate:

- Speak to builders as mentioned above.
- HAC might like to brainstorm once or twice a year
- Invite Building Commissioner to our meeting

Education:

The town has its own new tax credit program. HDIP is a State program that the Town was allowed to sign up for because we are considered a Gateway City. <https://www.mass.gov/service-details/housing-development-incentive-program-hdip> . TIE (Tax Increment Exemption)

Arden will work on a local toolbox matrix to review with the Committee.

New Business:

Approval of Meeting Minutes – (Exhibit B)

Motion duly made by Dave Carey and seconded by Hilda Hays to approve the minutes of November 20, 2019: Aye All. Minutes approved as is.

Next Meeting Date: January 15, 2019

Closing Comment: None

Motion duly made by Donald Lynde and seconded by Dave Carey to adjourn the meeting

Meeting adjourned at 9:28 AM.

List of documents / exhibits used by the Committee at the meeting:

Exhibit A: Meeting Agenda dated December 18, 2018

Exhibit B: Meeting Minutes dated November 20, 2018

Exhibit C: Community Resiliency By Design postcards

Respectfully submitted,

Kate Thompson – Planning and Development Department

Public files are available for viewing during normal business hours 367 Main Street, Hyannis

** Further detail may be obtained by viewing the meeting video via Channel 18 on demand at <http://www.town.barnstable.ma.us> **