

Town of Barnstable



Planning and Development Department



Housing Committee

www.townofbarnstable.ma.us/housingcommittee

Meeting Minutes

August 17, 2021

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

Chair
Members present: Dave Carey – Chair, , Glen Anderson, Donald Lynde, Jake Dewey and Paula Breagy.

Members Absent: Hilda Haye, Meaghan Mort

Vice Chair
Hilda Haye
Liaisons present: Lorri Finton-Barnstable Housing Authority Liaison and Paul Hebert-Town Council Authority Liaison

Clerk
Glen Anderson
Staff present: Elizabeth Jenkins, Director of Planning and Development and Kate Thompson - Administrative Assistant of Planning and Development.

Members
Paula Breagy
Donald Lynde
Jake Dewey
Meaghan Mort
Others Present: Scott Lajoie, Shawna Moos, David Quinn , Housing Assistance Corporation, Ruth Weil, staff to the Affordable Housing Growth/Development Trust Fund Board Arden Russell, Housing Consultant

Barnstable Housing Authority Liaison
Lorri Finton
Chair Dave Carey opened the Housing Committee meeting at 8:30AM

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.

Town Council Liaison
Paul Hebert
New Business:

Affordable and Community Housing Roundtable: *A discussion of partner roles and the challenges to creating and preserving affordable and community housing*

Ruth Weil, who staffs the Affordable Housing Trust states the under the statue that created the Affordable Housing Trust there's an economic development component to it. The Trust was created in 2007 through an order accepting the state statue, Chapter 44, Section 55C. The Trust is a municipal entity with tremendous powers. There are currently five members. The Trust is eligible for Community Preservation Fund; a market rate housing development in Centerville gave the Trust one million dollars. In 2021 the Trust received 2.5 million from the Community Perseveration Act. The

Trust is looking for partners through Mass Housing Partnership to reduce mortgage rates to increase buying power.

Scott Lajoie, introduces himself and reports that they've been working for years on different segments of the Housing Market. There's a housing crisis, worsened by COVID. They are working with Federal and State funds to give rental assistance in the area. Housing prices have skyrocketed. There is a need for attainable work force housing. The listings are just not there.

David Quinn, introduces himself and states that their role is to produce more units. They just finished 8 units on Ridgewood Ave which was supported by this Committee. The cost of land, building and materials have skyrocketed. They are looking affordable ownership. There's a State program through Mass Housing called the Commonwealth Builder Program. It's a subsidy for affordable home ownership which can be used in Barnstable. They are looking for projects and doing a market study to identify areas and units.

Lorrie Finton reports that they receive State and Federal money. They have 350 units. They are here to provide safe and affordable housing. They also manage and administer over 500 housing subsidies. They have programs for young disabled individuals and alternative housing vouchers. All rents are income driven at 30 % of adjusted gross income. The average rent is \$350. month. They are over 8000 people on the waiting list for housing.

Arden Cadrin states that this Committee is advisory but it's important to educate the decision makers in the Town and advise on strategies. At meetings we can strategize on initiatives that the Town can adopt. Also focus on things municipality can effect such as zoning and permitting and understanding what the needs are and where this Committee can influence decisions.

In addressing how we, as a Committee, can co-ordinate better Elizabeth adds...understanding what the needs are and where this Committee can influence decisions.

David and Scott agree that money, permitting and zoning are their biggest challenges. Lorrie agrees and adds regulations to that list. Need diverse housing stock and spokespeople. Town needs to consider all types of housing. Ex. Tiny Homes.

We need to support specific projects ex.workforce housing and Market rate and support requests for funding. Developers have to go to many Committees.

Elizabeth Jenkins gives an update on a new project:

New England Development along with The Hanover Company have purchased 35 acres from Cape Cod Hospital at the corner of Wilkens and Attucks Lanes. They are seeking mixed use along with a housing component.

272 rental units/10% affordable at 65%. They need permission from the Town and Cape Cod Commission and are currently seeking a zoning change to include a mix of uses.

Jake suggests bringing in New England Development for a discussion.

New Housing Coordinator, Ryan Bennett, has been hired and starts the second week of September.

Approval of Meeting Minutes – (Exhibit B) July 20, 2021

*Motion duly made by Glen Anderson and seconded by Dave Carey to approve the minutes of Vote:
Aye All. Minutes approved as is.*

Next Meeting Date: September 21, 2021

Closing Comment: None

Motion duly made by Glen Anderson and seconded by Dave Carey to adjourn the meeting

Meeting adjourned at 9:35 AM.

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

Exhibit A Agenda Dated Aug 17, 2021

Exhibit B Minutes Dated July 20, 2021

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> **