



Town of Barnstable
Planning and Development Department
Housing Committee



www.townofbarnstable.ma.us/housingcommittee

Meeting Minutes
February 2, 2022
367 Main Street, 2nd Floor, Selectman's Conference Room, Hyannis MA

Members present: Dave Carey – Chair, Donald Lynde, Paula Breagy, Meagan Mort and Hilda Haye
Lorri Finton-Barnstable Housing Authority Liaison and Paul Hebert-Town Council Authority Liaison

Members absent:

Staff present: Kate Maldonado, Assistant Director - Planning and Development Department
Kate Thompson - Administrative Assistant

Chair

Dave Carey

Vice Chair

Hilda Haye

Clerk

Members

Paula Breagy

Donald Lynde

Meagan Mort

Barnstable Housing Authority Liaison

Lorri Finton

Town Council Liaison

Paul Hebert

Staff

Director:

Elizabeth Jenkins

Housing Coordinator:

Ryan Bennett

Principal Assistant:

Kate Thompson

Chair Dave Carey opened the Housing Committee meeting at 4:00 PM

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.

Housing Coordinator Update:

Kate Maldonado speaks about the current Housing Developments:

Housing Values (2017-2022)					
Total Units	Affordable	50 % AMI	65 % AMI	80% AMI	100% AMI

Proposed						
Lennar Resort and Conference Center 35 Scudder Avenue	312	32	-	32	-	-
New England Development 0 and 35 Wilkens Lane	272	35	-	27	8	-
Dockside 110 School Street (Bornstein)	34	tbd				
720 Main (Williams)	40	tbd	-	4	-	-
TOTAL	658	67	0	63	8	0

In Permitting						
1600 Falmouth Road (Bell Tower)	26	3	-	3	-	-
421 West Main Street (Morin)	4	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-
TOTAL	38	3	0	3	0	0

Permitted						
80 Pearl Street (Lyon)	8	-	-	-	-	-
68 Yarmouth Road (Hansen)	8	-	-	-	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	-	-	-	-	-
Mid Point Apartments 560 West Main (Jake Dewey)	14	4	-	1	3	-
77 Pleasant Street (Kurker)	2		-	-	-	-
Residences at 850 Falmouth Road	53	10	10	-	-	-
TOTAL	99	14	10	1	3	0

Under Construction						
Sea Captains Row Phase 1 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	46	2	2	-	-	-
49 Center Street	5	-	-	-	-	-
39 Pearl Street	9	-	-	-	-	-
TOTAL	60	2	2	0	0	0

Complete						
Everleigh Cape Cod 265 Communication Way	230	23	-	23	-	-
185 Ridgewood Avenue	8	1	-	-	1	-
Carriage House Phase 1 939 Mary Dunn Road (Keller)	29	3	-	3	-	-
49 Elm Avenue (Lyon)	3	-	-	-	-	-
255 Main Street (Furman)	10	2	-	-	-	2
57 Ridgewood Avenue (HAC)	8	2	-	-	2	-
Carriage House Phase 2 939 Mary Dunn Road (Keller)	29	3	-	3	-	-
Cape Cod Times 319 and 331 Main Street (Borstein)	22	2	-	2	-	-
High School Road 0 and 17 High School Road (Dewey)	8	-	-	-	-	-
TOTAL	347	36	0	31	3	2

Shawna Moos from HAC presents a power point presentation:

ADU'S Unlock the Potential of our Single Family Homes by Housing Assistance Corporation

Problems

- affordability gap
- lack of apartment
- NIMBY

Housing in Production

- Brewster Woods-30affordable under construction
- Falmouth Rd., Mashpee 39 affordable in permitting
- Cape Cod View Way, Bourne 42 affordable in permitting
- 107 Main St., Orleans 14 affordable in permitting

ADU Options

- Detached
- Attached
- Interior upper level
- Interior lower level
- Above garage
- Garage conversion

Why Aren't There More

- Awareness
- Technical assistance
- Financing
- Landlord support
- Upfront costs

My Home Plus One Stakeholders

- Housing Production Department

- Housing Development Department
- Resource Development Department
- HCEC – Consumer Education Department
- Advocacy Department
- Leased Housing Department
- Cape Community Real Estate
- Energy Department

In House Expertise

- Housing Production Department
- Housing Development Department
- Resource Development Department
- HCEC – Consumer Education Department
- Advocacy Department
- Leased Housing Department
- Cape Community Real Estate
- Energy Department

Technical Assistance

- Property profile report with feasibility analysis
- Qualified referrals for contractors and lenders
- Vetted contractor referrals for property owners
- Landlord education resources
- Financial incentive for qualified projects

Financial Analysis

- High/Low cost estimates
- Assets
- Credit
- Debt to income
- Property value

Contractor Referrals and Selection

- Project design
- Contractor bidding
- Contractor selection

My Home Plus One Steps

- Homeowners inquiry
- Property information
- Intake call
- Readiness assessment

ADU Project Feasibility

- Site prequalification
- Client ADU concept
- Zoning by-laws
- Wastewater allowances
- Needs assessment

Stages of Readiness

- Site prequalification
- Financial analysis
- Project development and design
- Financing
- Permitting and contractor bidding
- Construction build out
- Tenant selection and leave up
- Year round lease monitored for 5 years

Project Status

- Analyzing Client Intake Data to Date
- Refining Process of Technical Assistance from HAC
- Evaluating Municipal Coordination Points & Processes
- Finalizing Point System & Tiers for Forgivable Loans
- Creating Standardized Property Profile Sheet for Property Owner(s), Lender(s), & Contractor(s) Needs

How Can You Help ADUs

- Streamline the process for ADUs.
- Consider incentives for homeowners building an ADU.
- Identify pathways for existing non-compliant apartments.
- Market program to properties previously required to remove a secondary unit.

How You Can Help Housing

- Simplify Commercial Space Conversion
- Identify Conversion or In-fill Development Opps.
- Consider ADU Incentives for Homeowners
- Cape Housing Institute
- Support Larger Housing Developments

Outreach

- Proactive marketing to: low-income homeowners, people of color, Spanish and Portuguese speakers
- In towns that allow ADUs in non-owner-occupied homes, market to landlords renting to voucher holders
- Fold into incentive program Rent 365 incentives to convert seasonal homes to year-round rentals

The Committee discusses affordable housing. Dave Carey directs members to the Town of Barnstable website and read the Host Compliance power point.

<https://tobweb.town.barnstable.ma.us/TownCouncilCommunications/2021-09-02%20Rental%20Registration%20Update%20PowerPoint.pdf>

Dave also relays the following;

There are 27,000 homes in the Town of Barnstable. 3500 are long term rentals which is 13%.

650 properties are short term rentals (stay less than 1 month) which are 2 % of our housing.

Another solution is tiny homes if we adopt Appendix Q and then we could look at zoning.

Dave Carey reads a letter from local resident Michelle Lombard:

Dear Member of the Housing Committee:

I am unable to attend your meeting to provide public comment because your meeting is during work hours. I will appreciate it so much if you would please read this as public comment during your meeting and discuss it.

I am writing to ask you to speak up as a Committee for housing for locals.

The Town is proposing a zoning change in the Hyannis Growth Incentive Zone to form-based zoning. This zoning change increases density and changes the use-based zoning code that exists today.

I bring to your attention that the Planning Department's presentation from a January 25th community meeting about this zoning change emphasized the housing implications of this zoning proposal. It holds out to the public that the zoning change will "create year-round rental units for residents". Here is an image from that presentation attached below:

While the presentation talks about housing needs, and year-round housing for residents, nothing in the proposal sees to it that new housing that would come about from increasing density would actually contribute to year-round housing stock our locals so need. This is too important to hope or intend it to be housing for locals. Communities who care about housing stock and locals would be sure it does. Please ask for a change to be made to this proposal so that it meets the intent - to help locals' need for year-round housing.

Last year, during a community meeting, the Town's urban planning consulting firm was asked about this. When a resident said this "housing" could be used as commercially-operated short-term rentals businesses, the consultant said nothing prevents the Town from seeing to it that new housing made possible by this zoning change will be used as real housing for locals and not Airbnb's. Please ask the town to do that.

As we create more housing, we need to be sure it is used as actual housing for those among us in need of a roof over our head, year-round.

The concern here is not speculative. I read in the paper about a mixed-use property in the Growth Incentive Zone in Hyannis that used to be exactly what this proposal is trying to create more of - year round homes over a business. Right now, that property is being used as full-time Airbnbs. No more year-round homes. No more mixed-use property. Airbnbs and more Airbnbs. We need to protect against that in this zoning change, and

prioritize locals' need for year-round housing units.

Please ask the Town Council to change the form-based zoning proposal to see to it that it does what it is intended to do: create more year-round housing for residents. The time has passed when we can sit around and hope homes will be used as homes for locals. Please be a voice for locals. And for year-round housing.

Thank you,
Michelle Lombard
Marstons Mills

Approval of Meeting Minutes – (Exhibit B)

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

Next Meeting Date: March 2, 2022
Closing Comment: None

Motion duly made by Dave Carey and seconded by Meagan Mort to adjourn the meeting
Meeting adjourned at 5:25 PM

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

Exhibit A: Agenda dated February 2, 2022
Exhibit B: Meeting Minutes from meeting on December 1, 2022

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> **