



Town of Barnstable

Planning and Development Department

Housing Committee



www.townofbarnstable.ma.us/housingcommittee

Meeting Minutes

April 6, 2022

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

Members present: Dave Carey – Chair, Donald Lynde, Paula Breagy, Meagan Mort, and Paul Hebert-Town Council Authority Liaison

Members absent: Hilda Haye, Lorri Finton

Staff present: Ryan Bennett, Housing Coordinator

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

Chair Dave Carey opened the Housing Committee meeting at 8:34 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.

Housing Coordinator Update:

Ms. Bennett provided an update on creating a tax exemption program for property owner's participating the Accessory Affordable Apartment Program (AAAP). The committee's discussion was favorable. Mr. Jake Dewey provided public comment requesting the exemption be considered for all property owner's providing year round rentals. The Chair directed staff to discuss the concept further with Mr. Dewey. The committee directed staff to draft a formal recommendation to create a tax exemption for AAAP units to Town Council for such a program for review and vote at the next Housing Committee meeting.

The Committee reviewed the Local Initiative Program (LIP) application to DHCD to recognize 3 affordable rental units located at the Bell Tower Mall in Centerville. The project contains 26 units in total, created as-of-right per the HB zoning district. The affordable units are required per the Town's Inclusionary zoning ordinance and will be permanently deed restricted at 65% of AMI. The committee voted to approve the application for submission to DHCD. (Vote: 4-0)

Mr. Jake Dewey gave public comment on the possibility for creating a housing development agreement program, similar to the regulatory agreement program. Staff will further discuss the concept and report back to the Committee.

Councilor Hebert provided public comment via his constituents on the emergency nature of the housing crisis and the need for regional stabilization strategies, including investments in public housing.

Meagan Mort provided public comment on Cape residents that are living in unstable rental situations and others that are leaving the Cape as a result of a lack of housing options.

Mr. Carey provided public comment on Nantucket's upcoming Town Meeting articles on Short Term Rentals as possible guidance for other communities in the future.

Under Topics Not Reasonably Anticipated:

Topics for future discussion include an update on the Town's Housing Production Plan and further discussion of amendments to the Inclusionary zoning ordinance. Mr. Dewey requested clarification from the Town Assessing Dept. on formulas for assessing properties with affordable deed restrictions. He also requested an update from Habitat for Humanity's current projects in Barnstable. Ms. Mort requested the Committee provide a letter of support to our legislative delegation to support adoption of Appendix Q in the State Building Code to help support development of tiny homes.

Next Meeting Date: May 4th, 2022

Closing Comment: None

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

Meeting adjourned at 9:40 AM

Respectfully submitted,

Ryan Bennett – 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> **