



Town of Barnstable
Planning and Development Department
Housing Committee

www.townofbarnstable.ma.us/housingcommittee



Meeting Minutes

December 1, 2021

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

Chair

Dave Carey

Vice Chair

Hilda Haye

Clerk

Glen Anderson

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

Members present: Dave Carey – Chair, Donald Lynde, Meaghan Mort, Paula Breagy,

Liaisons present: Paul Hebert-Town Council

Liaisons absent: Barnstable Housing Authority Liaison, Lorri Finton

Members absent: Glen Anderson, Hilda Haye

Staff present: Ryan Bennett - Housing Coordinator; Kate Thompson - Administrative Assistant

Chair Dave Carey opened the Housing Committee meeting at 5PM

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.

Chair Carey states that we are always striving to get to 10% affordable median income. We are falling short at 7.2%. We are short about 500 units. We are subject to 40B development. Often abutters aren't happy with those developments. Zoning is difficult.

Chair Carey invites members to weigh in on this.

Mr. Lynde suggests that everyone needs a stable roof over their heads. Affordability is a real problem. Rents can be as high as \$2000. Per month which is not affordable.

Ms. Breagy replies there is no housing available. People don't have choice. We all have to start learning to say "You're welcome here." Roadblocks are the cost of land and cost of construction. 40B is not necessarily the answer.

Ms. Mort interjects that inflexibility is our biggest barrier to housing. We need to look at zoning and inclusionary, growth within families, companies moving to the Cape and land trusts.

Chair Carey states that residents have come to us to review short term rentals and turns the meeting open to the public.

Ms. Mort suggests that we focus on creating more housing. She feels second home owners also take properties off the market.

John Crow of Osterville points to a study from Sedona, Arizona. They went from 6500 year round rentals to 20 due to short term rentals. He will find the study and bring it in. When a house comes on the market, the investor can bid higher if it's a short term rental business.

Housing Assistance Corporation is silent on this issue. We're giving short term rentals carte blanche to do whatever they want. We should not be giving incentives using taxpayer money so that developers get a tax break.

Ms. Mort requests proof that short term rentals are taking housing away.

Mr. Crow feels the Town should be doing that.

Chair Carey states that the Committee is trying to do some analysis and it would be helpful if anyone with studies bring to the Committees attention. Short term rentals are 1-3 days or less and there are no town ordinances against them.

Frederick Wrightson from Osterville states the European Commission study shows the effects on property values and rent. The Harvard Law review also has a study. He will bring these studies to the Committee.

Bob Schulte from Centerville feels it's a fair request to ask the town to come up with data. The ADU discussion would have been a good opportunity for the town to implement affordability requirements for housing.

Councilor Hebert replies that the Town Council did not vote on items regarding short term rentals because there was not enough data. Councilors are very interested and hired outside help to come up with real data which will be presented to public when done.

Housing Coordinator Update: Ryan Bennett

The Planning and Development Department along with the Building Department are looking at the Accessory Affordable Apartment Program ordinance and ways to strengthen it.

Housing Policy Initiatives: Ryan Bennett

Following previous discussions about barriers to creating and preserving affordable housing; The Housing Production Plan from 2016 laid out good details, barriers to consider.

- Zoning is predominately single family use.
- Limited housing choice.
- Affordability gaps – explore that with the Housing Trust.

New income limits will be set in April 2022. Area median income is used in figures.

Barriers to consider:

1. Strengthening Accessory Affordable Apartment Program-streamling to make it easier.
2. Amending inclusionary ordinance to increase affordability.

Pittsburg adopted 20% inclusionary and we're only looking at 10% and it's been a real challenge getting to 10%. Provincetown has 16% and Cambridge is at 20%

Ms. Bennett will talk to Provincetown about how they got there.

Ms. Mort would like the Committee to look at tiny homes and strongly suggests adopting Appendix Q for safety reasons. There's a tiny home builder on the Cape that has spoken to the Human Recourses Committee. If we look at land for tiny home rentals, it could be an income stream for the town. Ms. Mort suggests the Committee reads and adopts Appendix Q after Massachusetts adopts it.

Ms. Bennett and Chair Carey will get together and rank projects for the Committee to work on.

Initiatives; reduction in taxes for rentals.

Councilor Hebert requests that the meeting time be changed to 4 pm since it's getting dark earlier now. Ms., Bennett will look into this.

Approval of Meeting Minutes – October 19, 2021 (Exhibit B)

Motion duly made by Dave Carey and seconded by Donald Lynde to approve the October 19, 2021 minutes of Vote: Aye All. Minutes approved as is.

Next Meeting Date: January 5, 2022

Closing Comment: None

Motion duly made by Chair Carey and seconded by Meaghan Mort to adjourn the meeting

Meeting adjourned at 6 PM.

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

Exhibit A: Agenda dated December 1, 2021

Exhibit B: Meeting Minutes from meeting on October 19, 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> **