

TOWN OF BARNSTABLE – HOUSING COMMITTEE
MINUTES
December 14th , 2022 at 4:00 PM

CALL TO ORDER

Chair Hilda Haye calls the meeting to order at 4:12 PM.

Member	Present	Absent
Haye, Hilda – Chair	X	
Breagy, Paula		X
Cornett, Emily		X
Lynde, Donald	X	
Gaudette, Evan	X	
Mort, Meaghan		X

Also in attendance are Town Council Vice President Paula Schnepf, Town Council Liaison; Lorri Finton, Director of Barnstable Housing Authority; Anna Brigham, Principal Planner; and Genna Ziino, Administrative Assistant.

NOTICE OF RECORDING

The Chairwoman reads: Please note that this meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

INTRODUCTION OF NEW MEMBERS

Chair Haye introduces Evan Gaudette, a new member of the Committee. Chair Haye tells the Committee that Emily Cornett is another new member but could not be present. Mr. Gaudette gives the Committee a brief introduction: he has lived in Barnstable for 4 years, he works at the Barnstable Intermediate School teaching 7th grade social studies, and he also teaches basketball. He wants to help out where he can in the community.

Chair Haye informs the Committee that Ryan Bennett has resigned from her position as Housing Coordinator. She thanks Ms. Bennett for her support.

While the Committee is waiting for the arrival of the consultant presenting the Housing Production Plan update, they discuss options to help provide necessary housing. Councilor Schnepf says she is hoping the next Town Council meeting will address form-based code in growth incentive zones, which would allow multi-family housing by right and hopefully streamline housing creation.

Lorri Finton, Director of Barnstable Housing Authority introduces herself to Mr. Gaudette. She has been at the BHA for 15 years and has been Director for 10 years. She has lived on Cape for 61 years. The Committee discusses their personal experiences with the housing market, housing insecurity, and homelessness.

HOUSING PRODUCTION PLAN PROJECT UPDATE

This item was taken out of order and was presented after deciding the next committee meeting date. Laura Smead, the JM Goldson consultant, arrived late and much of the planned update was skipped. The goals and strategies were the only matter discussed.

- **JM Goldson Presentation on Housing Production Plan Update**
 - **Review Schedule**
 - **Findings of Community Survey**
 - **Findings of Community Housing Forum 2 (Goals and Strategies)**
 - **Discuss content for draft Housing Production Plan (Goals and Strategies)**

Ms. Smead explains to the Committee that the most helpful thing would be to finalize (for now) the language of the goals and strategies. She asks if they would like to add a strategy that addresses homelessness, as the current draft only addresses homelessness prevention and at-risk populations. Councilor Schnepf answers yes—Barnstable is the epicenter of homelessness in

our region and needs a strategy to address it. She recommends a strategy that supports the development of permanent supportive housing and/or group homes.

Councilor Schnepf asks Ms. Smead where these strategies came from. Ms. Smead answers that they came from focus groups, reviewing previous plans and the housing needs assessment, and refining that data. There was also a separate survey taken in the fall that had 315 responses. Councilor Schnepf notes that the survey was mostly taken by white women over the age of 65, which really limits the perspective and leaves many groups underrepresented. The group discusses that single-family housing is not the fix to the cape's current housing crisis.

The Committee discusses that 30 strategies is too many, and many could be combined to be more targeted. 10-12 strategies would be preferable. The group goes through the list of strategies. Evan Gaudette suggests removing strategy #3 because it's vague. Councilor Schnepf suggests removing strategy #14 because it's not tenable. Ms. Smead suggests removing strategy #1 or combining it with another because it needs specificity. Chair Haye requests a list of town-owned properties to see what's available—that should be included in this document. Evan Gaudette suggests removing strategy #5. The group discusses what kind of zoning would facilitate housing development. Chair Haye suggests combining strategies #4-8. The group discusses some successful housing developments and 40B housing, and whether a rental assistance program or a predevelopment or infrastructure relief fund would be helpful. The group decides to remove strategies #14-16 and 20. Ms. Smead suggests combining strategies #18 and 19, as they are related. Chair Haye suggests removing the reference to seniors from strategy #18, to keep it generally for anyone who needs help. Councilor Schnepf requests a document where the goals are linked to the strategies so the Committee can more easily see the overlap. Chair Haye suggests removing strategies #22-23. Lorrie Finton points out that strategy #27 is worrisome as it calls out specific groups. Ms. Smead says she will strike out the last part of #27. She adds that it's fine to leave in some strategies in a "keep doing what you're doing" type of ideology. For strategy #28, the group suggests: dedicate sufficient staffing to coordinate the town's housing efforts and entities.

Ms. Smead says she will condense and rework the goals and strategies and will have a new draft in early January.

APPROVAL OF MINUTES: May 4th, June 1st

The Committee did not have a quorum so could not approve minutes.

NEXT COMMITTEE MEETING DATE:

The Committee lands on January 11th as the best date for their next meeting. Chair Haye will take a vote via email on whether to hold the meeting in person or virtual—she will follow the majority's wishes.

Ms. Smead explains that she will send the full draft of the Housing Production Plan at least one week before the January 11th meeting, where the Committee could provide feedback. January 23rd is a Planning Board meeting, which will kick off the public comment period for the Housing Production Plan draft. Then there is another round of revisions, and then it goes before Town Council on March 2nd.

ITEMS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE OF MEETING

None.

ADJOURN

Chair Haye adjourns the meeting.

Respectfully submitted,
Genna Ziino, Administrative Assistant

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