



Town of Barnstable
 Planning and Development Department
Housing Committee



www.townofbarnstable.ma.us/housingcommittee

Meeting Minutes
 February 19, 2019
 367 Main Street, 2nd Floor, Selectman's Conference Room, Hyannis MA

Members present: Dave Carey – Chair, Hilda Haye, Glen Anderson and Donald Lynde.

Members absent: Paula Breagy

Liaisons present: Lorri Finton-Barnstable Housing Authority Liaison

Staff present: Arden Cadrin - Special Projects Coordinator; Kate Thompson - Administrative Assistant

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.

Housing Coordinator (Arden Cadrin) Update:
 Ms. Cadrin created the following (Exhibits C and D) to discuss with the Committee;

RESIDENTIAL DEVELOPMENTS-PERMITTED UNDER CONSTRUCTION:

Permitted/Under Construction

1. River Road-Habitat in Marstons Mills 4 homeownership units all affordable at 60% AMI
2. The Furman Building-Cape Built at 225 Main Street, Hyannis, 10 rental apartments on the 2nd & 3rd floors, 0 affordable.
3. Village at Barnstable (Everleigh)- Greystar, Independence Drive, Hyannis, 230 rentals over 55, 23 affordable at 65% AMI, at this time only 4 application completed.
4. Sea Captains Row-Cape Built, Pleasant Street, Hyannis, 60 rental apartments, 2 affordable for artists 65% AMI.
5. Ridgewood Avenue, Seashore Homes, Hyannis, 8 rental units, 1 affordable at 80% AMI. Seashore Homes was awarded \$100,000. CPA funds-Tax increment exemption was not awarded.

Permitted/Not Yet Under Construction

1. Flagship-Condyne on Stevens Street, Hyannis, 5 homeownership condos, 1 affordable at 60% AMI.
2. 57 Ridgewood Avenue-HAC, Hyannis, 8 rental units, 2 affordable at 80% AMI.

Chair

Dave Carey

Vice Chair

Hilda Haye

Clerk

Glen Anderson

Members

Paula Breagy

Barnstable Housing Authority Liaison

Lorri Finton

Town Council Liaison

Paul Hebert

Staff

Director:
 Elizabeth Jenkins

Housing Coordinator:
 Arden Cadrin

Principal Assistant:
 Kate Thompson

Not Yet Permitted

720 Main Street-Tim Williams, Hyannis, 40 rental units under review, approved by the Planning Board, moved to Town Council.

TOOL BOX:

Regulatory (help getting through the permitting process)

1. Regulatory Agreement (Map) "Contract" permitting.
2. Accessory Apartment Ordinance Allows homeowners to create an accessory rental housing unit at their property.
3. Inclusionary Ordinance Requires 10% of new residential development to be dedicated as affordable.
4. Growth Incentive Zone No Cape Cod Commission review.

Resources (money available to help assist.)

1. Community Preservation Act Community Housing funding available
2. Affordable Housing Trust
3. Community Development Block Grant
4. Municipal Land
5. Housing Production Plan

Incentives

1. HDIP Tax Increment Financing Local tax increment exemption and State tax credits.
2. Housing Choice Initiatives State designation that affords us opportunity to apply for grants.

Ms. Cadrin continued her updates with a power point presentation:

Community by Design is a joint project with The Cape Cod Commission and Union Studios. There was a survey online to gather input from the community as to style, form design and size. A follow up meeting was held on February 11, 2019. The goal is to make zoning changes according to the communities input.

The following is a summary of that power point.

Creative Approaches to Moderate Density

Filling the Missing Middle on Cape Cod

Can we find options for moderate density that feel "right" for Hyannis?

What is density?

When discussing housing, this is typically described in terms of how many residential units are included per acre of land. Ex.1 unit per acre, 6 units per acre, 18 units per acre. Density can take many forms.

What are some creative approaches to moderate/transitional density?

There are a whole range of building types that have been largely underutilized that scale between single family and the commercial core: what some have called the "Missing Middle". These include duplex, triplex, fourplex, courtyard apartment, townhouse, multiplex and live/work. These were common in pre 1940's walkable neighborhoods and provided denser housing options. This renewed interest in these style homes again comes from housing needs for more walkable, downsizing, desire for more affordable and less space homes. There is also a renewed interest in using structures that already exist, but their use would be differently now, adding accessory dwelling units and infill underutilized lots which would create an environment that is visually appealing as opposed to empty lots and rundown buildings.

The next steps:

Cape Cod Commission will be having a developer's roundtable to discuss costs. Barnstable has received a grant to revise zoning.

New Business: Cape Cod will soon be having a Housing Court which is set up to hear eviction cases, small claims cases, and civil actions involving personal injury, property damage, breach of contract, discrimination, and other claims. The Housing Court also hears code enforcement actions and appeals of local zoning board decisions that affect residential housing.

Continued Business:

Approval of Meeting Minutes – December 18, 2018 (Exhibit B)
Glen Anderson abstains from vote.

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

Next Meeting Date: March 19, 2019
Closing Comment: None

Motion duly made by Glen Anderson and seconded by Donald Lynde to adjourn the meeting
Meeting adjourned at 9:25 AM.

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

Exhibit A: Meeting Agenda dated February 19, 2019
Exhibit B: Meeting Minutes dated December 18, 2018
Exhibit C: Residential Developments document
Exhibit D: Tool Box document

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> **