



# Town of Barnstable

Planning and Development Department

## Housing Committee



[www.townofbarnstable.ma.us/housingcommittee](http://www.townofbarnstable.ma.us/housingcommittee)

Meeting Minutes

March 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

**Others present:** David Quinn from HAC, Nancy Ayotte from public

**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.

### **New Business:**

David Quinn from HAC is present to talk about their current project. Ms. Cadrin summarizes their project.

57 Ridgewood Ave. has already been permitted by the Town. It has two affordable units. In order for the units to get on the subsidized housing inventory we need to go through the Local Initiative Program (LIP) process. Mr. Quinn is here to seek our support with a form that needs to be signed by the Housing Committee.

Mr. Quinn passed around two copies of the plans for the members to look at stating that the property was purchased two years ago and they've been working on it since then.

- 8 units, 2 affordables, 3 buildings
- Trying to start working on site as early as this week.
- Hoping project will be done by summer
- Using modular boxes which will be built off site
- Market rate units \$1450 1 bed, \$1850 2 bed
- Affordable units \$1200 + utilities 1 bed
- Vinyl Siding

### Chair

Dave Carey

### Vice Chair

Hilda Haye

### Clerk

Glen Anderson

### Members

Paula Breagy

Donald Lynde

### Barnstable Housing Authority Liaison

Lorri Finton

### Town Council Liaison

Paul Hebert

### Staff

Director:  
Elizabeth Jenkins

Housing Coordinator:  
Arden Cadrin

Principal Assistant:  
Kate Thompson

Chair Carey stated that we like to encourage this type of project as we are advocates for moderately priced housing then asked Mr. Quinn what were the most difficult hurdles he encountered. Mr. Quinn responded that the Town of Barnstable has a permitting pathway that makes it easier than other towns however HAC is advocating for building multi-family housing by right which the Town is looking into. The biggest hurdle for them is the construction costs. The Committee discussed the fact that Market rate rents are still unclear. Developers can't be confident about what they'll be getting for rents which makes it risky and that there is a disconnect when it comes to income and rents. There is also a large fee (\$100,000.) for water hook-up.

**A motion was made by Donald Lynde to support HAC on this project and seconded by Glen Anderson**  
**All in favor-Approved**

### **Housing Coordinator Update: Arden Cadrin**

720 Main St. has an approved regulatory agreement by the Planning Board. They have postponed the project until May. The next step will be the Town Council.

185 Ridgewood; Applications are available at Town Hall and the libraries. A lottery will be associated for the one affordable unit.

Community Block Grant Program will have a public meeting on March 27. (Ms. Cadrin passed out postcards. Exhibit C)

### **Education:**

Ms. Cadrin showed a power point presentation at the request of Hilda Haye:

#### **Accessory Affordable Housing Program**

##### **1. Program Goals**

- Town: Increases affordable housing stock
- Economy: Provides workforce housing
- Owner: Provides additional income
- Tenant: Provides affordable housing

##### **2. Program Accomplishments**

- 145 units or 9.6% of the Towns Subsidized Housing Inventory are AAAP units
- Program maintains a low vacancy rate
- Actual rents charged are in many cases below ordinance cap

##### **3. AAAP Requirements**

- Main House must be primary residence
- Homeowner must live in main house, rent apartment
- Apartment cannot exceed 50% of square footage of main house
- New unit: attached to main house or in existing detached structure

##### **4. AAAP Process**

- Site visit by Building Commissioner
- Site Approval Application
- Town Manager issues Site Approval Letter

- Comprehensive Permit Application
- Zoning Board Hearing
- ZBA Decision (40 day appeal period)
- Permit and Restrictive Recording
- Apply for AAAP CPA Loan
- Apply for Building Permit
- Final Inspection
- Certificate of Occupancy
- Tenant Selection/Income Certification
- Rental Registration with Health Department
- Annual Monitoring

The Committee discussed the presentation and Chair Carey suggested to Ms. Cadrin that they meet to promote this to renovation contractors as a business model for them.

Nancy Ayotte spoke and said she was extremely happy with the Accessory Affordable Apartment Program.

Approval of Meeting Minutes – February 19, 2019 (Exhibit B)

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

The April meeting date was discussed and changed to April 30, 2019

Next Meeting Date: April 30, 2019

Closing Comment: Chair Carey will meet with Ms. Cadrin with ideas for promoting the Accessory Affordable Apartment Program.

**Motion duly made by Dave Carey and seconded by Glen Anderson 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 March 19, 2019

Exhibit B: Meeting Minutes dated February 19, 2019

Exhibit C: CBGP postcards

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> \*\*