

**TOWN OF BARNSTABLE – HOUSING COMMITTEE
MINUTES
Wednesday, January 11, 2023**

CALL TO ORDER

Chair Hilda Haye calls the meeting to order at 4:00 P.M.

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 Councilor Paula Schnepf, Town Council Liaison; Elizabeth Jenkins, Director of Planning & Development; Anna Brigham, Principal Planner, Planning & Development; Gordan Starr, Town Councilor and Jillian Douglass, Affordable Housing Growth/Development Trust Fund Board Administrator.

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.

HOUSING PRODUCTION PLAN PROJECT UPDATE

Laura Smead with JM Goldson reviews the draft Housing Production Plan with the committee. Councilor Schnepf asks what data will be in the final report. Ms. Smead notes the team conducted data analysis from multiple sources including the Cape Cod Commission, the Decennial Census and the 2020 American Community Survey, There will not be any data from 2010 in the report. Very hard to make projections, they will use what the state has. Barnstable is at 7.2% on the subsidized housing inventory, close to the 10% target. Community engagement included focus groups, online surveys and community forums.

Mort asks if data was available from one of the community forums on the number of short-term rentals versus second homes would be mentioned in the final report. Data shows that short-term rentals account for approximately 5% and second homes at 33%.

Housing goals and strategies include chapter 40B maintenance, seasonal and year-round housing options, new development that promotes smart growth and the protection of natural resources, providing housing assistance programs and services, partnerships with local and regional organizations focusing on the needs of Barnstable and promoting awareness of housing crisis through public education.

Councilor Schnepfs asks Elizabeth Jenkins if she is confident that the number of units on the subsidized housing inventory (SHI) is correct. Ms. Jenkins responds that in April of 2022 1,485 units were listed in

Barnstable. With a gap in the Housing Coordinator position, she feels that the SHI could use some additional review from the department.

Planning, Policies and Zoning Strategies were discussed. Considering how short-term rentals are taxed and to what extent they impact year-round housing. Extend residential exemptions to those who provide year-round housing. Amend zoning to incentivize housing for seniors. Look at zoning amendments in all villages. Identifying the missing middle and living little forms of housing. Strengthen the inclusionary ordinance. Consider a zoning amendment to define “underutilized” properties. Zone for permanent supportive housing for unhoused people. Pursue the creation of year-round housing on vacant land. Negotiate an increased number of affordable units in privately developed projects. Look at town owned properties for the creation of housing units. Continue efforts to secure requests for local/federal funds for housing development. Coordinate the support for programs to help with dangers of foreclosures or homelessness. Using CDBG funds to preserve existing houses. Trust continuing to defray costs related to predevelopment. Continue to support wastewater management solutions to address housing and natural resource protection. Educate the public on the town’s Local Initiative Program for 40B and ADU’s. Create a regional housing service office. Develop a Housing Roundtable. Work with housing advocacy groups and build partnerships with local organizations and continue affirmative outreach.

Chair Haye asks if there are funds from the town or state not allocated and could be used for housing. CPA allocation each year goes to the trust for affordable housing and minimal success in spending has occurred. Mort would like to see those actively renting or unhoused be included in creating a roundtable for the housing plan. She feels there is a lack of representation on boards/committees in the town.

The goals and strategies along with an action plan matrix was shown to committee.

APPROVAL OF MINUTES:

Chair Haye makes a motion to approve the minutes for May 2, 2022; June 1, 2022 and December 14, 2022. Mort seconded for May 2nd and June 1st and Gaudette seconded for December 14th.

NEXT COMMITTEE MEETING DATE:

February 13, 2023 (Joint Meeting with Planning Board at 7:00 PM)

ITEMS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE OF MEETING

None

ADJOURN

Chair Haye makes a motion to adjourn, seconded by Meaghan Mort.

Respectfully submitted,
Jennifer Engelsen, Office Manager
Planning & Development

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

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