

TOWN OF BARNSTABLE – HOUSING COMMITTEE
MINUTES
Thursday, January 23, 2025

CALL TO ORDER

Chair Hilda Haye calls the meeting to order at 4:05 PM.

Member	Present	Absent
Haye, Hilda – Chair	X	
Lynde, Donald	X	
Beach, Chris	X	

Also in attendance are Corey Pacheco, Senior Planner at Planning & Development and Jillian Douglass, Affordable Housing Growth and 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.

PUBLIC COMMENT

None

PUBLIC HEARING REVIEW OF REGULATORY AGREEMENT

On January 23, 2025, the Housing Committee, pursuant to Chapter 9 §6 of the Code of the Town of Barnstable, Affordable Housing, and Chapter 168 of the Code of the Town of Barnstable, Regulatory Agreements, the Housing Committee opened a public hearing for Regulatory Agreement No. 2025-001, submitted by Shoestring Properties, LLC.

The Housing Committee voted to open the Public Hearing. Michael Princi, Attorney for the applicant, presented the project to the Housing Committee. The application by Shoestring Properties, LLC proposes the relocation of inclusionary affordable housing units (affordable to occupants at no more than 65% of AMI) from three (3) of their existing properties at 319 and 331 Main Street, Hyannis, and 110 and 115 School Street, Hyannis, to a currently un-occupied property at 310 Barnstable Road, Hyannis, which aligns with the alternative compliance provisions outlined in Section 9-6(A)(2) of the Affordable Housing ordinance. The ten (10) inclusionary affordable units required from the following existing properties bedroom counts are as follows: **Dockside:** Five (5) units (three 1-bedroom, two 2-bedroom).

Cape Cod Times: Two (2) units (one 1-bedroom, one 2-bedroom). **310 Barnstable Road:** Three (3) units (one 1 bedroom, two 3-bedrooms). The applicant revised Exhibit B of the application, which originally substituted two (2) two (2) bedroom units at 310 Barnstable, and will now be substituting two (2) three (3) Bedroom units at 310 Barnstable to be perpetually deed restricted for affordability.

The Housing Committee closed the public hearing and deliberated. The Committee voted to close the Public Hearing and Hilda put forward a motion to approve the project. The motion encompassed the following: The proposal satisfies the affordable housing requirement to provide ten percent (10%) of the existing units as permanently deed-restricted for individuals or households earning less than sixty-five percent (65%) of the area median income, in the newly renovated building at 310 Barnstable Road, outside of the mandated area. consistent with Chapter 9 of the Town ordinance. The Applicant's commitment to deed-restricting a full 10% of all of their units within these three (3) properties as inclusionary affordable housing, to be leased and monitored annually by a State-certified monitoring agent ensures

compliance with the Town's affordable housing policies and provides long-term benefits to the community. The Regulatory Agreement provides the benefits of newer and larger Affordable units with additional internal and external amenities (including up to 3 outdoor parking spaces for the 3-bedroom units) to the Community that are at least as beneficial as those required under the ordinance, by preserving affordable housing opportunities within the Town and addressing housing needs in a strategic and efficient manner.

For these reasons the Housing Committee was very supportive of the proposed relocation of inclusionary affordable housing units to 310 Barnstable Road and voted to recommend the Regulatory Agreement to the Planning Board.

UPDATES FROM PLANNING & DEVELOPMENT DEPARTMENT

Update on Local Action Units from Planning. Eighty-one units recently added to the Town's Subsidized Housing Inventory.

Cape Cod Ready Renters Lottery for one unit at 78 North Street for one unit was canceled.

Planning and Development is working on providing a List of Town Owned Properties for potential affordable housing projects.

UPDATE ON TOWN COUNCIL SUBCOMMITTEES

Hilda Haye as a member of the Committee to Assess and Recommend Strategies for Housing Creation Within the Town, provided an update to the Housing Committee.

APPROVAL OF MINUTES:

Donald Lynde moved to approve minutes for December 19, 2024 seconded by Hilda Haye.

Vote:

Beach, aye

Lynde, aye

Haye, aye

September minutes are held until Chris can watch the meeting to vote on the minutes.

NEXT COMMITTEE MEETING DATE:

Potential dates in February 2025.

ITEMS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE OF MEETING

None.

ADJOURN

Chair Haye motioned to adjourn the meeting.

Respectfully submitted,

Corey Pacheco,

Senior Planner

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