



Town of Barnstable

Planning and Development Department

Housing Committee



www.townofbarnstable.ma.us/housingcommittee

Meeting Minutes

September 17, 2019

367 Main Street, 2nd Floor, Selectman's Conference Room, Hyannis MA

Members present: Dave Carey – Chair, Donald Lynde, Glen Anderson and Lorri Finton-Barnstable
Housing Authority Liaison

Members absent: Paula Breagy, Hilda Haye and Paul Hebert Town Council Liaison

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

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 Dave Carey opened the Housing Committee meeting at 8:30 AM

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 Update:

Cape Housing Institute-November 15, 2019 - Flyer (Exhibit C)

8:30-6:00

Cape Codder Resort
Hyannis

Free workshop – Zoning, transportation and wastewater decisions all affect the type and quantity of housing that gets built in our communities. This workshop series is for members of select Boards, Planning & Zoning Boards, Community Preservation Committee members, Housing Trusts, Housing Committees, Housing Authorities and Town staff. Brought to you by the Community Development Partnership & Housing Assistance Corporation.

New Business:

Short Term Rentals Update: Elizabeth Jenkins, Planning and Development Director

Ms. Jenkins discussed a Power Point presentation with the Committee.

An Act Regulating and Insuring Short-term Rentals (c. 337 of Acts of 2018) signed by the Governor

Short-Term Rental Defined

- An apartment, house, cottage and condo where at least 1 room or unit is rented out by an operator through the use of advance reservations.
- Not for more than 31 consecutive calendar days.
- Rented for more than 14 days in a calendar year.
- NOT: a hotel, motel, lodging house or bed and breakfast establishment.
- NOT: rented out through tenancies at will or month-to-month leases or time-shares.

The Short-Term Rental Market

- Listings on on-line platforms have grown 15x since 2011.
- 125 plus web platforms

Barnstable Data & Analysis

958 active, unique listings

68% of Barnstable's short-term rentals are in Precincts 1, 4, 5 and 13.

The average nightly rate for entire home rentals is \$404. And the average rate for room rentals is \$197.

89% of Barnstable's STRs are managed by Hosts with only 1 property in the Town.

72 % of the Town's STRs are in single-family buildings.

89% of STRs are "Entire Home" listings.

General Findings

- Limited overlap between year-round workforce housing market and STR market.
- Limited "off-Cape" speculative investment.
- Many listings continue to be managed by leasing agents/local managers.

Current Regulations

- Zoning
- Title V Rental Registration
- Storage of Garbage & Refuse
- Building & Premises Maintenance
- Vacant & Foreclosing Properties
- Comprehensive Occupancy
- Noise

Protect Quality of Life & Safety

- Inspections
- Operator & Contact
- Guest Register
- Abutter Notice
- Noise & Trash
- Penalties & Fines
- Revocation

- Zones: Use & Parking

Easy to Register

Systematically Monitor Listings

“Make it easy for Neighbors to report, prove & resolve non-emergency STR related problems in real-time.”

Owner-Resident Occupied	Owner-Resident Occupied	Seasonal-Investor Owned	Seasonal-Investor Owned
Renting Rooms	Renting Whole House	Renting Rooms	Renting Whole House
Host Present	Host Not Present	Host Present	Host Not Present

Other Considerations

- Housing Supply & Speculative Investment
- Intensity of Use
- Type of Dwelling being Rented
- Location of Dwelling being Rented
- Economic Impacts: Rental Income & Additional Spending

Community Outreach

- Civic Associations
- Project Page with FAQs, register for updates, submit comments

The Committee Members discussed findings with Director Jenkins:

Late last year the Legislature passed a bill taxing short term rentals the same as hotels & motels. The Town of Barnstable started collecting the following taxes:

- 5% State
- 6% local
- 2.75% Cape & Islands Water Protection

There are approximately 21,000 residential units in town-5% are short term rentals. Next step is listening to the Community.

Approval of Meeting Minutes –August 20, 2019 (Exhibit B)

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

Next Meeting Date: October 15, 2019

Motion duly made by Dave Carey and seconded by Glen Anderson to adjourn the meeting

Meeting adjourned at 9:20 AM.

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

Exhibit A Agenda dated September 17, 2019

Exhibit B Minutes dated August 20, 2019

Exhibit C Flyer – Housing Committee Report

Exhibit D Flyer – Housing Institute workshop

Respectfully submitted,

Kate Thompson - Growth Management 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> **

Approved