

**TOWN OF BARNSTABLE – HOUSING COMMITTEE
MINUTES
Thursday, May 22, 2025**

CALL TO ORDER

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

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

Also in attendance are Corey Pacheco, Senior Planner at Planning & Development and Jillian Douglass, Affordable Housing Growth and Development Trust Fund Board Administrator. Also in attendance was Town Council liaison to the Housing Committee, John Crow and Town Council Vice President Kris Clark.

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

UPDATES FROM PLANNING & DEVELOPMENT DEPARTMENT

New Housing Committee Member Update: Joseph Taccogna

Local Action Unit Applications:

Between our March and May meeting, the Planning Department submitted Local Action Unit Applications for 50 Main Street (1 unit), 201 Main Street (10 units) and 473 Main Street (2 units)

11 Potter Avenue (3 units) at 80% and is considered a Local Action under the Local Initiative Program (LIP). The project will be utilizing local funds which is considered a local action under the LIP program. Affordable Housing Growth and Development Trust Funds of \$450,000 to subsidize the affordability of the 3 units.

The Local Initiative Program (LIP) is a state housing initiative administered by the Executive Office of Housing and Livable Communities (EOHLC) to encourage communities to produce affordable housing for low- and moderate-income households.

The program provides technical and other non-financial assistance to cities or towns seeking to increase the supply of housing for households at or below 80% of the area median income. LIP-approved units are entered into the subsidized housing inventory (SHI) pursuant to Chapter 40B.

Local Action Units (LAUs) are created through local municipal action *other than* comprehensive permits; for example, through special permits, inclusionary zoning, conveyance of public land, utilization of Community Preservation Act (CPA) funds, etc. The Department shall certify units submitted as Local Action Units if they meet the requirements of 760 CMR 56.00 and the Local Initiative Program Guidelines, which are part of the Comprehensive Permit Guidelines.

Authorities and Responsibilities: This Committee serves as the Town's **Local Housing Partnership** for the Commonwealth's Local Initiative Program.

What is a Local Partnership?

- The **municipality (e.g., Town of Barnstable)** supports and is actively involved in the project.
- The municipality and developer **jointly apply** to the state for LIP approval.
- The town provides **non-financial support**, such as local zoning flexibility or endorsements needed for permitting.
- The project is designed to meet **local housing goals**, such as affordability levels, design preferences, or location suitability.

Role of the Local Housing Partnership (e.g., Housing Committee):

- **Review proposed LIP projects** before submission to the state.
- **Advise the Town Manager or Select Board/Council** on whether to endorse a project.
- **Ensure local needs are addressed**, including that at least 25% of units are affordable to households at or below 80% of the area median income (AMI).
- Help maintain or increase the town's compliance with the state's **10% affordability threshold** under Chapter 40B.

Update from Jillian on the Affordable Housing Growth and Development Trust Fund Board

Jillian addressed the Trust's application to the CPC fund. The Affordable Housing Growth and Development trust fund to date has supported the construction of 337 units and of those units, 113 units are deed restricted. Kris Clark inquired if other funding sources are available to the Trust fund aside from the CPC. Majority of funding comes through the Community Preservation Act, but other sources may include: a Town's general fund, fees and fines, grants, and donations. Kris Clark asked if donations could be prominent on the Trust's website.

List of Town Owned Properties

Planning and Development is currently working with Asset Management to identify appropriate opportunities.

Town Council is still exploring community-supported opportunities to add affordable housing on Town properties, especially the Marstons Mills School property site, and land around the Barnstable Adult Community Center. These efforts are still on-going.

Biennial Update of Barnstable's SHI

Every two years, EOHLC updates the SHI by collecting data from municipalities, developers, and housing authorities to verify and revise the number of qualifying subsidized housing units. The process includes:

- Reviewing recent housing developments and changes in existing units.
- Confirming the continued eligibility of units (e.g., affordability restrictions are still in place).
- Allowing municipalities to submit corrections or new units for inclusion.

The updated SHI helps assess whether a municipality has met the **10% affordable housing threshold** under Chapter 40B, which affects their ability to deny comprehensive permit applications for new affordable housing developments.

Submitted for the biennial update:

Belltower Mall Project at 1600 Falmouth Road, 26 Units with 3 affordable Units at 65% Area Median Income.

Linell Landing at 50 Yarmouth Road, 15 units with 2 affordable (1 unit at 65% and 1 unit at 80%)

Training Opportunities

Staff asked the Committee if they would want to receive updates on potential training opportunities. The Committee agreed to receive updates from Planning and Development on training opportunities.

Letter of Support: Community Planning Grant for Economic Feasibility Study to update our inclusionary ordinance.

The Housing Committee voted to endorse a letter of support for an economic feasibility study that seeks to provide recommendations to amend the Town's Inclusionary Ordinance by understanding the impact an affordability requirement may have on a proposed multifamily development project. A feasibility study will determine what levels of affordability can be achieved without overburdening the viability of a proposed development. The goal is to align the Town's housing goals with market realities.

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. Hilda summarized the subcommittee's recent presentation to the Town Council on the four strategies for housing creation.

The Committee decided that affordable housing was of primary concern. Four recommendations were approved by the Committee. Several other proposals were discussed, but these four made the final cut:

1. "Submit a home rule petition to create a transfer fee of an amount to be determined for houses sold above a certain amount. Revenue from the fee shall be deposited in the Affordable Housing Growth & Development Trust,"
2. "Use Town Assets (including buildings and land) for Affordable Housing."
3. "The committee recommends that the Town Council and the Town Manager, as appropriate, prioritize funding and hiring a Housing staff person and/or find other means to immediately commence inventorying existing affordable housing, and to effectively monitor, including but not limited to, inclusionary housing, housing funded by the public through the Affordable Housing Trust Fund and the Affordable Accessory Apartment Program."
4. "Create a regulatory structure for short-term rentals."

Hilda read from the report to Town Council from the Committee to Assess and Recommend Strategies for Housing Creation.

APPROVAL OF MINUTES:

Donald Lynde moved to approve minutes for September 24, 2024, and January 23, 2025, Minutes seconded by Chris Beach.

Vote:

Beach, aye

Lynde, aye

Haye, aye

NEXT COMMITTEE MEETING DATE:

Potential dates in June are to be established via communication with Senior Planner, Corey Pacheco.

ITEMS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE OF MEETING

None.

ADJOURN

Chair Haye motioned to adjourn the meeting and seconded by Donald Lynde.

Respectfully submitted,
Corey Pacheco,
Senior Planner

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