



BARNSTABLE COUNTY HOME CONSORTIUM

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BARNSTABLE COUNTY HOME CONSORTIUM ADVISORY COUNCIL
THURSDAY, NOVEMBER 15th, 2018
INNOVATION ROOM, BARNSTABLE COUNTY COMPLEX
MEETING MINUTES

Members Present: Richard Carroll, Arthur Bodin, Jill Scalise, Aly Sabatino, Charleen Greenhalgh, Michelle Jarusiewicz, Arden Cadrin.

Members Not Present: Carla Feroni, Katie Wibby, Laura Shufelt, Nanette Perkins, Paul Lagg

Barnstable County Staff Present: Beth Albert, Maria Silva

Guests: Paul Ruchinskas, HOME Consultant and Michael Dutton, HOME Attorney

1. Meeting began at 8:39am facilitated by Beth Albert.
 - o Tabled minutes of October 11, 2018
2. Discussion and vote on two issues pertaining to Cape Cod Village's eligibility for HOME funds.

Discussion: HOME Attorney Michael Dutton reviewed a memo dated 11/12/18 he had prepared for the HOME Consortium outlining a couple of issues concerning the tenant selection plan and affirmative marketing plan for Cape Cod Village which need review and approval by the Consortium. In February 2018 the Consortium has voted to commit \$250,000 in HOME funds to Cape Cod Village. Following the discussion, the HOME Consortium affirmed the following resolutions:

Resolved: Based upon guidance provided by the U.S. Department of Housing and Urban Development (HUD), the HOME Consortium Board affirm that the Barnstable County HOME Consortium's HUD CPD Consolidated Plan gives a preference to a particular segment of the population in its SP-25 Priority Needs – 91.415, 91.215(a)(2) and provides, in part, "In order to respond to the significant increase in individuals with some type of disability, provide a higher funding priority for those new construction rental developments that a) target at least 15% of the units to individuals with some type of disability and b) provide units that are accessible (at least 15%)"

Resolved: That the HOME Consortium Board determines that the Home and Community-Based Services funding provided by Medicaid is a federal program which limits eligibility to a particular segment of the population.

Town Reports:

Arthur Bodin – Harwich: Reported that Harwich has its First Affordable Housing Trust meeting with Charlene Greenhalgh. Discussion around seasonal work force housing from April through October in a defunct motel in Harwich. This housing would accommodate up to 180 seasonal workers. This went before the zoning board for use variance. Charlene said Lighthouse Realty in Chatham currently has similar housing in downtown Chatham.

Richard Carroll – Yarmouth: Yarmouth conducted a housing preference survey which was adapted to what was done in Falmouth. This survey selected participants from the voting list and will probably end in January 2019. It involved all boards in town.

Jill Wertz-Scalise – Brewster: There is an ADU (Accessory Dwelling Unit) bylaw on the December 2018 Town Meeting Warrant. Brewster Woods permit approved. 42 units were added to SHI in the past year of 2018.

Aly Sabatino – Chatham: Chatham is working on the ADU bylaw and will hold two community forums on November 27th at 5pm and December 1st at 9:30am. The Board of Selectman will be presented the Housing Production Plan, the Planning Board has already endorsed it.

Charlene Greenhalgh – At- Large: The Harwich Planning Board met with the Board of Selectman about Accessory Apartments which a special permit allows. If the apartment is part of an existing building envelope and is part of the principal dwelling, it would be allowed by right and if not it would be a special permit. Chatham, Harwich and Orleans individually put out RFPs for a Housing Coordinator, essentially one entity who will coordinate with the other two towns.

Michelle Jarusiewicz – Provincetown: On September 5th the Town closed on purchase of Harbor Hill, a 26-unit former timeshare that went to bankruptcy. Renovations underway and they are seeking a management company. Just did housing needs analysis draft report which showed declining year-round population, age groups in middle going away. Michelle will email documents to HOME Advisory Council.

Arden Cadrin – Mashpee: There is an RFP for development on a town owned parcel. The town is considering an ADU bylaw however it did not make it to town meeting in October. Arden also reported that the Town of Barnstable has an application for 'Everly' which is a 55+ affordable housing. Permitting is underway for 40 units in Hyannis on Main Street. Planning housing initiatives are happening at east end of Hyannis. There is a design preference for denser housing which change preferences in zoning.

Beth Albert – Barnstable County: Irene Hamman will be starting January 14th, 2019 as HOME Program manager. Michelle will continue to provide consultanting. Project Review Committee Meeting scheduled on November 28, 2018 to discuss Little Pond Place proposal.

Meeting adjourned at 9:32 AM: Richard motioned to adjourn, seconded by Jill, unanimously approved.

Meeting materials distributed:

1. Agenda
2. Minutes from 10-11-18 Meeting
3. Michael Dutton Memo

Respectfully submitted: Maria Silva