



**BARNSTABLE COUNTY
DEPARTMENT OF HUMAN SERVICES**

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**MEETING MINUTES
Barnstable County HOME Consortium
Advisory Council Meeting
Thursday, September 12th, 2019
Innovation Room, Barnstable County Complex**

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- Members Present:** Arthur Bodin (Harwich), Richard Carroll (Yarmouth), Charleen Greenhalgh (At-Large), Josh Mason (Dennis), Alyxandra Sabatino (Chatham), Beth Wade (At-Large), Jill Scalise (Brewster), Katie Wibby (Orleans), Carla Feroni (Falmouth), Arden Cadrin (Mashpee), Michelle Jarusiewicz (Provincetown), Nanette Perkins (Sandwich).
- Members Absent:** Paul Lagg (Eastham), Laura Shufelt (Barnstable)
- Barnstable County Staff:** Renie Hamman, HOME Program Manager; Maria Silva, Administrative Assistant; Janice O'Connell, County Clerk
- Consultant:** Judi Barrett, Barrett Planning Group LLC
- Members of the Public:** None

➤ **Swearing in Ceremony:**

Janice O'Connell, County Clerk administered the swearing in of the Advisory Council Members present: Arthur Bodin (Harwich), Richard Carroll (Yarmouth), Charleen Greenhalgh (At-Large), Josh Mason (Dennis), Beth Wade (At-Large), Jill Scalise (Brewster), Katie Wibby (Orleans), Carla Feroni (Falmouth), Arden Cadrin (Mashpee), and Nanette Perkins (Sandwich).

➤ **Public Hearing on CAPER:**

The public hearing on the Consolidated Annual Performance Evaluation Report (CAPER) for program year convened at 8:36 a.m. Renie read the Notice of Public Meeting Document Availability and Comment Period into the record. Renie gave a brief overview of the CAPER reporting. No members of the public attended. The Advisory Council had no questions or comments. The public hearing on the CAPER was closed at 8:40 a.m.

➤ **Advisory Council Meeting:**

The Advisory Council Meeting convened at 8:41 a.m.

• **Business**

- Approval of Minutes of July 11, 2019

Charleen Greenhalgh noted one revision to the minutes to make a note when Laura Shufelt returned to the meeting after recusing herself from the Terrapin Ridge project. Charleen made a motion to approve the July 11, 2019 minutes with that noted correction. Katie Wibby seconded; all in favor.

Abstentions: Carla Feroni, Arden Cadrin, Michelle Jarusiewicz, and Nanette Perkins

- Upcoming meeting schedule and proposed 2020 schedule

Renie suggested that due to the upcoming regional public hearings scheduled for the first week in October, that the Advisory Council not meet on October 10th and reschedule that meeting for November 14th. All approved. Next Renie suggested that for the calendar year 2020 schedule they schedule a meeting on the second Thursday of every month to put it on the calendar and if there are no items on the agenda, staff will cancel the meeting. All approved.

➤ **Barrett Planning Group**

Judi Barrett of the Barrett Planning Group, consultant for the Barnstable County HOME Program for the preparation of the five-year 2020-2024 Consolidated Plan, introduced herself. The was followed by a round-table introduction of all members. Judi stated that she was there to gather information on affordable housing needs on the Cape. All members participated in an open forum discussion of issues they were facing on affordable housing needs. Items discussed:

- High construction costs, especially on the Cape; lack of tradespeople
- High cost of land
- Seasonal ownership increasing housing costs & decreasing economy in the off season
- Need employee housing
- Nimbyism
- Lack of wastewater capabilities in many towns
- Future lost of CPA funds that will be re-allocated for a wastewater fund in several towns
- Zoning issues; lack of zoning for multi-family development
- Conversion to Form-based codes and difficulties of doing that conversion
- Need for technical training and education on form-based codes
- In towns that have multi-family zoning and other regulatory systems in place, development of affordable housing units
- Difficulty in locating management companies, especially for the smaller, less than 24 unit, projects
- Monitoring is a big issue with no easy answer
- Lack of technical assistance for the local municipalities
- Lack of political will

The open discussion concluded. Judi asked if she could contact the members individually to follow-up on some of the information. All agreed. Renie would be copied on any correspondence. Renie reminded the members of the upcoming three regional hearings on housing needs scheduled for the first week in October. Arden Cadrin asked if the information gathered during this process would be broken down by town. Renie stated that it wouldn't, it would be broken down by region only.

➤ **Adjournment**

Charleen Greenhalgh made a motion to adjourn. Richard Carroll seconded, all in favor. Meeting adjourned at 9:50 a.m.

Meeting materials distributed:

- Agenda
- Notice of Public Meeting, Document Availability and Comment Period for CAPER
- Notice of Regional Public Hearings
- Draft 2018 CAPER
- Draft Minutes of July 11, 2019 meeting
- Proposed 2020 Advisory Council Meeting schedule

APPROVED
on January 9, 2020