

Mashpee Affordable Housing Committee

Meeting Minutes

April 5, 2016 at 6:30 pm

Mashpee Town Hall

Present: Chairman Walter Abbott, Allan Isbitz, Bruce Willard

Absent: Berkeley Johnson, Marie Stone

CALL TO ORDER

Chairman Abbott opened the meeting at 6:30 p.m. with a quorum and the roll was called.

APPROVAL OF MINUTES-January 26, 2016

There was no quorum of attending members so approval of the January minutes were tabled.

OLD BUSINESS

Feasibility Study

The Chair reported that he was unable to acquire an update regarding the feasibility study and that Assistant Town Manager Tom Mayo had left his position. The Chair had heard that the issue was addressed at a Board of Selectmen meeting, but it was felt that insufficient information had been presented. Horsley Whitten was asked to work on the 950 Falmouth Road study further. There was discussion regarding the fact that it was a partial study, and additional funds were authorized to pursue a full study. It was felt that it was premature to determine the number of units that could be developed at the site. The remainder of funds, in the amount of \$20,000, were to be requested from DHCD to complete the study. Chairman Abbott planned to follow up with the Town Manager regarding the study's status. Mr. Isbitz inquired about Laura Shufelt assisting with the request and the Chair confirmed that Horsley Whitten planned to follow up with her.

The Chair indicated that the project seemed to be stalled and likely would not be ready for consideration at the May or October Town Meeting. Mr. Isbitz recommended moving forward on 209 Old Barnstable, without precluding the option of a single developer developing both sites. The Chair indicated that he would try to schedule a meeting with the Town Manager for an update and Mr. Isbitz agreed, suggesting a discussion about phasing the projects. Chairman Abbott indicated that Community Builders had expressed interest. Mr. Isbitz had also spoken with the Preservation of Affordable Housing, a company with housing stock in Massachusetts, who would be interested a development opportunity on Cape. Preliminary study of the sites has suggested the possibility of 40 units at 205 Falmouth Road and 24 units at 209 Old Barnstable.

Mashpee Commons Discussion

The Chair reported that Mashpee Commons buildings were being built, providing 7 affordable units in the 4 buildings. Applications were currently being accepted for the lottery and 2 buildings were already installed. Mr. Isbitz noted that with 7 affordable units, 28 units would be counted toward the affordable rate. It was noted that it was not yet determined how pedestrians would be moved across Routes 28 and 151 and that assisted living was being approved for 3 parcels owned by Mashpee Commons. Mr. Isbitz will follow up with Mr. DeMartino at DHCD regarding the 40B policy to assure that the appropriate units are counted toward Mashpee's affordable housing rate.

VFW Lot Discussion

Chairman Abbott reported that an article had appeared regarding the VFW site and including the name of the VFW contact, Commander Rebecca Silva. Mr. Isbitz suggested that the housing should not be limited to senior housing. The Chair noted that he was unsure whether commercial development would be allowed at the site. Selectman O'Hara is working on the project.

Tribal Housing Update

A letter had been sent by Ms. Stone to Committee members indicating that the 50 units of Tribal Housing would not be counted toward Mashpee's affordable housing, but that she would discuss the reasons at the meeting. The Chair referenced two items on the Warrant from the Tribe regarding the conveyance of Town owned land to the Wampanoag. The decision will be made on Town Meeting floor as no decision has been issued in advance. Mr. Isbitz inquired about the reason why Tribal housing would not be counted toward the affordable housing rate.

Habitat for Humanity

The Chair stated that progress was being made by Habitat for Humanity. Applications and flyers had been distributed at meetings and advertised for the two homes to be constructed. The deadline to apply was today. There have been no additional requests from Habitat for additional land, it appeared that Habitat was focused on multi-unit sites located elsewhere. The Chair will request an update from Mr. Johnson at the next meeting.

NEW BUSINESS

Home Consortium Annual Plan

Mr. Isbitz stated that Home funding was typically utilized as a gap filler. The Chair agreed, noting that funding was used to assist with installing sprinklers at Breezy Acres.

The Chair indicated that the list for Ashers Path had been reopened. Income requirements ranged, starting at \$10,000. The lottery will be held on Thursday, though no units were currently available.

The Chair announced that the Housing Coordinator of Barnstable had expressed interest in addressing Mashpee's Affordable Housing Committee.

Provincetown was seeking an inclusionary bylaw to change their zoning to accommodate affordable housing, which would include a land transfer.

Falmouth Affordable Housing

The Chair stated that Falmouth was also building affordable ownership townhomes for first time homebuyers.

Eastham Affordable Housing

The Chair stated that Eastham was seeking a developer to build a 132-unit affordable project.

EDUCATION/MARKETING

CORRESPONDENCE

OTHER BUSINESS

Mashpee Housing Authority

The Chair was in receipt of a request from the Housing Authority to develop a fund to assist with the repairs of people's homes using CPC funds. Glen Harrington had contacted the Chair regarding the usage of funds from the Affordable Housing Trust. The Chair responded that there were no funds in the trust and suggested that it may not be a proper use of affordable housing funds. Mr. Isbitz stated that it would need to be deed restricted affordable in order to use affordable CPA funds. The Chair stated that \$45,000 in Town funds had been utilized to fix the home of a hoarder.

CPC Workshop

Mr. Isbitz attended the CPC workshop and reported that the day long workshop was split into two groups, large cities/towns and smaller towns. Presentations included successful projects using CPA funds. The group was also divided into groups with successful projects and groups with less successful projects. The most successful

projects required good interagency relations including an active CPC, active Affordable Housing Trust and local commitment. There were successful projects locally on the Cape and Mr. Isbitz recommended reaching out to those Towns, inviting them to present to the Committee along with the Town Manager and Selectman O'Hara to learn more about their success. Mr. Isbitz will forward additional information and the Chair recommended following up with Michelle Springer regarding the Cape town that had reached the 10% affordable rate.

MEETING ADJOURNMENT

The next meeting was scheduled for Tuesday, May 3 at 6:30 p.m.

Mr. Willard made a motion to adjourn. Mr. Isbitz seconded the motion. The meeting adjourned at 7:46 p.m.

Respectfully submitted by,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

-Newspaper Article, "Town Parcel Eyed for Mixed Development"