



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE

www.town.barnstable.ma.us/CommunityPreservation
Email: CommunityPreservationCommittee@town.barnstable.ma.us



Committee Members

Lindsey B. Counsell – Chair • Laura F. Shufelt – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Sue Rohrbach – At Large
Stephen Helman – Planning Board • Tom Lee – Conservation Commission • Richard Sawyer – Recreation Commission • Deborah Converse – Housing Authority
Will Crocker – Town Council Liaison

Monday, June 22, 2015
Regular Public Hearing – Approved Minutes
367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room

5:30 PM

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Stephen Helman	Present
Tom Lee	Present
Sue Rohrbach	Absent
Richard Sawyer	Present
Deborah Converse	Present
William Crocker, Town Council Liaison	Present

Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm. Chair Counsell then read into record: "Please note that tonight's meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone is taping this meeting and to please make their presence known." No one present was recording the meeting.

Minutes

A motion was made by Richard Sawyer, seconded by Laura Shufelt, to approve the Community Preservation Committee meeting minutes of May 18, 2015, as submitted. Voted to approve.

Old Business

None

2015 NOV 25 PM 12:29
BARNSTABLE TOWN CLERK

New Business

None

Letters of Intent

None

Applications/Presentations

Founders Court, Hyannis, MA – Application from the Preservation of Affordable Housing for \$500,000 for the acquisition and rehabilitation of Founders Court Apartments, a 32-unit affordable family rental housing community.

(Laura Shufelt and Tom Lee recused themselves)

In attendance from the Preservation of Affordable Housing (POAH) were Andrew Spofford, Project Manager; Julie Cramer, Senior Project Manager; and Attorney Peter Freeman, Director for the entity that currently owns the property

at Founders Court.

Mr. Spofford provided some background information on POAH and its mission.

Peter Freeman, member of the Board of Directors of Founders Court Corporation, then discussed the history of Founders Court. A private developer received a comprehensive 40B permit in 1987 for the project, and it was financed through the Teller Program. The Teller Program is financed through bonds issued by the Housing Authority which were then purchased by investors. In the early 1990's the private developer went "belly up" and the project was occupied in compliance with the comprehensive permit. A non-profit organization then took over the project, and the Mass Housing Finance Agency is still the lender. The non-profit board then pursued another entity to take over the management, and POAH has agreed to take it over.

Founders Court was built in 1991 and owned by nonprofit Founders Court Corp. Property houses 32 units—16 two-bedroom and 16 three-bedroom. Rents range from accommodating tenants at 50% of area median income to market rate.

Some of the issues that need to be addressed with rehabilitation funds include:

- Securing the physical envelope of the building by installing a vapor barrier
- Window and exterior door replacement
- Bringing emergency egress and ventilation up to code in the third floor bedroom by installing a large dormer
- Replacement of existing and original HVAC which is past its useful life
- Update accessibility to meet modern ADA codes
- Fire alarm upgrade

A motion was made by Richard Sawyer to approve the Preservation of Affordable Housing application for funding in the amount of \$500,000 for the acquisition and rehabilitation of Founders Court Apartments in Hyannis, with funding to come from CPA Community Housing set aside. The motion was seconded by Stephen Helman. Voted unanimously to approve.

Correspondence

None

General Discussion

Report from Housing Committee – A copy of the report from JM Goldson on the Housing Committee Workshop that was held April 27, 2015, was included in the Committee meeting materials. Chair Counsell noted that the report highlighted the need for market-rate and workforce housing in Hyannis. Ms. Converse added that the CPC Housing Subcommittee members need to discuss next steps. This will be discussed again at the July meeting.

CPC Budget Review and Open Accounts – No response had been received from Housing Assistance Corporation regarding the letter sent to update the status of their Home Ownership Program.

Ms. Shufelt reported that the Housing Trust had met last week and talked about the possibility of requesting CPA funds to assist in hiring a housing specialist that would be regional, at least with Yarmouth and maybe with Mashpee and Sandwich. The position would be responsible for initiating projects to be more active in using CPA funds. Ms. Shufelt will provide the Trust with a job description and examples of what other regional housing offices in other towns are doing in August.

Closing Public Comment

None

Adjournment

A motion was made by Tom Lee, seconded by Laura Shufelt, to adjourn. Meeting adjourned at 6:20 pm after unanimous vote.

Next Regularly Scheduled CPC Meeting – July 27, 2015

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

<i>Exhibit #1</i>	<i>Application from POAH for Founders Court Acquisition and Rehabilitation</i>
<i>Exhibit #2</i>	<i>Power Point Presentation – Founders Court</i>
<i>Exhibit #3</i>	<i>Housing Workshop Report from JM Goldson</i>
<i>Exhibit #4</i>	<i>CPA financials as of 6/17/15</i>

Respectfully submitted,

Marjorie Watson
Administrative Assistant
Community Preservation Committee

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA