

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
November 3, 2010
FINAL

PRESENT: Tom Roche, Gloria Smith, Thomas Kelley, Gary Ellis, Jack Mulkeen, Dorcas McGurrin
ABSENT: Nate Small, Mary Ann Walsh
GUESTS: Victoria Goldsmith, Don Dickinson, Mary Waygan
STAFF: Jennifer Coutinho
LOCATION: Room A, Town Offices, 1146 Route 28, South Yarmouth, MA

HANDOUTS AT THE MEETING:

(Located in the Department of Community Development)

1. CPC Revised 2010 Presentation Schedule
2. CPC Budget Summary as of 11/3/10
3. Habitat for Humanity Letters of Support

APPROVAL OF MINUTES

Ms. McGurrin made a motion to approve the October 27, 2010 meeting minutes as presented. Mr. Roche seconded. Vote unanimous 6-0.

NEW BUSINESS

Convene: Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:06 p.m. All members except Nate Small and Mary Ann Walsh were present.

Presentation Schedule: The CPC received the revised 2010 presentation schedule.

CPA Budget Discussion: The CPC reviewed the Community Preservation Act (CPA) budget summary. After some discussion about the availability of funds and the competitiveness of the grant rounds, Mr. Roche moved to set aside 10% of the available funds and call it a CPC contingency as a line item. Ms. McGurrin seconded. Vote unanimous 6-0.

Habitat in Yarmouth (#77): Mr. Dickinson, Director of Permitting and Site Development, and Ms. Goldsmith, Executive Director of Habitat for Humanity provided a presentation on their application.

Mr. Dickinson explained that Habitat for Humanity builds homes and sell to income eligible applicants who earn less than 65% of the Area Median Income (AMI). Once Habitat obtains title to the land, they complete the necessary permitting and construct the home. The buyers of the homes are responsible for assisting with construction of the homes, also known as "sweat equity". The buyer must have good credit and Habitat offers a no interest mortgage for 20 to 25 years.

Mr. Dickinson continued by explaining that they have a list of potential parcels that could be developed and they have a good inventory of Yarmouth's land. In addition, Habitat has been working with the Cape Cod Board of Realtors to find land suitable for development. Habitat is requesting \$240,000 in CPA funds to create 6 to 8 homes. Habitat specializes in single family homeownership and the homes could be scattered throughout Yarmouth or located together.

Ms. Goldsmith explained that Habitat has created 79 homes on Cape Cod, most recently completing 13 homes in Harwich, 16 homes in Hyannis, as well as some in Dennis and Wellfleet. Their goal is to create single family homes on single lots.

Mr. Mulkeen stated that, depending on where the land is located, the Open Space Committee could partner with Habitat for Humanity to keep some of the land surrounding the properties as open space. Ms. Goldsmith stated that they partnered with Brewster on a similar project. She explained that Habitat would utilize a comprehensive Ch. 40B permit only if necessary and they are subject to all zoning and permitting requirements.

The group held a general discussion about the Yarmouth affordable housing bylaw and the bylaw for undersized lots. Ms. Waygan explained that the Town has a database all of the vacant lots in Yarmouth and the list was provided to Habitat. They also discussed land on Higgins Crowell Road that is owned by the Archdiocese of Fall River. The Open Space Committee and the Town has tried to contact the Diocese about the land for the past few years and they have not received a response. It was noted that Habitat could try to reach out to them.

Mr. Roche asked about local preference for the project. Ms. Goldsmith replied that 70% local preference would apply for this project because it is the maximum allowed to ensure that the units count on the Department of Housing and Community Development (DHCD) subsidized housing inventory. Ms. Waygan stated that the proposed sale prices are affordable to households earning 65% AMI and that the unit sizes comply with the Town's and DHCD's design standards.

Ms. Coutinho stated that the application as written is only for land acquisition, after which she recommended that they amend the application for the "creation" of affordable homes so if land is donated to Habitat, the funds could be used for construction. The group agreed that amending the application to include "creation" was appropriate.

The group also discussed having a shed on the property. It was noted that a shed requirement could be a condition of the funding. Habitat would try to locate the house on the property so that the owners could add a garage at their own expense in the future.

After some discussion about the differences between the DHCD and the Barnstable County deed riders, Ms. Goldsmith explained that they would like to use a deed rider approved by both groups. If there is not a deed rider that meets both programs, they may have to forgo their request for matching HOME funds.

Mr. Ellis asked how Habitat would find the land. Mr. Dickinson replied that Habitat seeks contributors, such as a Town or private entities. Habitat has a Land Committee who researches and finds land. Ms. Goldsmith added that they would like to build more homes in Yarmouth and they have a local network that they would reach out to. With no further discussion, Chairman Ellis thanked them for their presentation.

EXECUTIVE SESSION

Ms. McGurrin made a motion, seconded by Mr. Kelley, to convene executive session at 4:03 p.m. under MGL Chapter 39, section 23B, to discuss a possible land acquisition in Yarmouth Port. Roll call was taken: Thomas Kelley, yes; Jack Mulkeen, yes; Gloria Smith, yes; Tom Roche, yes; Dorcas McGurrin, yes; Gary Ellis, yes. Vote unanimous 6-0.

ADJOURN

As there was no further business, Ms. McGurrin made a motion to adjourn the meeting at 4:28 p.m. Ms. Smith seconded. Vote unanimous 6-0.

Respectfully submitted,
Jennifer Coutinho, Program Coordinator

Mary Ann Walsh, Clerk