



Regional Housing Strategy

Outer and Lower Cape Subregional Stakeholder Working Group

Meeting 3 Summary: September 26, 2023

The third subregional meeting of the Outer and Lower Cape for the Regional Housing Strategy was held on September 26, 2023. The purpose of the meeting was to provide an update on the Regional Housing Strategy, tools and resources that have been developed or are in development, receive feedback on draft recommendations, and discuss potential elements of a decision support tool.

Following introductions, Cape Cod Commission (Commission) staff provided an update on stakeholder engagement and reviewed the purpose statement and guiding principles for the Regional Housing Strategy. Commission staff reviewed tools and resources that have been developed or are in the process of being developed to support the strategy. Meeting participants were asked to provide input on additional tools or resources that could support implementation of the housing strategy. Commission staff then reviewed draft recommendations and asked for feedback on which would be most impactful. Finally, Commission staff gave an overview of some existing decision support tools developed by the Commission and asked meeting participants for input on elements of a housing tool.

REGIONAL HOUSING STRATEGY UPDATE

Commission staff provided an update on stakeholder engagement and reviewed the regional housing strategy purpose statement and guiding principles. Following the update, participants provided comments on and asked questions about the purpose statement and guiding principles.

For the guiding principles, one attendee noted many of the principles relate to zoning, but the word 'zoning' is not within any of the principles and suggested it should be included to signal the important role of zoning.

TOOLS AND RESOURCES

Commission staff gave an overview of tools and resources that have been developed or are currently under development to support the housing strategy, such as model bylaws, design guidelines, and entities and funding and financing research. Commission staff asked attendees: Are there other model bylaws or deed restrictions your community needs? Which of these models is most needed?

A few participants suggested resources related to property procurement would be helpful, particularly to assist towns through the process of obtaining and building on a property. One commenter noted prefabricated homes and accessory dwelling units (ADUs) are already being created and asked if those could be part of a broader procurement effort.

For ADUs, one attendee noted that California allows ADUs to be sold separately, suggesting that could incentivize homeowners to build ADUs if they were able to sell them. Another participant asked if towns could grant permanent deed restrictions as opposed to those that are in place for a certain length of time. There was also discussion on the need for information on available housing units, which is currently fragmented, through a centralized register and the benefits of a standardized application.

DRAFT RECOMMENDATIONS

Commission staff provided an overview of draft key recommendations of the Regional Housing Strategy and solicited feedback from meeting attendees on the recommendations and strategies for implementation. Commission staff asked attendees: Which should get the most focus or effort? Which would be most impactful? What resources will be important for implementation?

There was consensus among attendees that a regional housing office/entity would be impactful. Attendees also noted those recommendations where Commission staff could provide support are very important, especially for towns that are not fully staffed.

There was much discussion on the 10% affordable housing threshold, with participants agreeing that 10% should be a starting point, not an end goal, to meet the affordable housing challenges of the region. Many attendees suggested the 10% threshold should be regional or subregional, with one attendee commenting “There are towns with land and no money, and towns with money and no land.” Some thought the 10% requirement made community members feel as if they have no say in projects that are proposed, and others believe the 10% requirement does not carry the same weight as other state regulations. However, there were some attendees that did not agree with subregional or regionalizing the 10% goal.

Regarding the Community Preservation Act (CPA), participants discussed how affordable housing is a regional issue, yet towns who propose to use CPA funds for a project must get local approval through town meeting. Providing a mechanism or incentive for towns to get some form of credit, whether through local preference or another mechanism, for projects located in other towns that they contribute funds to may encourage more cross-town collaboration and use of CPA funds. This may require changes at the state level. It was suggested towns use local preference options to include regional preference in affordable housing lotteries.

Participants thought that zoning reform would be most impactful, and there is a large need for units serving those who make between 80-120% of the Area Median Income. Others thought the 30-year restriction on 40B units means that many units are approaching the end of their deed restrictions and restrictions in perpetuity would be better.

Other comments included:

- Funding would have the greatest impact, with comments to improve how short-term rental community impact fees are collected
- The importance of seasonal worker housing
- How the per capita equalized valuation affects state aide
- Parking requirements have a cost and impact

DECISION SUPPORT TOOL

Commission staff gave an overview of previous decision support tools staff have developed, showing how each could be used to inform decision making relative to each tool's functionality.

Participants expressed concern that a tool could be used to deter housing in certain locations, particularly if it shows potential negative impacts related to development and traffic or increased needs of municipal services. Attendees agreed it is helpful to show positive impacts, linking housing to economic development, job creation, commuting, and employment.

Other suggestions included:

- Showing the number of housing units on the Subsidized Housing Inventory (SHI) and the number of units needed to meet the 10% affordability threshold
- Providing waitlist data for existing affordable housing units
- Visualizations that show different densities and building designs
- Qualitative and quantitative data to justify the costs of projects
- Demonstrating the cost of inaction

Attendees also agreed that messaging on who needs affordable housing and communications efforts are helpful.

Meeting 3 Agenda

1. Welcome and Introductions
2. Regional Housing Strategy Update: Cape Cod Commission (Commission) staff will provide an update on development of the Cape Cod Regional Housing Strategy.

3. Tools and Resources: Commission staff will provide an overview of tools and resources that will be developed to help support housing affordability and attainability in the region.
4. Regional Housing Strategy Recommendations: Commission staff will provide an overview of draft key recommendations of the Regional Housing Strategy and solicit feedback from meeting attendees on the recommendations and strategies for implementation.
5. Decision Support Tool: Meeting attendees will provide feedback and ideas on what elements would be most useful for different types of housing stakeholders in a decision support tool that supports the purpose of the Regional Housing Strategy.
6. Next Steps: Commission staff will discuss next steps for the Regional Housing Strategy.

Meeting 3 Participants

Stakeholder Participants

- Jacqueline Beebe, Town of Eastham
- Rachel Butler, Town of Eastham
- Susan Bridges, Brewster Ponds Coalition
- Barbara Carboni, Wellfleet Select Board and Town of Truro
- David Colton, Town of Wellfleet
- Ryan Curley, Wellfleet Select Board
- Sarah Endres, Outer Cape Health Services
- Elizabeth Harder, Town of Harwich
- Michelle Jarusiewicz, Town of Provincetown
- Donna Kalinick, Town of Brewster
- Paul Lagg, Town of Eastham
- Elaine McIlroy, Wellfleet Housing Authority
- Gloria McPherson, Town of Chatham
- Mackenzie Perry, Town of Provincetown
- Brianna Powell, Town of Harwich
- Thaddeus Soule, Town of Provincetown
- Jill Scalise, Town of Brewster
- Harry Terkanian, Town of Wellfleet

Cape Cod Commission Staff Present

- Kristy Senatori, Executive Director
- Erin Perry, Deputy Director
- Chloe Schaefer, Chief Planner

**REGIONAL HOUSING STRATEGY
OUTER AND LOWER CAPE SUBREGIONAL STAKEHOLDER WORKING GROUP**



CAPE COD
COMMISSION

- Elisabeth Kellam, Community Design Planner
- Sarah Colvin, Communications Manager
- Michele White, Special Projects Coordinator