



Regional Housing Strategy

Mid and Upper Cape Subregional Stakeholder Working Group

Meeting 3 Summary: September 27, 2023

The third subregional meeting of the Mid and Upper Cape for the Regional Housing Strategy was held on September 27, 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.

Participants commented on the need for housing in village centers and suburban areas with the infrastructure to support new or additional development, and the challenge of not being able to build housing without wastewater infrastructure.

Attendees also discussed financing challenges with mixed-use use projects, saying developers cannot obtain financing for the commercial portions of projects. One attendee noted the need for zoning and incentives to advance projects, but said financing is critical. Another attendee suggested local financial institutions may have different financing options.

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?

Attendees suggested information on 40R and 40Y provisions would be helpful. In particular, towns would benefit from more information and clarity about the ability to use funding that is partnered with these provisions for mixed-use development.

The group agreed model requests for proposals (RFP) municipalities could use for development on land they own would be useful, particularly RFPs for projects with a variety of housing types, suitable for a mix of income levels. One participant noted that Massachusetts Housing Partnership and CHAPA have resources for RFPs, which have been useful.

Attendees suggested other regional or subregional models to tackle planning for housing in the region, such as the planning process used in the development of the 208 Area-wide Water Quality Management Plan, or the structure of the Pleasant Bay Alliance, would be useful.

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?

Participants agreed a regional housing services office is important, and questioned where funding might come from to support administrative needs. Participants found value in a regional housing office that could help municipalities with their monitoring responsibilities in addition to helping those who need housing the most including teachers, nurses, doctors, police, and the service industry.

Attendees discussed how the availability of wastewater infrastructure influences the ability to develop additional housing and that flow neutral bylaws conflict with the need to develop more housing. Participants agreed a holistic view is needed to create economic wealth to provide the funds to construct wastewater infrastructure that can support additional housing development.

Other comments included:

- Preventing or limiting the number of short-term rentals will be important
- Locating people near places they already go, such as developing housing for teachers on school property, should be a focus
- Deed restrictions for affordable units and rental units are important

- The need for public-private partnerships and education on how zoning changes and streamlined permitting can promote those partnerships
- The need for partnerships with well-known non-profits in the region with experience developing units and documentation of their process
- How to get to “by-right” zoning

One attendee noted that some of these recommendations have been tried before, and asked how they might be different now, implying information on new or innovative elements, or how the housing landscape has changed, may be helpful. Attendees also recommended providing clarity about who the strategies are for so that many different types of people at different levels of engagement will be able to understand and participate in implementing the strategies.

Lastly, attendees wondered what the role of federal or state legislation may be, to provide a ‘top-down’ approach as the region works from the ‘bottom-up’.

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 thought a tool that could show the fiscal impacts of a project would be helpful, agreeing it is helpful to show positive impacts, linking housing to economic development, job creation, changing traffic patterns, and employment. Some also believed having information on impacts to municipal services, parking, and taxes would be helpful. Demonstrating visually how changes may be positive in the community could be useful. For example, a visual of how mixed-use zoning may look partnered with zoning changes (before and after changes).

Other suggestions included:

- Including the elements that make up community activity centers, not just the activity center boundaries themselves
- Showing how natural resources could be protected if development was built more densely
- Comparing what is allowed currently under zoning versus any proposed changes
- A tool for understanding the financial elements of projects

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

- Jennifer Copeland, Town of Bourne
- Colin Reed, Woods Hole Oceanographic Institution
- Tom Feronti, Mashpee Commons
- Michaela Wyman-Columbo, Mashpee Select Board, Barnstable Assembly of Delegates
- Kathleen Kolva, Joint Base Cape Cod
- Jessica Whritenour, 300 Committee
- Bob Whritenour, Town of Yarmouth
- Jillian Douglass, Town of Barnstable
- Elizabeth Sullivan, Town of Dennis
- Kyle Pedicini, Town of Barnstable
- Paula Schnepf, Sandwich Housing Authority
- Kathy Alfano, Bourne Wastewater Advisory Committee
- Bill Doherty, Community Member
- Tammy Sabin, Cape Cod Community College
- David Troutman, Scargo Café
- Anne Scott Putney, Heritage Museum and Gardens
- Heidi Nelson, Duffy Health Center

Cape Cod Commission Staff Present

- Kristy Senatori, Executive Director
- Erin Perry, Deputy Director
- Chloe Schaefer, Chief Planner
- Heather McElroy, Natural Resources Program Manager

**REGIONAL HOUSING STRATEGY
MID AND UPPER CAPE SUBREGIONAL STAKEHOLDER WORKING GROUP**



CAPE COD
COMMISSION

- Cory Murray, Community Development Planner
- Sarah Colvin, Communications Manager
- Michele White, Special Projects Coordinator