

From: [R Carroll](#)
To: [Regional Policy Plan Update](#)
Subject: Comments on Regional Policy Plan update
Date: Monday, October 29, 2018 12:10:56 PM
Attachments: [cimsilc.vcf](#)

I have been involved in affordable housing creation in Southeastern Massachusetts for more than 30 years through the banking industry and direct volunteer efforts with Habitat for Humanity, Housing Assistance Corp., and Yarmouth town committees. I am also the Yarmouth representative to the County HOME Consortium.

Comments on Affordable Housing section of proposed plan:

The Affordable Housing Section doesn't have any actionable goals like the previous plans. Looks to me like a lot of bureaucratic mumbo jumbo and call for more studies, etc.

The existing plan lays out Commission actions and Town actions and has some numeric targets. The revised plan has none of that. Inquiries to the Commission got the response that the goals will be covered in the technical bulletins.

The plan has to be voted on by the Assembly and tech bulletins are determined after some public hearings by the Commission with no input by the Assembly.

The existing plan has specific actions for the Commission and Towns and breaks out Community Participation, Promotion and Creation of Affordable Housing, and Fair Housing/Equal Opportunity.

The proposed plan simply states that the goal is to promote the production of an adequate supply of ownership & rental housing with no explanation of how, when and by whom it will be done.

Page 51 of the proposed plan outlines recommended regional strategies with no specific action steps but simply suggests that the Commission "could consider a planning goal to create a regulatory and investment framework supporting additional housing units..."

The subsequent paragraph says "the Commission will work to address housing goals through the Goals and Objectives in the RPP update..." and "will request a housing supply analysis, updated housing production plans when appropriate and a plan for infrastructure investment and zoning reform to improve opportunities for diverse housing production."

While these are positive statements, they are general to the point of vagueness and suggest that more studies are needed, more consulting needed, and no immediate action is required.

Affordable Housing is an on-going and immediate need on Cape Cod. The Commission has a vital role to play and should not abdicate its responsibilities.

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Richard D. Carroll
Community Investment Management Services
58 Pheasant Cove Circle
Yarmouth Port, MA 02675
508-241-6845
cimsllc@comcast.net