

From: [Mary Mary](#)
To: [CCC 2018 Tech Bulletins](#)
Subject: Technical Bulletins: Affordable Housing and Open Space
Date: Sunday, January 13, 2019 7:15:47 PM

Dear Commissioners:

I am writing to urge you to make the following important revisions to the draft Technical Bulletins regarding Affordable Housing and Open Space.

AFFORDABLE HOUSING

The Cape Cod Commission Act Section 1 (c) calls for the development of an adequate supply of fair affordable housing. To this end, the Housing Technical Bulletin should require 10% Affordable Housing in all developments with residential units. **It is especially important that the following affordability exemption for rental housing should be struck from the Housing Technical Bulletin Objective HOU4:**

Multi-unit residential development proposing 100% rental units of 1,200 square feet or less per unit are not required to provide onsite affordable or workforce units or their offsite/monetary equivalent.

A quick review of current rental listing on Craigslist shows current rent market remains unaffordable for many low-income households on the Cape (\$1,090 - \$2,200; see listings below). There is no current indication that the Cape Cod housing market, as it is, will produce enough new rental units to provide affordability. Recent housing studies by the Commission indicate the Cape has a current housing gap of over 22,000 units. This combined with concerns about financing wastewater management, the Cape's fragile environmental, and current local protective zoning, it is highly doubtful that housing affordability will be created unless there is some type of inclusionary requirement (such as 10% of the units are affordable) or a subsidy.

With Town's across the Cape creating and enacting Housing Production Plans, funding Affordable Housing developments, and establishing Affordable Housing Trusts, the momentum for Affordable Housing is growing. Now is a critical time for the Commission to boldly lead on Affordable Housing, to keep families on the Cape, to safely and decently house our older adults, and make a quality living environment for our workforce.

OPEN SPACE

Considering the Cape's fragile environment, and wastewater challenges, **I recommend that all developments in all Placetypes are required to provide a minimum 50% (1:1) High Quality Open Space, onsite or offsite.**

The most important reason for this recommendation is that Open Space has three main water quality benefits: 1. no wastewater is generated from development; 2. no nitrogen runoff from developed impervious surfaces; and 3. existing vegetation takes up nitrogen from acid rainfall.

However, I would also like to advocate for fairness to all property owners. It is only fair to set a minimum High Quality Open Space requirement in all Placetypes. The ratios in the Technical Bulletin, relative to the amount of Protected Open Space to Area of Development Impact, are 3:1 in the Natural Area, 2:1 in the Rural Development Area, 1:1 in the Suburban Development Area, and 1:2 in the Community Activity Areas. The Technical Bulletin basically requires **no** Open Space in the Community Activities Centers Placetype: the Placetype has 100% relief from providing any natural or undeveloped Open Space; all "protect" space can be in the form of pocket parks, streetscape improvements (sidewalks?) and public sitting areas (none of which should be considered Open

Space); and the area set aside is far less than in other Placetypes (50% to 600% times less, if I have my math right). Again, I urge you to require, at a minimum, 1:1 High Quality Open Space in all Placetypes.

Sincerely,
Mary Waygan
Mashpee, MA

NB: These comments are my own as a resident of Mashpee, and do not represent my employer (the Town of Yarmouth) or any board on which I sit (Mashpee Planning Board and Mashpee Community Preservation Committee).

Current rental listing from Craigslist Jan 13, 2019:

\$1425 / 1br - 504ft² - UPDATED 1BR, HEAT & HOTWATER INCLUDED. (dennisport)
\$1650 / 1br - 1000ft² - Huge 1 Bedroom Apartment, Barnstable Utilities Included
\$1095 / 1br - 600ft² - Year Around Separate Living Quarters In Large Home All Inclusive (Sandwich)
\$1200 / 1br - 1 bedroom furnished apartment (East Falmouth)
\$1100 / 1br - One Bedroom Apt, Close To WHOI & Military Base (East Falmouth)
\$1250 / 1br - 200ft² - Cottage/Studio for rent in West Yarmouth
\$1,150/ 2 br No Utilities (Hyannis)
\$1600 / 2br - 712ft² - NEWLY REMODELED - TWO BEDROOM (West Dennis)
\$1950 / 2br - 1120ft² - YEARLY RENTAL - 2 BEDROOMS/2 BATHS (YARMOUTH PORT)
\$1995 / 2br - 875ft² - 2BR, 1.5 Ba AC, Washer/Dryer, DW, Micro. Low maint (dennisport) HotH2O Included
\$2200 / 3br - Close Military Base, Sandwich, MA & Local Lakes and Beaches (Mashpee)