



Cape Cod Economic Development Council (CCEDC)
3225 Main Street, PO Box 226, Barnstable, MA 02630

Minutes, February 4, 2016

Present:

Mary Pat Flynn, John Kilroy, Barbara Milligan, Felicia Penn, Rick Presbrey, David Willard

Absent:

Ken Cirillo, Brian Mannal, Richard Roy, Sheryl Walsh, Allen White, Dan Wolf

Also Attending:

Community Development Partnership: Jay Coburn, Glen Ohlund
Assoc. to Preserve Cape Cod: Ed DeWitt
C&I Board of Realtors: Ryan Castle
Cape Cod Chamber: Wendy Northcross
CC Home Builders Assoc.: Chris Duren
CCC Staff: Leslie Richardson, Taree McIntyre

Felicia Penn called the meeting to order at 5:01 pm in the conference room of the Cape Cod Commission. The approval of draft minutes was postponed to a future meeting for lack of a quorum.

Jay Coburn, Executive Director of Community Development Partnership, and Glen Ohlund, Director of Economic Development for Community Development Partnership, attended the meeting representing the Business Roundtable (BRT) to speak on Cape Cod's housing issues. The BRT was initially convened by the Association to Preserve Cape Cod to provide a forum for local business owners and environmentalists to discuss shared interests and concerns regarding the future of Cape Cod. The BRT continues today as an informal meeting of a subset of its original membership. Mr. Coburn presented a statement (attached) speaking to housing affordability issues on Cape Cod prepared by the BRT. The statement included a 6 step action plan for short and long term changes to address the need for housing that is affordable to middle and lower income residents. A broad discussion followed about the availability of resources, leadership and funding, as well as the need for changes to local land use rules/zoning.

Ryan Castle, Executive Director of the C&I Board of Realtors and Chair of the Cape Cod Young Professionals (CCYP) Housing Subcommittee, updated the Council on CCYP's efforts to promote the Model Zoning Provisions for Accessory Dwelling Units (ADU) created by the Cape Cod Commission. CCYP is currently testing messages to promote acceptance of the model. This provision will be placed on Town Warrants for discussion at the Annual Town Meetings and local community meetings may also be scheduled.

Leslie Richardson, Chief Economic Development Officer of the Cape Cod Commission, outlined the mid-year progress report she prepared for the FY2016 Economic Development Administration (EDA) Partnership Planning Grant. The report provides an overview of work completed between July 1 and December 31, 2015. Ms. Richardson stated that the CEDS Annual Report will need to be approved May, rather than June. She will outline the report and possible methods of outreach at the next meeting.

Ms. Penn stated that the Chamber of Commerce concurs with the CCEDC on closing the Rte. 6 rest area. The CCEDC will investigate the process for Barnstable County to notify MassDOT of their intent to no longer maintain the property.

The Cape Cod Chamber will attend the March 3, 2016 meeting to discuss new marketing approaches and alternative revenue streams for the C&I License Plate.

The meeting was adjourned at 6:26 pm.



HOUSING CAPE COD - 2015

As the Cape Cod Times pointed out in its recent housing series Cape Cod knows it has a housing problem. In the last year the Cape Cod Young Professional's Shape the Cape Study and the Smarter Cape Summit in May also underscored the serious state of housing affecting most all Cape Codders. This is not news but housing is in a critical state. The Cape must take immediate and long term actions toward solutions.

A home is the primary investment for most middle class families and the investment that best supports their economic independence and upward mobility. Housing stock is an infrastructure system and must be managed comprehensively – not just through deed restrictions and tax credits - but by incentivizing sustainable development in appropriate locations using a density and form best fitting our ability to provide infrastructure and protect natural systems.

To create more housing stock, the governor urged communities to look at more downtown developments and higher density projects... "I'm also a big believer in downtown development. We're going to do a series of things to provide incentives and support for communities that want to do more downtown development."

- Governor Baker, Smarter Cape Summit 2015

To incentivize this sustainable type of development zoning must be changed to allow more dense development and funds allocated to help pay for the supporting wastewater infrastructure. These dense developments could partner with the town to develop a wastewater management system for that village center - progress on both fronts.

From the monthly mortgage and rent data and the income data ... at least half of all the survey respondents are "housing cost burdened"... As such, housing costs are a second reason that may explain the decline of young households on the Cape.

-Cape Cod Young Professionals, Shaping the Cape's Future. A Report and Analysis from the Dukakis Center June 2014

We know many Cape Codders expend more than 30 percent of their income on shelter costs, primarily as mortgage payments. Potential new residents and long-time residents – at all income levels - are dismayed at the unattainable cost of housing. With very few multi-family buildings options are largely limited to single-family rental or purchase with their high shelter costs leaving little household budget for medical costs,

education, the local economy, or retirement security. To support our residents and workers in their pursuit of economic stability we must address that most basic need – a home.

The Cape Cod Business Roundtable urges comprehensive action on housing. Business, civic, and government leaders must work in partnership to achieve short and long term change.

ACTIONS

1. Adopt zoning incentives allowing more compact and dense residential and mixed use development in and around existing village centers. Compact development fosters efficient and cost effective infrastructure deployment while protecting open spaces, historic settings, and natural landscapes.
2. Adopt zoning incentives to ensure that accessory apartments are less complicated to permit.
3. Implement incentives that ensure that an adequate stock of good quality affordable and workforce rental housing is maintained despite market fluctuations.
4. Establish a regional capital investment fund to assist with financing for new multi-unit housing and housing infill incentive zoning locations.
5. Analyze and identify the revenue streams necessary to develop or stabilize year round rental and ownership housing costs to specifically sustain affordability.
6. Develop a housing tool-kit to provide by-law models, tools, and technical support for towns to foster implementation of modern village centers, transit corridors, and improved zoning.

There is broad agreement on our Cape Cod housing problem. From now until solutions are in place, housing Cape Codders must remain a primary concern. Only a coordinated effort led by a broad partnership can accomplish these actions. New collaborations must quickly establish to prioritize specific housing needs, determine best practices, and begin implementation.

Elliott Carr and Alan McClennen
Co-chairs Cape Cod Business Roundtable