



## Regional Housing Strategy

### **Outer Cape Subregional Stakeholder Working Group**

## **Meeting 1 Summary: April 25, 2023**

---

The first Outer Cape subregional stakeholder meeting for the Regional Housing Strategy was held on April 25, 2023. The purpose of the meeting was to provide information and data on housing challenges on Cape Cod, an overview of the Regional Housing Strategy, and to discuss elements of a successful strategy, which will help to define regional recommendations.

Following introductions, Cape Cod Commission staff provided an overview of the Regional Housing Strategy and its elements. Meeting participants were asked to provide input on how they would define a successful regional housing strategy, their vision for housing in the region, and initial ideas on possible strategies to address the region's housing challenges. Key themes emerged from the conversation including the need for zoning changes, education and communication, new development vs. redevelopment, and funding.

### **NEED FOR ZONING CHANGES**

There was general agreement among participants that zoning is a significant challenge for the production of housing. This can be due to the restrictive nature of many zoning districts as well as the time it takes to move through the permitting process. Some participants mentioned allowing for missing middle housing types could help produce needed housing for the region. A handful stated that a model bylaw would be helpful in this regard, such as a model bylaw on how to alter a single-family home into multiple apartments or condos or for other housing types where the exterior would blend into the existing character of the Cape.

Accessory Dwelling Unit (ADU) development was also discussed specifically in terms of making permitting for them more streamlined and making their development financially feasible. Multiple attendees mentioned restrictive zoning and high construction cost as two main barriers to building ADUs. There was interest in encouraging and streamlining ADU development; pre-designed and pre-reviewed ADUs were mentioned as a way to reduce cost and catalyze development.

### **EDUCATION AND COMMUNICATION**

Attendees also talked about the messaging of housing development and how the language used to talk about housing development is important in building support. Stakeholders generally agreed that the term "affordable housing" does not accurately address the issue at hand and "attainable

housing” may be more appropriate, but should also be defined. It was also noted that putting the housing needs into terms related to the economic impact on the region could be persuasive. Participants noted that when communicating about the current housing crisis, it would be valuable to talk about it in terms of its effect on the region, as well as to foster information sharing among towns to learn about what is working elsewhere in the region.

It was also mentioned that not only is education of the public important, but also education of board members who are making decisions on housing development/redevelopment.

Introducing and educating people on concepts like missing middle housing and design-conscious redevelopment could help build support for housing. Visuals are also key to communication and education surrounding housing. Imagery should reflect a full range in potential housing, ideally using imagery examples that already exist on the Cape, and from the human perspective, not only as plans that need to be interpreted.

## **FOCUS ON REDEVELOPMENT**

Many attendees mentioned the lack of available land for development and for many towns on the Outer Cape the presence of the National Seashore results in even less land availability. The need to employ redevelopment was discussed. There are specific land uses that are amenable to redevelopment like parking lots and being within walking distance to businesses, transportation, jobs, and other amenities, in locations with the infrastructure already in place, like village centers, lends itself more to redevelopment opportunities rather than new development. Participants mentioned that there are many opportunities for redevelopment. Dilapidated properties are abundant, and the towns could try to acquire available lots.

## **FUNDING**

Participants noted there is a gap in housing for those that fall into the 80-120% AMI range (and in some cases even over), however there is a need for support for this range on the Cape not currently supported by more traditional funding mechanisms. There is a need for more innovative forms of investment, for example limited equity co-ops. It was also mentioned that establishing partnerships and programs with local banks could be beneficial in creating programs supportive of the needs in the region. A regional trust or land bank was mentioned as a possible way to better manage and leverage housing investments.

## **OTHER CONSIDERATIONS**

Other considerations for development of the regional housing strategy that participants raised during the meeting included:

- The need to provide permanent rental housing opportunities as many current year-round rentals are being sold and no longer rented or converted to short-term rentals.
- There is a need for housing for the seasonal workforce.
- Defraying the increasing cost of construction is important. For something like ADUs, perhaps having on-Cape builders or modular construction could help.
- Town staffing capacity can be a challenge.

The Outer Cape Subregional Stakeholder working group will meet again on Monday, May 22, 2023 at 1:00 pm.

## Meeting 1 Agenda

1. Introductions: Cape Cod Commission (Commission) staff will facilitate the introduction of participants.
2. Setting the Baseline: Commission staff will provide a brief overview of some key information and data points that illustrate the housing challenges facing the Cape Cod region.
3. Overview of the Regional Housing Strategy: Commission staff will provide an overview of the components of the Regional Housing Strategy for Cape Cod.
4. Defining Success: Participants will identify and discuss how they envision what a successful implementation of the Regional Housing Strategy for Cape Cod would look like including outcomes.
5. Example Strategies: Participants will discuss examples of potential strategies, tools, and resources that could help address housing challenges on Cape Cod.
6. Next Steps: Commission staff will discuss next steps for participants, including future meeting dates.

## Meeting 1 Participants

### Stakeholder Participants

- Rachel Butler, Town of Eastham
- Jacqueline Beebe, Town of Eastham
- Suzanne Thomas, Town of Wellfleet
- Rebecca Roughley, Town of Wellfleet
- Elaine McIlroy, Wellfleet Housing Authority
- Alex Morse, Town of Provincetown
- Thaddeus Soule, Town of Provincetown
- Gloria McPherson, Resident of Provincetown
- Ryan Curley, Wellfleet Selectboard



- Barbara Carboni, Town of Truro
- Radu Luca, Provincetown Chamber of Commerce
- Kristin Hatch, Provincetown Housing Authority
- Harry Terkanian, Wellfleet Affordable Housing Trust
- Jillian Douglas, Town of Barnstable
- Jim Russo, Eastham Chamber of Commerce

#### Cape Cod Commission Staff Present

- Kristy Senatori, Executive Director
- Erin Perry, Deputy Director
- Chloe Schaefer, Chief Planner
- Elisabeth Kellam, Community Design Planner
- Sarah Colvin, Communications Manager