



## Regional Housing Strategy

### Upper Cape Subregional Stakeholder Working Group

## Meeting 2 Summary: May 24, 2023

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The second Upper Cape subregional meeting for the Regional Housing Strategy was held on May 24, 2023. The purpose of the meeting was to provide an update on stakeholder engagement and outreach, receive feedback on a definition of attainable housing, and review example strategies to address defined housing challenges.

Following introductions, Cape Cod Commission staff provided an update on stakeholder engagement including a summary of key themes from prior meetings as well as preliminary results from the housing preference survey. Meeting participants were asked to provide input on defining attainable housing, based on their own experience and from examples around the country. Commission staff then provided an overview of strategies to address housing challenges that have been utilized across the country and asked participants to provide their thoughts on strategies that best address the housing challenges on Cape Cod.

### DEFINING ATTAINABLE HOUSING

There was general agreement that attainable housing is distinct from Affordable housing. One participant noted attainable and Affordable are two different things and if combined, you cannot be fair to both. There was general agreement that the terms attainable, affordable, and workforce are different, and an overall interest in defining them. Participants stated attainable housing should be nonsubsidized and should be for those who earn too much to qualify for traditional financial support. They indicated workforce housing should be for people who are working.

Participants expressed differing opinions when asked if the definition of attainable housing should include a certain income threshold. Some believe an income of 200% above area median income (AMI) is too high of an income group to include and the focus should be on lower income individuals. However, participants recognized that those earning 100% of AMI are struggling to afford housing as well. One participant said the definition should include an income threshold but expressed uncertainty of what that threshold should be. Another noted that a definition with a stated AMI could be used as a guidepost in implementation.

Other opinions provided include:

- Attainable housing should have no income requirements

- Affordable and workforce housing should have income requirements
- The income threshold should be a function of AMI
- Workforce housing should be for people who are working and earn 60-120% AMI

## STRATEGIES TO ADDRESS KEY CHALLENGES

Commission staff provided an overview of some example strategies other places are using that can address one of four key housing challenges in the region: it isn't allowed or it's too complicated to build housing other than single-family homes, it's too expensive to build housing, it's too expensive to secure or maintain housing, and it's hard to find and keep year-round rental housing.

Participants acknowledged that zoning and regulations such as parking and flow-neutral requirements can make building housing challenging. One participant noted existing zoning does not support the region's housing production needs, and another stated that even with financial subsidies zoning can still be a barrier to housing development. Suggestions were made to explore opportunities for shared parking or transfer of development rights. Participants also shared that while increased density in appropriate areas is needed, consideration should be given to environmental conservation and concerns of water quality as related to wastewater management. There was broad agreement that housing should not be developed at the expense of environmental degradation. Many agreed that development should be targeted to locations with infrastructure to support it, including wastewater treatment facilities. One participant noted the role of low impact design regulations as one means to support environmental conservation.

Participants expressed interest in strategies that incentivize and support accessory dwelling units (ADU) and modular construction, particularly free ADU design plans and construction methods with the ability to produce many units quickly. Participants noted the style of design and building aesthetics should maintain the traditional Cape Cod character.

It was also noted by a participant that there is a prevalence of corporations buying lower value homes to use as short-term rentals and interest in potential regulations against such practice.

There was interest in understanding how the communities whose strategies were shared as examples came to adopt and implement a particular strategy. There was recognition of different levels of authority, responsibility, and jurisdiction, and a desire to understand such things better in the state and regional context.

## OTHER CONSIDERATIONS

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

- The need for public education to remove the stigma of affordable housing

- The need for mixed use and mixed income development
- A general lack of land is available to construct housing and so the role of redevelopment to support housing production is important

## Meeting 2 Agenda

1. Welcome and Introductions
2. Stakeholder Engagement and Outreach: Cape Cod Commission staff will provide an update on the stakeholder engagement process for the Cape Cod Regional Housing Strategy, including a summary of key themes from prior stakeholder meetings and preliminary results from the housing preference survey.
3. Defining Attainable Housing: Cape Cod Commission staff will share examples of how attainable housing has been defined in other housing plans from around the country and facilitate a discussion on defining attainable housing for Cape Cod.
4. Strategies to Address Defined Housing Challenges: Cape Cod Commission staff will provide an overview of strategies to address housing challenges that have been utilized from across the country that could be impactful on Cape Cod and seek feedback on strategies to address housing challenges that are appropriate for Cape Cod.
5. Next Steps: Commission staff will discuss next steps for participants, including future meeting dates.

## Meeting 2 Participants

### Stakeholder Participants

- David Weeden, Mashpee Select Board (Chair)
- Kimberly Conn, Mashpee Housing Authority
- Jennifer Copeland, Town of Bourne
- Marlene McCollem, Town of Bourne
- Arden Cadrin, Mashpee Community Preservation Committee
- Amy Peters, Resident
- Brian Weeden, Mashpee Wampanoag Tribal Council Chairman
- Cassie Jackson, Mashpee Wampanoag Tribal Council
- Shellie Tobey, Mashpee Wampanoag Housing Director
- Kathy Alfano, Bourne Wastewater Advisory Committee
- Richard Klein, Mashpee Housing Authority
- Mary Waygan, Mashpee Planning Board (Chair)

- Lynne Barbee, Mashpee Human Services Committee
- Kim Fish, Falmouth Housing Coordinator
- Colin Reed, Woods Hole Oceanographic Institution
- Tom Feronti, Mashpee Commons
- Michaela Wyman-Columbo, Mashpee Select Board, Barnstable Assembly of Delegates
- Colonel Matthew Porter, Joint Base Cape Cod
- Jessica Whritenour, 300 Committee
- Evan Lehrer, Town of Mashpee

#### Cape Cod Commission Staff Present

- Kristy Senatori, Executive Director
- Steven Tupper, Deputy Director
- Chloe Schaefer, Chief Planner
- Heather McElroy, Natural Resources Program Manager
- Sarah Colvin, Communications Manager
- Michele White, Special Projects Coordinator