



Barnstable County Economic Development Council (BCEDC)

Draft Minutes | April 12, 2023 at 5:00 pm

Virtual via Zoom

The meeting was held virtually, with members of the Barnstable County Economic Development Council participating remotely, pursuant to Chapter 20 of the Acts of 2021, as further amended by Chapter 2 of the Acts of 2023.

The Chair announced that because the meeting was being held virtually all votes and other actions would be done by roll call. She stated that the members participating remotely would be announced as roll call is taken.

Attendance and Roll Call

| Member | Business Sector | Attendance |
|-----------------------------------|--------------------------|------------|
| Greg Bilezikian | Real Estate Development | Present |
| Rob Brennan | Construction/Engineering | Present |
| Kara Galvin | Workforce Development | Absent |
| Lisa Guyon | Social Services | Present |
| Cindy Horgan | Childcare | Present |
| Tammi Jacobsen | Higher Education | Absent |
| Alisa Magnotta | Social Services | Present |
| Robert Talerman | Banking/Finance | Present |
| Julie Wake | Arts and Culture | Present |
| Vacant | | |
| Vacant | | |
| <i>Non-voting members</i> | | |
| Mark Forest | BC Commissioner | Absent |
| Harold Mitchell | CCC Rep | Absent |
| John Ohman | Assembly of Delegates | Present |
| Cape Cod Commission Staff: | | |
| Kristy Senatori | Executive Director | |
| Erin Perry | Deputy Director | |
| Chloe Schaefer | Chief Planner | |
| Carolina Romero | Economist | |
| Cory Murray | Community Dev. Planner | |
| David Still | Digital Comm. Specialist | |
| Siobhan Cavacco | Administrative Assistant | |

Call to Order

The chair called the meeting to order at 5:04 pm with roll call.

Approval of Minutes

Upon a motion by Rob Brennan, seconded by Greg Bilezikian, the meeting minutes from the February 8, 2023 BCEDC meeting were approved.

Roll Call Vote

| | |
|-----------------|---------|
| Bert Talerman | Yes |
| Greg Bilezikian | Yes |
| Rob Brennan | Yes |
| Lisa Guyon | Yes |
| Cindy Horgan | Yes |
| Alisa Magnotta | Yes |
| Julie Wake | Abstain |

Cape Cod Regional Housing Strategy

Cape Cod Commission staff members Erin Perry and Chloe Schaefer provided an update on the development of a regional housing strategy.

Ms. Perry said the Cape Cod Commission began development of the strategy in 2022 to identify policies, strategies, and appropriate areas for housing development and redevelopment on Cape Cod that address housing supply, affordability, and availability while also protecting sensitive resources. She reviewed the project timeline and said their goal is to have a draft strategy strategy in the summer, with a final strategy in fall 2023. Ms. Perry said they have been working with municipalities and have started the stakeholder engagement process. She said they will also be launching an online survey to get a better understanding from residents of housing design and location preferences.

Ms. Perry said stakeholders for the housing strategy include housing organizations and advocates, town representatives, builders, developers, realtors, business owners, chambers of commerce, non-profit and civic organizations, and conservation and environmental organizations. She reviewed the upcoming series of subregional stakeholder meetings scheduled for April, May, and June. Ms. Perry said the April meetings will address common themes from municipal meetings, defining success, housing challenges, strategies, survey promotion. The May meetings will discuss survey results and identify and discuss challenges and opportunities. The June meetings will involve building consensus on high impact strategies, defining implementation pathways, and decision support tool development.

Ms. Perry said in addition to the subregional stakeholder meetings, there is a steering committee discussing the housing strategy development and outcomes; a funding and finance working group to discuss the challenges related to existing funding and to provide insight on new and creative funding; and an advisory group to provide insight and guidance from similar communities across the country.

Ms. Perry reviewed key themes from the different meetings:

- *Municipal meeting themes:* communication and education of the housing challenges and the impact on the economy, the need for zoning changes and model bylaws, regional/county-wide services, the need for assistance at levels over 80% AMI, wastewater infrastructure, and new financing options.
- *Steering committee themes:* focus on year-round residents, redevelopment options considering the limited land left for development, regionalization to better leverage investments, and coordination with other regional initiatives.
- *Funding and financing themes:* challenges of increased cost of construction, developing more efficient permitting processes, new and creative models for financing, and building support for housing through education so people understand where and why developments are being proposed.

Ms. Schaefer continued with the presentation and said the Commission is working with consultants Utile and Outwith Studio on key components of the housing strategy. These components include:

- zoning analysis for each town to determine what type of housing can be built in the different zoning districts
- an online housing preference survey to get input from the public on what type of housing they think is appropriate for their communities
- conducting regional affordable housing research by looking at different models throughout the country so they can make recommendations that are applicable to Cape Cod
- developing residential guidelines, including net zero development and alternatives to single family homes, that will be a useful resource for developers and municipalities
- researching different financial mechanisms or housing development, which Ms. Schaefer said was added to the RFP after hearing feedback from municipalities.

Ms. Schaefer said Commission staff is looking at a housing suitability analysis to identify parcels that are suitable for development or redevelopment based on GIS analysis. She said the analysis builds off of APCC's Grow Smart Cape Cod, community activity centers, and includes parcels that are over half an acre. Ms. Schaefer said staff has also compiled housing profiles for all fifteen towns with demographic and economic data that is available at www.capecodcommission.org/housing.

Mr. Brennan asked if the housing preference survey will reference 40Y for higher density starter homes and expanding density guidelines from 4 units per acre to 5 or 6 units per acre. He also asked if the survey references net zero. Ms. Perry said the survey has not been finalized and they will forward Mr. Brennan's feedback to the consultants.

Ms. Magnotta asked if there is a place for the BCEDC to contribute to the housing survey. Ms. Perry said they would like to engage all council members with the outreach strategy for the preference survey. She said some BCEDC members are involved in the stakeholder groups and she encouraged them to bring

the BCEDC perspective to the discussions. She also suggested bringing the housing discussion back to the full BCEDC periodically and combining it with climate and infrastructure discussions.

There were no additional questions or comments.

Housing to Protect Cape Cod

Alisa Magnotta provided an update on Housing to Protect Cape Cod (HPCC), an effort to encourage local action by Cape Cod residents in support of year-round and affordable housing.

Ms. Magnotta said HPCC was organized by HAC, Cape Cod & Island Realtors Association, Cape Cod Chamber of Commerce, CapeBuilt, and Home Builders and Remodelers of Cape Cod to figure out how work together to educate and engage Cape Cod residents on taking action with the housing crisis. HPCC was officially launched on November 3rd.

Ms. Magnotta said three obstacles for housing advocacy are funding, zoning, and opposition and they want to help people stand up to the opposition in an effort to change the course for housing. She said they have a multiple prong approach that includes working with the Commission to make sure they stay in line with their housing strategy work, tracking legislation and initiatives at the state level, and facilitating a regional effort with organizations outside of housing so they understand the issue and will hopefully start to advocate for it.

Ms. Magnotta said they are establishing town level working groups to help support issues they are facing. She said they are looking for leadership from community members that are interested in housing. In an effort to train these decision makers, they relaunched the housing institute and partnered with Leadership Cape Cod for municipal leader speaker training. Ms. Magnotta reviewed the town working groups for Harwich, Falmouth, Dennis, Yarmouth, and Mashpee and said they hope to have items to bring their respective town meetings.

Ms. Magnotta said HPCC developed a map showing conservation land that should be protected and areas to allow high density building. She said they worked with the Concord Group to study the Cape's housing market and impact of not having enough housing.

Ms. Magnotta said they are continuing with regional group meetings and the next meeting is scheduled for June 9th.

Ms. Guyon asked if there is a conflict of interest with realtors and builders being part of the group as they benefit from the housing prices but are also advocating for affordable housing. Ms. Magnotta said there is a division between the groups on short-term rentals, but realtors and builders support adding inventory. Mr. Brennan added it is difficult to satisfy the need for affordable moderate to low-income housing on the Cape as the building workforce is declining and the building costs are increasing. He said it is not a situation of developers not trying.

Mr. Bilezikian commented on the housing situation and said a wage growth solution would be helpful. He said a couple of off-Cape builders he is meeting with commented they are afraid of the bureaucracy on Cape Cod. Mr. Bilezikian said labor, materials, and overhead costs are going to remain high and government money often comes with stipulations, including building to a different standard. He said they need to figure out affordable multigenerational solutions to avoid having a commuter workforce, continued bridge issues, and to be able to provide services on Cape.

Ms. Magnotta returned to Ms. Guyon's conflict of interest comment and said different housing agencies disagree on solutions. She said when they were creating HPCC they wanted to have a membership of people with credibility who could help propel the vision and action forward.

Ms. Guyon said she still sees a conflict of realtors profiting from the current housing situation and also participating in affordable housing efforts. She said the situation comes down to who the crisis is impacting and to what degree people are willing to make some sacrifices for the greater good.

Ms. Magnotta said there is incentive for all homeowners on the Cape to sell and move some place less expensive and that is why they need to change zoning and allow for investments in high density smaller homes and rentals. She said people have to get out of the comfort zone of keeping things the same.

There were no additional questions or comments.

State Ethics Conflict of Interest Training Requirements

Ms. Perry reviewed the new State Ethics Commission Conflict of Interest online training program requirements.

Ms. Perry said the Massachusetts State Ethics Commission will now be maintaining the state ethics training and certification. She said all members will be emailed after today's meeting with a link to complete the training within 30 days. Ms. Perry said the State Ethics Commission will reach back out in two years when the training must be completed again. She also said if members have already completed the training for another board or committee, they can email their certificate to Commission staff.

There were no questions or comments.

Cape Cod Commission Executive Director Update

Ms. Senatori said the Commission priority initiatives at the moment are the housing strategy and the freshwater initiative. On freshwater, she said they've met with eleven out of fifteen towns so far and convened the Cape Cod Ponds Network. They are also working with the Eastern Research Group on the economic impact of Cape Cod ponds.

Ms. Senatori said the Regional Transportation Plan should be completed in June. She said there is an online survey and encouraged members to share it with their networks.

Ms. Senatori said through the resiliency initiative that was funded by the Economic Development Administration and supported by the BCEDC several years ago, they have updated the coastal planner with new and expanded storm tide pathways work. She said it incorporates new strategies and updated data layers. She said the resiliency initiative also helped fund the Climate Action Plan development and implementation and supported development of the Climate Ambassador Program. Ms. Senatori said they are in the third round of ambassadors program and final projects will be presented in a few weeks.

Ms. Senatori said the resiliency initiative grant funding also supported Low-Lying Roads (LLR) to look at the vulnerabilities with the roadway networks and to identify adaptation alternatives. She said LLR has been initiated with all fifteen towns and there have been recent public meetings to share conceptual adaptation strategies and designs. Ms. Senatori said five more towns are starting the process over the next few weeks. She said Commission staff would be happy to provide updates at an upcoming BCEDC meeting.

Ms. Senatori said the Commission works with the state to provide District Local Technical Assistance (DLTA) funding and this year they prioritized housing funding. She said they are working on a regional project with a few towns for model bylaws for zoning changes to allow for different housing types, deed restrictions and different models for procuring land for development and redevelopment. She said they are also working with towns on updating local comprehensive plans, housing production plans, and zoning amendments.

There were no questions or comments.

Member Reports

Bert Talerman said the bridge work is an economic nightmare for this region right now and they are a risk to the economic sustainability of this region. He said people were encouraged to commute on Cape instead of going north and now some have a five-hour commute. Mr. Talerman said he has heard of employees quitting their jobs because of the bridge traffic. He said he has reached out to everyone he knows who can add to the conversation and encouraged the council to do the same.

Ms. Magnotta agreed with the importance of the bridges and suggested adding the discussion to the May 10th BCEDC agenda. Ms. Senatori said they could do that and share updated MEPA information and public comments from the upcoming open houses for the bridges. Mr. Bilezikian said the MADOT website has the last two meetings available to view that show the proposed approaches and entryways for the new bridges.

Ms. Wake said the bridges came up in a recent conversation with legislatures and one legislator was adamant the bridge work will not hurt the workforce economy. She suggested including legislators in the meeting since they can ultimately bring about change.

Ms. Magnotta suggested they get organized with some solutions and/or ideas on how the situation should be addressed. Ms. Senatori suggested the BCEDC executive committee meet to discuss the next steps. She said Commission staff is well versed on the subject and can present at the meeting. Council members agreed the executive committee will meet as soon as possible to discuss potential action for the bridges rather than waiting until the next full BCEDC meeting scheduled for May 10th.

Cindy Horgan provided a childcare update. Ms. Horgan said the Cape Cod Chamber of Commerce has pulled together a task force for early education. She said Mary Pat Messmer, the former CEO of Cape Cod Child Development, is doing a good job bringing the discussion to the state level.

New Business

There was no new business.

Adjourn

Upon a motion by Greg Bilezikian, seconded by Bert Talerman, the meeting adjourned at 6:14 pm with a roll call vote.

Roll Call Vote

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|-----------------|-----|
| Bert Talerman | Yes |
| Greg Bilezikian | Yes |
| Rob Brennan | Yes |
| Lisa Guyon | Yes |
| Cindy Horgan | Yes |
| Alisa Magnotta | Yes |
| Julie Wake | Yes |

List of Materials Used/Presented

- Housing Strategy Presentation
- Housing to Protect Cape Cod Presentation
- State Ethics Commission Training



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