

**CAPE COD REGIONAL GOVERNMENT - ASSEMBLY OF DELEGATES
HARBORVIEW CONFERENCE CENTER @ 4:00 PM
BARNSTABLE COUNTY COMPLEX
3195 MAIN STREET
ROUTE 6A, BARNSTABLE, MA 02630**

APPROVED Journal of Proceedings - July 18, 2018

CALL TO ORDER

Deputy Speaker MCCUTCHEON: So we now have a quorum which means we can start.....

Let's have a moment of silence, please, to honor the troops that died in service for our country and all those serving our country in the Armed Forces.

(Moment of silence.)

Deputy Speaker MCCUTCHEON: Now we'll have the Pledge of Allegiance.

(Pledge of Allegiance.)

Deputy Speaker MCCUTCHEON: Madam Clerk, do you want to call the roll?

ROLL CALL ATTENDANCE

Present (59.27%): Ronald Bergstrom (2.84% - Chatham), Mary Chaffee (4.55% - Brewster), Lilli-Ann Green - (1.27% - Wellfleet), Peter Hughes (5.67% - Harwich), Christopher Kanaga (2.73% - Orleans, James Killion (9.58% - Sandwich), Deborah McCutcheon (0.93% - Truro), Susan Moran (14.61% - Falmouth), John Ohman (6.58% - Dennis), Brian O'Malley (1.36% - Provincetown), Linda Zuern (9.15% - Bourne).

Arrived Late (20.92%): Patrick Princi (20.92% - Barnstable @ 4:35 PM).

Absent (19.81%): Edward Atwood (2.30 - Eastham), E. Suzanne McAuliffe (11.02%- Yarmouth), Thomas O'Hara (6.49% - Mashpee).

Clerk O'CONNELL: Madam Speaker, you have a quorum with 59.27 percent of the Delegates present; 40.73 percent are absent.

Deputy Speaker MCCUTCHEON: Thank you, Madam Clerk.

APPROVAL OF THE CALENDAR OF BUSINESS

Deputy Speaker MCCUTCHEON: Can I have a motion for approval of the calendar of business?

Mr. O'MALLEY: So moved.

Ms. CHAFFEE: Second.

Deputy Speaker MCCUTCHEON: Any corrections, changes, substitutions? All in favor? Aye. Opposed? **It's unanimous.**

APPROVAL OF THE JOURNAL OF PROCEEDING OF 6/20/18

Deputy Speaker MCCUTCHEON: Can I have approval of the Journal of June 20th, 2018? Has everybody read it? Mr. O'Malley?

Mr. O'MALLEY: I was absent. I read it; I'll move approval.

Mr. BERGSTROM: Second.

Deputy Speaker MCCUTCHEON: Approval's been moved and seconded, all in favor? Aye. Opposed? **It's unanimous.**

SUMMARY: Communications from the Board of Regional Commissioners

- **Updated Assembly regarding Board action of 6/27, 7/11 and 7/18.**
- **Commissioners support consideration and investigation of potential training programs for public safety personnel through the Fire Training Academy (but not necessarily on FTA site)**
- **Permission granted to County Administrator to fill the vacant position of Human Rights Coordinator**
- **Town of Chatham seeking an emergency dredge permit**
- **Commissioners authorized and approved the FY'19 County Tax Schedule**
- **Commissioners are working on a plan to draft an RFP for county farm parcels to be effective when current lease expires in 2018**

Deputy Speaker MCCUTCHEON: We now have communications and report on County issues from the Board of Regional Commissioners, of which I happen to see two coming forward to report. Thank you, gentlemen.

Commissioner CAKOUNES: Thank you, Madam Speaker. It's been four weeks, but it's been actually three meetings that we've had that I have to report on for you today. July 4th fell on a Wednesday this year; the County Commissioners did not meet on July 4th. However, we did meet on June 27th, July 11th, and then today, July 18th.

In the interest of time, I will go through the agendas and give you my report as I normally do, and I will attempt to not get into the weeds on certain contracts and what I always term as just regular bullet-plate things that we do. It's certainly on the agenda, and I certainly would be available to answer any questions on things if you have any specific things.

So if we can go back to before the holiday, June 27th. We did approve our regular meeting minutes. We had a presentation on the County Human Services Department and the Resource Development Office. And I think, actually, you guys are going to be having a little presentation about some of that stuff later on your agenda.

We had a discussion and authorization about the Barnstable County Regional Emergency Management and Planning Committee. This one should draw some interest to you. Our Emergency Management Planning Team came to us back on the 27th and asked the County Commissioners to endorse their efforts to increase the training at our program that we currently run at a site as everyone knows as the Fire Training Academy. However, they want to increase training and offer training for public safety, which would include police officers and first responders. And I do want to say for the record that does not – they did not ask that those activities be on that site specific. I only use the Fire Training

Academy in my explanation because it's something that we, at the County, already do. We train firemen. We already train EMT and emergency personnel, ambulance personnel.

So what this team asked us -- asked the Commissioners to do was to support looking into and bringing back in the future a program that would increase that to now include all public safety, which would mean police officers. And they got a consensus of the Commissioners, all three of us agreed that it would be a great thing to do and sent them on their way to continue to investigate that.

We had a request from Jack to authorize the filling of the Human Rights Commission Coordinator. Under our New Hire Policy, he has to come forward and ask us to do that. We did give him authority to do that.

Back again on June 27th, if you remember, where you people voted the establishment of a Barnstable County Coastal Management Committee the week prior.

Well, the County Commissioners did the final vote on it, and now that ordinance is a law, if you will. And later on in my report, you'll hear me refer to that committee because we are now looking for members to appoint to it.

Then we had under "Commissioners' Actions" a number of different things and, again, in interest of time, I won't go through all of them.

There was a ground-use request that comes into us quite often. We also had an authorization for an amendment to the contract to Coastal Engineering to do, yet again, another six months' worth of work over at the training academy. We extended that contract to December 30th, 2018. And then we had a dissolving of septic betterments.

Other than that, the other stuff was basically contractual things, and as I refer to as a bullet-plate stuff that we do on pretty much a weekly basis.

If it's okay with you, Madam Speaker, I'll go through each -- all three and then open it for questions, or would you like me to stop in the middle?

Deputy Speaker MCCUTCHEON: Go through all three.

Commissioner CAKOUNES: Alrighty. July 4th, again, fell on a Wednesday so we did not meet on July 4th. That brings us to July 11th. July 11th we approved a regular session meeting minutes of June 27th that I just described to you.

We also had the dredge director, who is Steve Tebo; he came in and gave us an update and also wanted consensus from the board. Please remember that the dredge does not need the County Commissioners vote to go to the next job. We don't have the day-to-day hands in the operation of the dredge, although we are responsible for overseeing it.

However, there was a unique situation that came up in the town of Chatham. The town of Chatham is seeking an emergency permit to do some dredging to open up the waterways over there. Some local fishermen and certainly pleasure boats and even the harbor master is having a difficult time getting over some of the cuts at low tide. I guess the water is 8-10 inches deep, and they have to back up and kind of blast over it. So it's a safety concern. It's certainly a safety concern for the Coast Guard, and it's certainly an economic concern for the fishermen in the area.

So the dredge, again, Steve Tebo wanted to report to us that they were -- the town was seeking the emergency permit, and the County is moving the new dredge over to that site, and we will leave it there until that emergency permit gets approved. We believe and are hopeful that that's going to be approved in the next two weeks. And, then, subsequently, it will be an excellent opportunity for us not only to do this dredging which is

well needed in that area, as I mentioned earlier for the reasons, but it's also going to be an excellent opportunity for us to finally put that new dredge to a really good workout.

This particular area is nice sand, so it will move really good through the machine, but it's also how far we can push it in the pipes. And this is going to be one of those instances that we're, I hate to say this, but we're happy to have this particular thing because it's going to help us really put the dredge through the steps that we need to put it through to make sure that it's up to 100 percent speed. Yet again, it's a great thing for the fishermen certainly and the Coast Guard in that area because we need to get this done in the summer.

So if anyone asks, the dredges are over there in Chatman. One is doing -- the older one is going Mill Creek -- I should have wrote it down. There's another area where they had a permit already in hand and the older dredge is already doing that and is there now. Actually, I think they're done.

Administrator YUNITS: Mill Creek.

Commissioner CAKOUNES: Mill Creek.

Commissioner BEATY: Yes.

Commissioner CAKOUNES: I think they're all done with that. In fact, we got a call today that we were moving the pipes from the beach and we were asked not to do it because they're filming a movie over there or something. So there's a lot going on in Chatham.

But just so you'll know, the County is stepping up and is going to help the town of Chatham with that emergency dredging as soon as that permits in hand.

We did have the discussion about the appointments to the Barnstable County Coastal Management Committee. That's the one that -- the ordinance I referred to earlier. I'm going to come to that after today's meeting.

And then after that we did have A through J, so, I don't know, seven or eight different actions that we take that, again, we take on, basically, a weekly basis. I'll just go through some of them that might be of interest to you.

Through the Cape Cod Commission, we authorized the use of their Development of Regional Impact Mitigation Funds. Again, this is the town of Sandwich, so they'll be using \$66,000 of their money that is being held at the Cape Cod Commission, and it's to design a service road -- service road shared use path along the Service Road. So I'm sure the people in the town of Sandwich are happy to get that project moving forward.

We did have a ground use -- another ground use request as we always do. And, once again, because this is July now and we have entered our new fiscal year; we had to authorize the approval of the FY'19 County Tax Schedule, which was in your budget and you approved.

We also had to approve and authorize a 2019 Environmental Fund Tax, which is the tax that the Cape Cod Commission gets paid. So, once again, a bullet-plate stuff that we always do.

A number of different authorizations and executions of grants and creations of funds for those grants, just to give you an example of one of them, the Shepley's Wood Products, which we have a contract with so that our men here can -- men and women here can go over and buy products to do the work that they do on the site.

So that concludes July 11th, and that brings us up to today. Today's meeting we approved the minutes of July 11th, the one I just reported to you on.

We had a presentation and a discussion on the housing for AmeriCorps. I see that that's on your agenda, so I will not belabor you with what we heard at that point. I will save my comments, if I can maybe, during that presentation if someone wants to ask a question, but the good news is it appears that we are all set with the housing requirements that we need for FY19 except for one final little septic inspection, but I think staff will be able to address that later.

We had quite a lengthy discussion on the County Farm. The County Farm lease is up, and there is an RFP going out to lease the County Farm. Not to get into this as lengthy as I did at the Commissioners' meeting, but I want to give you all a head's up that the current lease that we are operating under is leasing the entire 98 acres to a single individual.

The consensus of the Board of Commissioners today was not to do that again.

And, in fact, we have divided the farm into a number of different parcels, and we're going to put out one RFP but request that the respondents respond to a technical response and a cost response on each parcel that they may be interested in.

What this will do is it will, you know, any farmer to lease 98 acres today is overwhelming, and we strongly believe that this will open up the bidding process maybe to some more applicants, number one. But more importantly and really the true reason why I believe the Commissioners, and I only speak for myself of why I supported it, but I know staff brought this idea forward and it was because as we move forward it's going to be a three-year lease with two 3-year extensions. And, if you can imagine, if I'm a farmer and I lease four of the parcels out there, and in three years I still want to lease all four of them but the County decides they do not want to lease a particular parcel, maybe they have interest in it for some other purpose, then they'll be able to say to that farmer, well, listen, you can still have Parcel 1, 2, and 3, but Parcel 4 we are not going to renew for the three-year extension.

So it just gives us the ability to, in three years, review it and make sure that we want to lease out the parcels that we wanted. But again, from a farmer's point of view, it also gives the farmer that opportunity. If the farmer is leasing four parcels of land and discovers after three years that he cannot make the money on four parcels and it's too much, then he can turn to the County in the three-year renewal and say, you know what, I would only like to renew for Parcel 1 and Parcel 2, and that way there the cost proposals are already figured out and in the RFP there's no discussion on, well, how do we credit you and stuff like that. It will all be done ahead of time.

That RFP -- today, there was a consensus of the board to go down that road and staff was instructed to prepare the RFP. The RFP will be on our agenda next week, and then we want to get it out as soon as possible. So you'll probably be seeing that out for the 30-day publications, and we'll probably end up going probably 45 days anyhow. And then, naturally, any lease that comes forward will have to come forward to the Assembly for their approval so.

The discussion regarding the appointments on the Barnstable County Coastal Management Committee came up again today. Although today we handed out or I should say I handed out a sheet, and this will be in our minutes and in our packets for all of you, and it is of the suggested names that have come forward or I should refer to them as nominees from the different organizations. I would like to say that the Cape Cod Commission and the Cooperative Extension both are going to have their executive directors

on, which we kind of thought was going to be that way anyhow. The County Commissioners have not taken action yet to who their appointee is going to be. One Commissioner at the meeting said he was interested. I said that I would like to probably nominate Steve Tebo seeing that he's the gentlemen that runs our dredge. I thought he might be a good candidate for that position. So, right now, we are still in discussions on some of those seats.

I do want to draw the attention to the Speaker and to the rest of the members here in the Assembly, you all have a seat on that board too. Now one of the members, John Ohman, reached out to me, the Chair of the County Commissioners, and said he would like to have his name put in to be nominated to be put on that board. I did not do that because I felt that, and I expressed to John, that he should go through the Speaker and then you guys should have a discussion because the nomination comes from the Assembly. It's not an appointment of the County Commissioners. But if Mr. Ohman is the only one that's interested, we would love to have him and simply put his name on.

There are three or four -- there are actually seven other members and those are the ones I won't read their names, but just to kind of remind you: The Conservation District, Cape Cod National Seashore, a town Natural Resource Officer, member of the Coastal Studies, and also, we're looking at someone from the Department of Ecological Resources and another town Natural Resource Officer.

So those appointments will be made next week. And, again, the document that's out is only a draft. It was only put forth to my fellow Commissioners, so they could come forward next week with their suggestions.

I think that brings me to new business; we had none. And then basically we had one, two, three, four, five, six, seven other things under "Commissioners' Actions."

Basically they were, once again, a use request for the County Complex. I guess I should state this, this is for the American Cancer Society and it's to use the complex for their bike -- I believe it's a bicycle ride for Making Strides Against Breast Cancer, and that will be October 14th, 2018. So as it gets closer to these dates, I will use this opportunity to certainly promote these nonprofits that are using our area for fundraising.

We did have a number again of some acceptances of grants, actually, one in particular with the disbursement of a grant, about \$51,000. We got \$121,000 but we okayed today to disperse \$51,000 of that \$121,000 specifically for the program, I believe that's the County of the -- God, it's not in my notes here; I'm sorry, but it was for the Housing Advocacy Group and the County -- the individual that does that so.

Again, we had a rendering of services at the town of Orleans. We do a lot of work for them in their County Health -- in their Health Department through the County Health Department here. That service or value was about \$31,900. We did a contract renewal for ProCourier, which is the person -- people that take our water samples out and distribute them where they need to go.

And then we had lengthy discharges of mortgages -- actually, I'm sorry, we only had one discharge of mortgages but I had to sign numerous releases of the septic betterments, which I do as chair.

Other than that, I think that kind of wraps it up. I'll be happy to answer any questions through the Speaker, and certainly Mr. Beaty, Commissioner Beaty is also here to answer any questions.

Deputy Speaker MCCUTCHEON: Brian and then Mary.

Mr. O'MALLEY: Thank you for the report, Mr. Chairman. Regarding the subject of the County Farm lease, are there conditions or parameters that you're going to impose about what sort of purposes these separate parcels might be used for? And, in particular, would there be any consideration to let's say a not-for-profit food bank that wanted to operate a not-for-profit farm to be generated that way. Is there any --

Commissioner CAKOUNES: You don't --

Mr. O'MALLEY: -- build into your process that would accommodate that?

Commissioner CAKOUNES: The only thing that we can build into an RFP to accommodate that is how we're going to rate the different proposals, and we did get into that today. Thank you for bringing it up, Dr. O'Malley.

What we're going to do is work on the rating systems. Any of you that are used to the 30B process, the rating systems are -- this is -- we see this as being advantageous, highly advantageous, advantageous, not advantageous and not acceptable.

Mr. O'MALLEY: Yes.

Commissioner CAKOUNES: So there will be criteria that we are going to fit in there that we will be able to rate the different applicants. I will tell you though that having some -- a nonprofit bid on one parcel to, let's say, for sake of argument, open it up to a community garden where a whole bunch of other people will be in there and having 10 foot by 10-foot parcels, I probably would say, as one County Commissioner, I would rate that as not advantageous. This is a commercial operation, a commercial agricultural operation and it's been operated as such, and I think that we would look at more -- a more advantageous proposal being along those lines.

We did discuss though, very briefly, organic versus nonorganic, and the consensus was, again, that organic would probably be rated as highly advantageous and there will be language in the RFP stating that if a non-organic farmer does get a parcel and the parcel happens to either be near or somehow impact an organic farmer, then the rights of the organic farmer would overrule the rights of the non-organic farmer. And I refer to Best Management Practices when we incorporate that language in there.

Mr. O'MALLEY: Okay. And then just in follow up then, how would this list of criteria that you're going to be applying the ratings to be developed, who's going to be doing that?

Commissioner CAKOUNES: Staff and the Commissioners.

Mr. O'MALLEY: Okay. Thank you.

Commissioner CAKOUNES: That's it?

Ms. CHAFFEE: No, one more.

I have a follow-up farm question for you.

Commissioner CAKOUNES: Okay.

Ms. CHAFFEE: Can you tell us about how many parcels there will be and their size?

Commissioner CAKOUNES: Okay. There's 98 acres in this piece altogether. We have no interest in leasing any of the buildings and structures that are in the center of the property. There's a large cow barn and the old milking barn. There's the building that we use to house the members of the Extension Service. So those buildings are all going to still remain under the care and custody of the Commissioners. They're not going to go up for

lease.

The small farm stand, if you will, that's kind of on the road on the right when you drive in, that will be going up for lease. The green houses that encompass the back of that will be going up for lease.

And then as you look at the property and drive in on the left-hand side, there are three fields, for lack of a better explanation, just raw fields. They will be going up for lease. And as you drive down in the back and take a left on this side of the railroad tracks, there is also two buildings; they're referred to as poultry buildings. They will be going up for lease.

And then there will also be F8, which is a tract of land on the opposite side of the railroad tracks, which I think is about six and a half/seven acres will be going up for lease. So the total acreage in the front, don't quote me on this, but I believe it's about 30.

The parcels that I mentioned on the front as you go in on the left-hand side. There is a detailed map of this in our packet and it was handed out today. So without putting a

Mr. Whoopee board up like I did at our meeting and tried to explain all this to you; there is documents in our meeting packet that you'll be able to see. They are color and they're pretty self-explanatory, and they do have the acreage on them also. Those are the actual things that will be included in the RFP. So anybody bidding will know how many acres they're looking at.

Ms. CHAFFEE: Great. Thank you. I was looking for more detail so that anybody listening or watching who is --

Commissioner CAKOUNES: Tell them to watch the Commissioners' meeting because I've already been told I went into way too much detail.

Ms. CHAFFEE: And it will all be on the website?

Commissioner CAKOUNES: And once the RFP is developed, it absolutely will. And the RFP will include in detail the areas that will be up for being available.

Ms. CHAFFEE: Thank you.

Commissioner CAKOUNES: And, again, I cannot stress that just because they're being offered in one RFP we're going to require that the applicants send back individual, technical, and cost proposals for every parcel they're interested in. So we may end up with just one farmer, but he will have it on a three-year lease with the ability at every three-year renewal for the County or him or her to say we don't want Parcel 15 anymore. Not that there's 15 parcels but that's just the way they're numbered.

Ms. CHAFFEE: Thank you.

Commissioner CAKOUNES: Again, it's a confusing situation. You've got to watch the Commissioners meeting. I had my Mr. Whoopee board up. I did my best to make it un-confusing. I was going to bring it today but your agenda's too long so.

Deputy Speaker MCCUTCHEON: Mr. Ohman.

Mr. OHMAN: Thank you, Madam Speaker. Yes, Leo, I caught a little bit, so there will be remuneration this time? It will not be given out as a -- to a farmer as it has been for the last extended --

Commissioner CAKOUNES: I can't answer that question. This will be an RFP. It's going to go out. I would hope that anyone wanting to lease it is going to add some kind of a dollar value to it. But certainly they don't have to. They can respond to an RFP and say that we're going to -- we want it and we don't want to give the County anything. So,

it's an RFP process.

If you're asking me, personally, as one County Commissioner, I will not support to lease that property to anyone for any purpose without some kind of money, but that's me, one County Commissioner.

Mr. OHMAN: And you did say that you will be having input in the RFP, not just - the Commissioners will have --

Commissioner CAKOUNES: Oh no. The way we voted today was that we like the concept of the RFP being broken into parcels, and we like the concept, as I had mentioned earlier, of being able to retract and maybe even add in the future parcels that we've not got out there this time.

And the other language that we talked about and one other thing that came up, I know I mentioned organic and non-organic, all that stuff; the way we're going to rate it.

We had a full discussion on all that. And then also no crop that is not permissible by not only state but federal law will be allowed to be grown there. And the County

Commissioners asked that the staff and because I've kind of done some work into it up to now, I'm sure I'll have some input in it, bring together a draft RFP and bring it forward next week for the Commissioners final review and final approval.

So the short answer to your question is yes, the Commissioners will have input in it.

Mr. OHMAN: Just one last one. In the past, you required an educational component to the farming. That sounds like it's not going to be part of the RFP this time, and I'm not sure how successful it has been anyways but --

Commissioner CAKOUNES: First of all, I'm going to be a nitpicker; you said "you required." I was not a County Commissioner, and, for the record, I was not even a member of the Assembly of Delegates when the official first lease went out. I was actually president of Farm Bureau, and I recommended at that time, as a member of the review board, that the County not lease the property out unless there was an educational factor in it.

But then, again, back then they were leasing out a number of large buildings including the barn. That is not included in this lease. What's included in this lease is just fields and the two poultry houses.

So absolutely I would think that any educational component, any technical proposal would gain an advantageous or highly advantageous score. I can't see how anyone would vote something that has that kind of a factor in it as not being advantageous.

Mr. OHMAN: Yes.

Commissioner CAKOUNES: So that gives, you know, I can't give people -- tell people how to respond to this because it's an RFP so we've got to wait to see what comes back.

Mr. OHMAN: Thank you.

Deputy Speaker MCCUTCHEON: Mr. Bergstrom.

Mr. BERGSTROM: Yes, just a quick question. Have you had a full complement of County Commissioners at these three meetings?

Commissioner CAKOUNES: Yes.

Deputy Speaker MCCUTCHEON: Mr. Killion

Mr. KILLION: Thank you, Madam Speaker. Good afternoon, Commissioners.

Just a question on the Coastal Management Committee and the appointments; the original ordinance called for staggered three-year terms?

Commissioner CAKOUNES: Yes.

Mr. KILLION: So have you determined how you are going to create these positions which one will be maybe one two-year terms and then one will be a -- which one will be a full-term to put that staggering in place?

Commissioner CAKOUNES: I did not do that today. And the handout that I handed out today did not have that. It just said that they'll be three staggered terms. How I usually do that when the task is put on me to do it prior to the vote is basically close my eyes and just do a lottery system.

Because first of all, the department heads will not have a term, so the representative from the Cape Cod Commission nor the Extension Service will have terms.

Our appointee will have a term; your appointee will have a term. I am going to try to have all the terms run out on January probably 5th because that's the first meeting of the County Commissioners usually. And, basically, there will be some appointees that are going to be appointed only from now until January 5th, but most likely they'll just be reappointed again.

So when I do it, it's done by just closing my eyes and going -- picking three and going, okay, those three are for three years, these three for three because its -- anyhow.

Mr. KILLION: Okay.

Commissioner CAKOUNES: But that hasn't been done as of yet.

Mr. KILLION: All right. Thank you.

Deputy Speaker MCCUTCHEON: Mr. Hughes.

Mr. HUGHES: Thank you, Madam Chair. Leo, can we get back to the Chatham emergency dredging? Just out of curiosity, moving the dredge there to do this, how long will that be tied up; do we know? And what project -- what dredging project or project will be delayed because of that? In other words, where is it supposed to be at this point in time?

Commissioner CAKOUNES: Excellent question. I can't tell you how long it's going to be there because I cannot tell you when we're going to get the emergency permit.

If we get the emergency permit, hopefully before the end of July, I don't see the project itself taking more than a week.

The good thing is no projects are going to be postponed because currently right now the dredges are sitting. We did have an opportunity and a unique permit for Mill Creek in Chatham, ironically, but dredging, for the most part, is not done in the summer and done during this season.

So this is why I referred to this as a good, unique situation because we're not stopping anything. We haven't moved into a job or anything like that. And, quite frankly, we're probably going to look to leave it there even after the dredging's done until the season starts again in the fall.

Mr. HUGHES: Thanks.

Deputy Speaker MCCUTCHEON: Mr. Cakounes, I have a question for you. What are you doing in the poultry buildings? What kind of activities go on there? Are you raising chickens or eggs or both?

Commissioner CAKOUNES: Well, see, this is the problem. The current lessor, sorry, lessee of the property the way the current RFP went out has control of the entire 98

acres minus a few buildings that the County has. So, quite frankly, the County, we don't do anything with those buildings.

Deputy Speaker MCCUTCHEON: Well --

Commissioner CAKOUNES: Now, to answer your question specifically, to my knowledge right now there's nothing going on in those buildings. The lessee at one time raised chickens for eggs and did use the poultry building for what it was designed for, eggs, and the egg business did not pan out from what I understand, and he simply got rid of the egg chickens. I believe he tried a meat chicken-raising thing, that didn't work out.

To my knowledge currently, I do not believe there are any animals in these buildings. I think one of the poultry buildings, the smaller one, I think he uses for an area for the pigs to give birth because the pigs are actually out on one of the back pastures in small little Quonset huts when they're raising them, but it's kind of like a birthing place.

So one of the reasons again looking at putting these out in separate parcels makes a lot of sense because we find that the lessee is not using them, and we might have a purpose for them. It would be easier in three years for us to say, you know what, we're just taking this back so.

Deputy Speaker MCCUTCHEON: So do you have any provisions in any of your RFP or any plans for humane raising and slaughter of animals in this operation?

Commissioner CAKOUNES: Slaughter has not been talked about, and I don't even think that that would be anything that we would be interested in. That would rate as not advantageous at all. This is -- there is a compost pad on the site, and it is a licensed compost pad, but it is not licensed to render meat though, so we cannot take in and dispose of either carcasses or discarded animal parts.

Deputy Speaker MCCUTCHEON: Well, what are you doing with the pigs?

Commissioner CAKOUNES: He sells -- he brings them to a -- this particular person who is running it now?

Deputy Speaker MCCUTCHEON: Yes, what does he --

Commissioner CAKOUNES: He brings them to a certified, USDA certified organic slaughterhouse off the premises. They process the animals there, package them.

The meat is frozen, and then he brings the meat back to the establishment, and in those front buildings that I mentioned, the farm stands, he puts them in freezers and sells them to the public there.

Deputy Speaker MCCUTCHEON: Now are the chickens that were used to lay eggs, were those chickens kept in cages? Were there --

Commissioner CAKOUNES: No. The poultry barn was designed actually by the sheriff and by the inmates, and for lack of a better way to explain it; it's almost about the size of this room. And, basically, the chickens walk around inside the room itself. It's a controlled kind of environment. The number of chickens, you need to consider fans and things like that because they overheat. I mean even the size of this room, if you would put too many chickens in here, it would get very, very hot, especially this time of year.

Anything like that because we cannot be specific on what people will propose to use these pieces of property for, we can only in the RFP process and in the evaluation process judge with Best Management Practices and GAP, Best Agricultural Practices, and both those two documents will be referred to in the RFP. And all the stuff that you mentioned is referred to in the GAP, which is Good Agricultural Practices.

Deputy Speaker MCCUTCHEON: My question is are you going to require that those practices be followed by your new tenant?

Commissioner CAKOUNES: Absolutely.

Deputy Speaker MCCUTCHEON: All right. Thank you.

Ms. MORAN: He's got a question.

Deputy Speaker MCCUTCHEON: Yes. Mr. O'Malley.

Mr. O'MALLEY: I just want to request, through the Speaker, that when the RFP is approved that it's -- that it be distributed to the Assembly.

Commissioner CAKOUNES: Sure. It will be public record so that's no problem.

Commissioner CAKOUNES: Yep, we'll make sure you get it.

Deputy Speaker MCCUTCHEON: Mr. Princi, welcome.

Mr. PRINCI: Thank you.

Deputy Speaker MCCUTCHEON: Go ahead.

Mr. PRINCI: I'm sorry if I -- I may have missed this earlier, but when you mentioned the property being divided into separate parcels, are you familiar with that parcel off of Cindy Lane, which is basically -- it's one where the farm's located, it's about one street west of the farm, and you would have to access it by going from the farm --

Commissioner CAKOUNES: It's not going to be in the proposal; that piece is not included in the proposal to go out.

Mr. PRINCI: To go out at all?

Commissioner CAKOUNES: No.

Mr. PRINCI: Is there any consideration that it could go out?

Commissioner CAKOUNES: Not right now. The way we structured this RFP process though is that we will be able to look at other fields that are out there, and we will be able to follow up with future RFPs.

Mr. PRINCI: Okay.

Commissioner CAKOUNES: But I think it was the consensus certainly of staff, myself and the Commissioners today that the amount of parcels that we're putting out is confusing enough and we should just get this RFP written, get all the concerns in as even the Speaker has mentioned and get it out there. Because the other alternative is to put the entire parcel out as one piece, which is what we do now, and I wouldn't support that, and I don't think my fellow Commissioners would.

Mr. PRINCI: So that piece that I'm referring to is not in any of the RFPs at this point?

Commissioner CAKOUNES: Well, first of all, there is no RFP that exists yet.

Mr. PRINCI: Well, the proposed RFPs.

Commissioner CAKOUNES: There's not considered -- in today's discussion, it was not considered to be included.

Mr. PRINCI: Okay.

Commissioner CAKOUNES: No.

Mr. PRINCI: Okay. Thank you.

Commissioner CAKOUNES: If you want it included, I'll be happy to talk to you further about it.

Mr. PRINCI: No, no. I would like to speak to you at some point.

Commissioner CAKOUNES: Absolutely.

Mr. PRINCI: Only because it's been --

Commissioner CAKOUNES: The parcels, by the way just for reference purposes too; when you drive in the property and the property is not divided in half but for sake of argument it's pretty much three-quarters I guess or 5/8ths. The Southside of the property, on the other side of the railroad tracks, we're only leasing five of the 50 acres over there.

Mr. PRINCI: Okay.

Commissioner CAKOUNES: So that whole area we just want to keep right now. Staff and myself, I haven't shared this with my fellow Commissioners, but we have some other ideas that we might be coming forward with that.

Mr. PRINCI: So with the Speaker's approval, since it is parcels that are all in my district, I'd like the permission to speak about these matters further with the County Commissioners under the Charter.

Commissioner CAKOUNES: You don't need her permission. You can call me anytime you want.

Deputy Speaker MCCUTCHEON: Well, I don't know; I think he ought to ask me. I think he ought to ask me. I mean everybody ought to ask me. But go ahead, Mr. Princi.

Mr. PRINCI: Thank you.

Deputy Speaker MCCUTCHEON: You can speak with him privately if you'd like.

Commissioner CAKOUNES: Great.

Deputy Speaker MCCUTCHEON: We'll interrogate you after.

Commissioner CAKOUNES: Thank you.

Deputy Speaker MCCUTCHEON: Anything further for Mr. Cakounes?

Commissioner CAKOUNES: Could I just -- I'm not sure, through the Speaker; Mr. Princi, I'm not sure when you joined us because I don't think you were there when I did this part. But at one of our meetings that I reported on, I did say that our Emergency Management Team has come to us and asked us to support the concept of increasing our training from not just fire -- the Fire Training Academy and emergency respondents or the EMTs but also to include police. And the three Commissioners overwhelmingly supported that concept, and they are now going out and looking and putting together some proposals.

One of the bad things that came out of that, and this really was very small; I don't want to label it as a bad thing, but it was not for or authorization of use at the Fire Training Academy property.

Mr. PRINCI: Okay.

Commissioner CAKOUNES: A lot of people said, "Oh my God, you're going to expand that and do police there." That's not what was proposed. It was just looking into doing training. I don't know where it's going to be. It could be here in this building. It could be in our --

Mr. PRINCI: There's one -- there's an academy in Plymouth that's sufficient too.

Commissioner CAKOUNES: Yes, so.

Deputy Speaker MCCUTCHEON: I think you can cover this in your private discussion.

Commissioner CAKOUNES: I'm just updating him because he was late, Madam Speaker.

Deputy Speaker MCCUTCHEON: That's nice but --

Commissioner CAKOUNES: And it's his constituents that are concerned.

Deputy Speaker MCCUTCHEON: That's fine, Mr. Cakounes. Anybody have any further questions? Okay. Thank you, very much.

Commissioner CAKOUNES: Thank you.

Commissioner BEATY: Thank you.

**SUMMARY: Communications from County Administrator Jack Yunits, RDO
Director Julie Ferguson and AmeriCorps Program Coordinator Dan Schell A
regarding the future of AmeriCorps Programs**

- **FY19 budget process resulted in program participant reduction from 32 to 24**
- **RDO also experienced transitional cuts in staff through attrition**
- **RDO Director may be doing more grant work for the county and less with RDO and AmeriCorps**
- **Due to the loss of existing housing the County is exploring alternative sites for AmeriCorps participants**
- **AmeriCorps Annual Report for '17 & '18 distributed to Assembly Delegates**
- **AmeriCorps savings to the towns is approximately a million dollars in staff hours each year**
- **AmeriCorps 19th graduation scheduled for 7/26/18 at 10 A.M. at the CCCC Tilden Arts Center**

Deputy Speaker MCCUTCHEON: And now we will hear from Mr. Yunits and Ms. Ferguson. Well, you're not Mr. Yunits and you're not Ms. Ferguson, so who are you?

Mr. DAN SCHELL: I'm Dan Schell, the Program Coordinator for AmeriCorps Cape Cod.

Deputy Speaker MCCUTCHEON: Oh, great. Well, thank you, very much, for coming.

Mr. DAN SCHELL: Yes.

Administrator YUNITS: I think we were brought here today to talk a little bit about the slight shift in the AmeriCorps program that began out of the budget process last fall. Dan had alerted us to the fact that one of the Wellfleet houses was going to probably be disallowed by the Feds, and we knew we had to take a good hard look at reducing the program from 32 to 24, so we did so.

At the same time, other budget pressures, remember we have a \$400,000 obligation we didn't foresee years ago to the Town of Barnstable for the Mary Dunn well clean up.

We made some other transitional cuts through attrition to RDO. And, therefore, to assist Julie, Mike Maguire from Extension, Sean O'Brien from Health, and myself are going to work with Julie as part of an advisory team to help Dan through the year. We don't expect it's going to be a lot. Dan and Andrew do a tremendous job right now running the AmeriCorps program under the AmeriCorps grant, but we wanted to make sure that Julie had the support necessary so that she could transition to doing more grant work for the County and less RDO AmeriCorps stuff. So that's where we are on the program itself,

and that's why it's kind of changed a little bit.

On the housing issue, Dan has worked extremely hard. We've looked at homes at Braggs Farm, the fire station in Brewster, a couple sites in Barnstable. And at this point in time, the apparent fix looks like it's going to work as follows. The present Gosnold House, as the chairman has alluded to in the past, cannot continue to house 13 people. In fact, it's in need of extensive renovation.

So, we have terminated the lease with Gosnold across the street from the halfway house, and we're in the process now working with the AmeriCorps staff and the facilities department. We're going to begin painting and doing some minor repairs to that house. It's in great structural shape.

Sean O'Brien went out with Steve Tebo this week. They checked the septic system; it passed. So we're ready to go with the Gosnold House on the condition we do some minor repairs. It will house 6 to 8 people. We're not sure yet, probably 6, a coordinator or housemaster as they call them. And Dan has been working with the town of Barnstable. There's an old Sheriff's Farm, they call it, out on Route 149. It can conceivably house as many as six as well. There is some septic issues.

Sean O'Brien and George Heufelder have talked about if that continues to be an issue, we'll go ahead and put an alternate innovative technology septic system that George does all the time ----- working with the town of Brewster right now to actually deploy six or seven of these in nonprofit settings in Brewster.

So, we're not worried about the technical challenges to Barnstable. We just hope that we can get the deal done soon. And there is one more backup strategy, if necessary, for the other six members and that would be to do the work we need to do in a minimal way at the existing home in Pocasset to house six more.

But the Barnstable site is an ideal site because it's right in the middle of the Cape. We don't want to go any further, Outer-Cape, because we have to concentrate at this end as well.

So those are the plans for AmeriCorps. Those are the substantive changes that will occur. Dan will continue to run the operation on a day-to-day basis with Andrew. And Julie, Sean, Mike, and I will simply be there for oversight advice on the finance end of things as we move on.

Oh, by the way, Dan has brought today the Annual Report that just came out today on the AmeriCorps program in '17 and '18.

Administrator YUNITS: You'll see when you look through the report over the next couple days that the AmeriCorps program is extremely town centric. A lot of the team members, sorry about that, the team members -- when people are younger than my kids, I generally call them kids; the team members are assigned oftentimes the harbormaster and shellfish agents, Boards of Health, conservation officers in the various towns. And that's one of the things we want to support Dan with this year with those programs.

The savings to the towns probably encroaches close to one million dollars, seven figures every year, and you'll see that in the amount of hours that the staff contributes.

I can tell you from first-hand experience, and I know Leo's been there to see as well, our shelters and our emergency management here at the MACC, we couldn't make it happen without having these kids. They're trained by Phil Burt in the fall and prepared for these positions. We couldn't do it without them. They're a huge asset to us in the

emergency management part of County government.

Mr. DAN SCHELL: And just one more that we are finishing up year '19, so a year from or a week from tomorrow, next Thursday we will be having our year '19 graduation at the Cape Cod Community College in the Tilden's Art Center at 10 o'clock.

So everyone's, obviously, invited to join us there.

Deputy Speaker MCCUTCHEON: Mr. Bergstrom, go ahead.

Mr. BERGSTROM: You know, you said you couldn't do it without the AmeriCorps volunteers but, obviously, you're going to have to do without some of them because you have fewer -- you have 25 percent fewer than we had last year.

Administrator YUNITS: Yes.

Mr. BERGSTROM: What confuses me about the housing situation is that my understanding that we receive compensation or matching funds from the government for providing housing to these people. Okay. If we utilize a building that's not owned by Barnstable County, we won't be eligible for those funds, at least in my understanding. And then, therefore, we will be short in remuneration to the federal government by that amount; is that accurate or is that --

Mr. DAN SCHELL: So our grant is basically a 50-50 match.

Mr. BERGSTROM: Right.

Mr. DAN SCHELL: So the County is required to provide 50 percent of the overall budget for the program, and then we get 50 percent from the feds.

Mr. BERGSTROM: Right.

Mr. DAN SCHELL: So the match funds that the County provides, half of that roughly currently is our in-kind housing. It's not a cash match that the County provides but it's the housing which right now is roughly \$460 per month per member that we provide housing for.

Mr. BERGSTROM: Okay.

Mr. DAN SCHELL: So that housing -- some of that comes from the seashore housing right now. We have, basically, we're getting in kind for 18 members at that rate, and then the other 13 is coming from the Bourne house currently. So moving into next year, we're going to be missing out on that in kind by we're going to be receiving less of that federal money as well.

Mr. BERGSTROM: Okay.

Mr. DAN SCHELL: The overall budget's shrinking on both sides.

Mr. BERGSTROM: All right. Have you been in contact -- I mean I don't want to express my ignorance on how you reach out to the various communities, Chatham being one of them, they do a great deal of work in our shellfish propagation program.

Have you had any feedback from towns as far as scheduling AmeriCorps volunteers? Do they feel that their requirements can be met?

Mr. DAN SCHELL: Yes, I think the biggest impact is going to be, obviously, with Fire Corps going away and, obviously, the shelters. It's going to be a little trickier dropping down to those numbers. But we're hopeful Andrew, who's sitting back here is one of our other full-time office staff members; we're hoping to sort of expand the training by offering a full course so that everyone's getting wild fire training that the Fire Corps was getting previously.

We've tried to take a lot of steps to increase our efficiency by increasing our power

tool use. Previously, people were just going out with hand saws and loppers, which is just crazy to me.

So, we're hopeful that there won't be a huge -- that service partners won't notice a difference in services, but I think we were able to structure things to make that happen.

Mr. BERGSTROM: Okay. The Pocasset house is currently occupied right now, okay? The only request I have is in the days before you decommission it you invite everyone who ever lived there to come in and have a big party and take a picture.

Mr. DAN SCHELL: Yes.

Mr. BERGSTROM: All right. Maybe you'd have to stand them outside the building because there would probably be too many to fit inside. I think that would be a good idea. I've seen the picture on the website of them sitting around the table, kitchen table? It's quite an impressive group of people.

Mr. DAN SCHELL: Thank you.

Deputy Speaker MCCUTCHEON: Go ahead, Linda.

Ms. ZUERN: Thank you for being here today. I have a question about the volunteer pay that each member gets. It's minimum wage; is that correct? That each person gets minimum wage for their hours?

Mr. DAN SCHELL: It's actually less than minimum wage. Right now the members receive \$6,600 over the year because it's a year of service. It's not a job; they're not employed. They're technically here volunteering for a year. They don't receive unemployment after they leave here, so it's a living stipend. It's not technically a salary.

Ms. ZUERN: I was under the impression that even volunteers had to get minimum wages.

Mr. DAN SCHELL: It's a requirement for the federal government that it's not listed as employment per se. That's the same reason they're not eligible for unemployment. It's similar to doing Peace Corps. They're not receiving, you know, --

MS. LINDA ZUERN: Okay. So my question is if the minimum wage goes up, would that affect your budget at all or would they still get the same?

Mr. DAN SCHELL: No, it's still the same.

MS. LINDA ZUERN: Okay. Thank you.

Deputy Speaker MCCUTCHEON: Go ahead, Mary. You're next.

Ms. CHAFFEE: Thank you. Thank you, all, for this update. Mr. Yunits, I wanted to just check my math with you. So we're looking for housing for 24 people; is that right?

Administrator YUNITS: Yes.

Ms. CHAFFEE: And you told us there was going to be three housing opportunities; the current Gosnold House will house from six to eight?

Administrator YUNITS: Yes.

Ms. CHAFFEE: And the Sheriff's Farm up to six?

Administrator YUNITS: Yes

Ms. CHAFFEE: And the Pocasset dwelling up to six?

Administrator YUNITS: If necessary. The Pocasset dwelling would be an absolute last ditch temporary accommodation for six if Barnstable doesn't come through at this point. And we are also in discussion still with Brewster about the old fire department.

Ms. CHAFFEE: Because there's still even with those three, there's still a delta.

Commissioner CAKOUNES: Wellfleet.

Administrator YUNITS: Yes.

Mr. DAN SCHELL: Yes, so we still have the, what we call the HAC House, which is we use through the Cape Cod National Seashore, which it currently houses 13 members and a supervisor. Next year it's going to house 12 and a supervisor. So the number that we were sort of looking to resolve was the 12 members that we were hoping to house in the Bourne house.

So right now the ideal solution is six and six; six was the Gosnold House and six in Barnstable.

Ms. CHAFFEE: That clarifies it. Thank you.

Administrator YUNITS: Thank you.

Deputy Speaker MCCUTCHEON: Okay.

Mr. OHMAN: Oh, I just want to give my appreciation for everything you're doing. It's good to hear that you've come up with a plan to even work harder to maintain services with eight less people.

But you're going to have the equipment for the fire folks? Are you going to try to use those on off days, or are you going to have less placements? How -- because I know that the National Seashore really needs that service and it's such an amazing -- I've been out and watched the fire -- with volunteers. What you don't see is that the six people that we have on AmeriCorps are part of that program, but they have an amazing amount of volunteers from that area that come out, and they work with those young adults to do amazing work to maintain the National Seashore. And I'm just grateful that that's not gone away completely. I didn't understand that until this discussion today.

So are you going to have some way to maintain some function of the fire portion of those six members?

Mr. DAN SCHELL: Yes. So traditionally, we've only trained the six-member Fire Corps under sort of the supervision of Dave Crary who's the fire management officer out at the Cape Cod National Seashore.

Moving forward, our plan is to work with him to provide training to all 24 members. We've actually worked to sort of, this past year, to build a simpler fire tool cache and get protective equipment, nomex clothing that's fire retardant for them to use. The whole Corps, even in small groups, could go out and do these burns when requested either through towns or through the seashore.

Deputy Speaker MCCUTCHEON: Go ahead.

Ms. GREEN: Thank you. It's hard to see you. We've got this pole. But thank you for all the hard work you do. So given the fact that I'm Wellfleet's representative to the Cape Cod National Seashore Advisory Commission, I did ask about this issue about this team of six going away.

I guess I'm a little bit, I would say, confused. If they felt that it was the cycle that was not working for them but everybody is going to be trained, what's --how does this work?

Mr. DAN SCHELL: So there's two different sort of aspects of fire management that we're looking at. So our primary focus has been on doing prescribed burning here on Cape Cod. Dave Crary, the fire management officer, had traditionally had prior to the Fire Corps establishment six years ago a Fire Corps that he would go out and respond nationally to wildfires.

Sort of the way that our program operates, our members are gone in August, which is peak fire season when Dave actually really needed to have folks be able to go out. So that was sort of where that issue came about, and that's one of the few reasons why we decided. It wasn't like an argument that we had or anything. It was a mutual decision just that it wasn't a perfect match, but we're still going to be able to provide the prescribed burning services working with Dave. He's going to provide the training and provide some equipment.

Ms. GREEN: So, just in summary, it's a very reduced program then is what you're talking about?

Mr. DAN SCHELL: Yes. So we'll be down eight members and six of that eight will be the Fire Corps. So we won't be out doing the intense land management five days a week like the Fire Corps had done.

Ms. GREEN: Thank you.

Deputy Speaker MCCUTCHEON: Yes.

Administrator YUNITS: By the way, point of order; the lease would have to come back to you, through Barnstable anyway, so you'll see it again as with the lease on the farm. Leases and fees have to come before the Assembly. Thank you.

Deputy Speaker MCCUTCHEON: Well, Mr. Yunits, I would hope so since several other things we talked about having come in front of us didn't so. And we hadn't seen the existing license which is, of course, not your fault but, yes, we would appreciate it.

Administrator YUNITS: Yes, sure. Okay.

Deputy Speaker MCCUTCHEON: Thank you.

Administrator YUNITS: Thank you, Madam Speaker.

Ms. JULIE FERGUSON: Thank you, Madam Speaker.

Deputy Speaker MCCUTCHEON: Thank you, very much. Where are we? Communications from public officials? Is there any public officials?

Mr. BERGSTROM: You forgot the --

Clerk O'CONNELL: Number 10 next.

SUMMARY: Cape Cod Commission Communications Chief of Staff Heather Harper

- **PowerPoint presentation to Assembly Delegates regarding planning for Cape Cod communities and housing needs**
- **CCC developed a Regional Housing Market Analysis**
- **85% of land on Cape Cod is developed**
- **Population and employment expected to increase through year 2025**
- **Data shows the potential for year-round market growth through year 2025**

Deputy Speaker MCCUTCHEON: Oh, I almost skipped her.....Heather Harper from the Cape Cod Commission with a presentation.

Ms. HEATHER HARPER: Thank you.

Good afternoon, everyone. Heather Harper; I'm the Chief of Staff at the Cape Cod Commission. I've been asked to give you just a briefing on a couple of projects that we've

worked on; one that was completed last year and one that's underway, and they really have dovetailed right into each other. So I will sort of launch right off. I know I'm keeping you from a really glorious afternoon.

Mr. OHMAN: That's all right.

Ms. HEATHER HARPER: Here we go. So in the role at the Cape Cod Commission in order to support the initiatives of affordable housing and healthy environment, we really focus on planning for a healthy and resilient Cape Cod communities anticipating and guiding housing needs.

In order to do that, we really felt that we needed to, one, make sure they were oriented to where we are. We're a region-wide agency, 250,000 people in the region; 162,000 housing units; 96,000 employee jobs, with over 85 percent of our land protected or developed, so leaving just a small percentage of developable land in the future.

So in order to do that type of anticipatory planning that's fact-based, we took a look about a year ago at developing a Regional Housing Market Analysis. And it was the first one of its kind.

The first time we've looked at the housing market on Cape Cod in its totality as a housing market. And so in order to do that, and there's no data on this slide that I expect you to be reading; we will get to some of that in a minute.

We did a full Economic and Demographic Forecast. So we took a look at the economy, what has occurred in the last 10 years in the past and forecasted what the economy may look like between now and 2025. And we did the same thing on the housing supply as well as the household formation.

So in order to take a look at the housing market, we needed to take a look at the fundamentals of the economy overall. So all that material is available to you; I'll make sure you know how to find that before we leave today.

So some of the findings of that Demographic and Economic Forecasts looking ahead; we do project some population growth in the region between now and 2025. So we're expecting about 3.3 percent increase in population, which is a very modest increase over a 10-year period. We're projecting a 5.5 percent increase in employment and that's anticipating what some of the national and regional local economic factors may bear on the local economy. At that assumes that our economy continues to function normally as a normally functioning economy.

And then we expect a 3.4 percent increase in households and that, really, increase, is, you know, minorly in part of population growth but it's very much in part of declining household size. We know that households across the nation and on Cape Cod are declining and on the Cape declining at a rate faster than the nation and the region. And that, again, has to do with the demographics of being more single householders.

So one of the big takeaways for me, I've been on the Cape for many, many years and have really felt that I knew the economic cycles of the region to tell what was going on in our economy just based on my own experience with it. But I was really surprised to find you can see that this chart the orange, more yellow, show year -- net new year-round units in the housing market.

The pink are the second-home units, and the net increase in second-home units. So in the 90s, you see from 1990 up to 2000 that the new single home units on the Cape really superseded significantly the number of new second-home units. And we can all recall

really feeling in that period that we were becoming much more of a year-round economy. There were more jobs. There was more economic activity in the region. And that started to stabilize around 2000 where you see the second-homes starting to creep up.

But what happened in 2005 -- from 2005 to 2015 is a complete reversal, that we see significantly more net new second-home units created in our market than total new year-round units.

And what happened in 2010 to 2015 was a complete shift in the housing market where we gained a significant, I think it was over 3,000 -- over 5,000 seasonal housing units; at the same time lost 3,000 year-round units. So the market itself shifted significantly from trending towards a more year-round market to a more seasonal market.

And that really was a result of the great recession where we, as you know, withstood that recession from a land-value base much better than many other areas of the region or even with the nation.

But what that's saying though is that this is a safe place to make investment, where second homeowners or retirees saw the Cape as a safe place to invest and buy a home for either investment purposes or to retiring, of course, that's part of your investment strategy.

And that signaled again out to the greater economy that this is a safe place to put your money. And so the more folks that invest in this economy as a second-home or retiree destination really signals out that this is a good place to do that. So we expect that that trend where the seasonal market outpaces the year-round net market to continue for a couple of years. And if we see the economic growth that we hope to see in the next several years, we may see an increase in the year-round market grow in 2025 so.

To me, that was a big shift that I really -- I hadn't anticipated which really demonstrates the importance of doing this type of fact-base analysis when you're doing your policy work.

Some of the other things that we know is that we lack diversity in our housing market. So on Cape Cod, we support about 82 percent of our housing market is single-family detached. And what this doesn't show you is what's happening in the nation and the state. If you look at the same data statewide, the state supports about 50 percent of its housing stock in single-family homes and the nation is about 62. So we're very different, much more homogenous. We have more housing monoculture, a single note economy in the housing market more so than the state or the nation.

And the same in tenure, the type of housing that we have, whether we have a year-round rental or owner-occupied home; you can see that for Barnstable County about 87 percent of our tenure is homeownership and about 13 percent is rental. So, again, that further skews the market in a way and constrains it in a way that's different from the nation where it's about 70/30 nationwide. So those are two important factors looking forward.

This is a confusing chart and I'm going to explain it to you, but it tells us a lot.

The bottom line is the number of householders that are considered cost burden or spending more than 30 percent of their income on housing in the year 2025. And so you can see across the bottom is the percentiles, and the percentiles, those earning 50 percent of the median income up to those earning 120 percent of the median income. So keep your eye on that bottom line. And so you can see this is just on homeowners; so we have this number for the entire market.

But for homeowners we see that the cost burden peaks at the 80th percentile, so

those earning 80 percent of the median income or less. For their 21 household or 21,000, almost 22,000 householders on Cape Cod in 2015 earning 80 percent of the median income or less, spending more than 30 percent of their income on housing.

And what you see is a decline moving towards the 100th percentile. So what that tells us is that currently in the current housing market, the 2015 housing market there is a supply of housing that's attainable or affordable between \$230,000 and \$400,000 that is affordable to those earning 100 or 120 percent of that median income. Those exist within the housing market.

So looking ahead at the yellow line, that's the 2025 market. What this really tells us is that this does not get easier if you're earning 80 percent or 50 percent of the median income but that housing stress is projected to grow in Barnstable County significantly reaching 120th percentile, so those earning 20 percent more than the median income impacting potentially as many as 40,000 householders in that region in terms of the housing market. So really important information on a region-wide basis. It is based on forecasts but gives us a good starting place to think about how we plan for the housing market looking ahead.

So I want to make sure that you're aware of, one, this has a lot of information I'm going to talk through in just a minute, but all the information I'm sharing with you is available on the Cape Cod Commission's website. It's available in a really digestible, interactive way where you can select your own community; you can select a year. You can compare yourselves to others. It's being used really heavily for communities that are trying to tell the story about what's going on in their community housing market, and it's also being used for the housing production plans that are being done across the Cape. So we're hopeful that will reduce the cost of some of the work that's happening in local governments.

So what this slide shows you, and this is just a selection, and I assure you when you see this the same pattern starts from Bourne and this is a geographic representation from Bourne to Provincetown. Here we're looking at Brewster, Harwich, Chatham, and Orleans, and each of those dots, the smallest dot to the largest dot represent those same percentiles of earning. So the 50th percentile to the 120th percentile for each of the communities, and the red bar is the median house price in 2015. So you can see in Brewster if you're earning 120, that's the far-left column, if you're earning 120 percent of the region's median income, you have a shot at finding a home in the town of Brewster that's affordable to you.

Looking towards Harwich, you can say nearly everyone's underwater, and as you move further towards Chatham and Orleans that finding an affordable home is unattainable at the median, just above the median income.

Looking ahead to 2025, everybody's underwater. So that same approach while the values across the towns may vary, that trend that even those earners at 120 percent of the median income are going to be extremely challenged to find housing in our market and unattainable is demonstrated across the Cape.

So this is the website. You have it in your packet. You have a handout that will take you right to the full, very detailed economic report, housing analysis as well as the interactive data that is maybe useful to you in your work that you may do in your communities.

And what this transitions to is a little bit about how this work that we've done helps us influence some of the policy work that we're doing at the Commission. So we're just about to embark on a new economic development strategy for the region. And one of your members, Ms. Moran, is chairman of the Barnstable County Economic Development Council; am I saying it the right way?

Ms. MORAN: You are.

Ms. HEATHER HARPER: And what we're really focusing on in the coming year will be taking a look at the community, economic, and environmental resiliency of our region.

So having heard what we just did about the housing market, you can tell we're single note in terms of tenure; we're single note in the type of housing choice that we have.

So that housing market, that socioeconomic piece of our region, we know that there's -- it's lacking resiliency and that will start to help us drive some of the planning work that we do.

And what does that mean for the economy and the environment. So as we noted, we do expect some growth in the economy, as many as 6,200 jobs added to our region. That really depends on what I said was like healthy operating economy and that requires those employers and employees to have places to house their employees and to live. So whether that's an attainable growth expectation really depends on the market overall.

So, this has resulted in the current market with over 26,000 households on Cape Cod as of 2015 spending more than 30 percent of their income on housing. And this is based on a single-family home approach development primarily. And as a result, we've seen over a 10-year period a loss of over 2,300 acres of impervious -- of open space being lost to impervious surface so the housing market and the trends and the demand for housing has consequences environmentally.

We know that in terms of the coastal market there remains in the coastal environment over 1,300 single-family homes that are in special flood hazard zones with a total value of over \$9 million of those homes located in the environmentally constrained area.

And then we look ahead to what we might see in the housing market. There are over 7,000 acres of potentially developable land in special flood hazard zones. And so this demonstrates on a town by town basis where that -- who's supporting that type of potential developability.

And we're not at a point where we're recommending particular development patterns, just anticipating that that acreage exists and what does that mean to our housing market economy and our resiliency overall.

So what we're working on is a vision for the future, and we'll be talking with you more about the Regional Policy Plan in the weeks to come. But that really focuses on protecting those natural resources, providing vital ecosystem services, and focusing our economic revitalization on areas of and centers of activity. And we've done a lot of work on that by identifying the factors that results in areas of activity that have the infrastructure, that have the community forum, that have the business and civic activity that can support more growth.

And so we're focused really on place-based planning, focusing on those activity centers, focusing on infrastructure planning for those, water/wastewater transportation, and

we're supporting communities across the Cape in community design and planning efforts.

We're working with communities on zoning and regulatory reforms to support mixed-use housing, and as well as anticipating a reimagined commercial industrial areas. I think you may have all seen I think in the paper today about the Airport Plaza in Hyannis where they're anticipating a change to that plaza based on some of the community goals that they have there. So these are things that we see in the future looking ahead.

So in order to plan for that, we submitted a grant last fall to the Department of Energy and the Environment seeking some assistance to do some design workshops in activity centers making the case that planning from a poor-compact form in those areas, you know, on the Cape that can support more growth in a housing form that's preferred by the communities at more traditional New England development form has an environmental -- is bounded in an environmental improvement if we can focus future growth and housing demand on those locations.

So we've embarked on that project. We had a really fine design team, Union Studios out of Providence, Rhode Island. The towns of Falmouth, Orleans -- Eastham, Orleans, Falmouth, and Barnstable had been involved. Our first workshops in Eastham, Orleans, and Falmouth were just a couple of weeks ago.

And so the whole project on Community Resiliency by Design has four components to it. Really the first is to talk about density, to talk about compact design, demystifying what density may look and feel like, and developing some local preferences on some areas of the Cape that may represent other areas. So Eastham we're really looking at their highway corridor area that they've just done their District of Critical Planning Concern work in. Orleans Village Center; Falmouth just outside of their commercial core in the Davis Straits area, and Barnstable's just recently asked us to help with some work within the Growth Incentive Zone, really focus more on the transit-oriented development area and the East Hyannis area. Again, consistent with the Growth Incentive Zone work that we talked with you about several months ago. So that's the first phase.

The second piece is to develop neighborhood forms, and these may be multiple housing types that can start to generate more housing units in these areas. And so these would be representative of the types of forms that are tolerated by the community in support of increase in housing supply. Those went extremely well in the first session. Union Studio is now at work in their studios developing some of those designs in those real compact forms based on neighborhood preferences. We'll be bringing those back to the communities in the fall for some tweaking.

The second piece of that is to take those forms, neighborhood developments and pull a Builders Roundtable together to get a sense of what it costs to build in the forms that we find preferable to get a sense of what type of incentives do we need to provide as a region, as a local government, to incentivize the type of development that we prefer and that can meet the needs of a more diverse housing market.

And then the third piece is to develop a framework for a form-based code, and that is an approach to zoning that is use -- that is form-based and doesn't focus as much on use, so we can talk a little bit more about that as you have time.

And then the last piece is to take those design forms that we'll have in a geodesign form that we can then use with some of the tools that we have to do some economic planning and design planning in other places. So if there's a form that may make sense in

Davis Straits in Falmouth, that may very well be something that makes sense in a part – somewhere in Dennis. So Dennis can do some visioning using those same design tools that are a little bit more advanced than the blocks you might see in a more conventional 3D design form.

So it's multifaceted, so far going very well with Union Studio, very well received in Eastham, Orleans, and Falmouth.

I have a few more slides and I won't keep you from the sunshine too much longer.

But there's a website set up for that as well, so you can follow that over the next few months as that program unfolds.

I just want to give you a flavor of the first workshop. These are some of the slide.

There are 90, and they did a nice little job with them, just a few that Union Studio presented really focusing on a creative approach to filling the missing middle on Cape Cod.

So those housing forms that are traditionally found in New England villages that we don't see here on Cape Cod: townhomes and smaller cluster developments that we don't see as much in our region as you might see in other places.

Focusing on the principles of health communities, a mix of housing types that meets a broad need -- broad needs of the community, recognizing that the community design that we've seen really over the last 50 years that have failed to include some of those time-tested principles for creating healthy places, and these are all places I think we all know that exist within our communities.

Developing designs that resonate with the communities that they serve, recognizing the design and architecture that, in fact, serves the community. Not only can it house community members but it can contribute to the economic vitalities and an ability to enhance our civic life.

And, lastly, develop a framework that helps revitalize some of our systems.

So we're really just starting these conversations this summer. Again, we're focusing our grant on communities that have done some existing design work with and planning works. We've done a tremendous amount of work in Eastham with their DCPC very successfully; I don't know if Eastham is here, really amazing amount of zoning changes, seven zoning changes, zoning amendments at one Town Meeting, a really astounding planning effort by the town of Eastham.

Orleans has changed their zoning in a recent past, so we wanted to support them with some design forms that may help them encourage and promote the type of development that's consistent with their own community goals and the same in Davis Straits.

And you can see Eastham we're really focusing on that rural highway corridor in Orleans and the Village Center. And then Falmouth, Davis Straits, is a transitional residential and commercial area.

So we will develop those moderate density prototypes bringing them back to the communities and then deliver a form-based framework for regulations selecting one of those three communities to build off of and bring that back to them for them to use for future planning and development work in their communities.

We will have a brief presentation of one of the sessions at OneCape. We'll focus on planning for resilient communities. And in anticipation for that, we will be releasing an electronic Housing Preference Survey so getting this, hopefully, to get a sense from the

communities, both the greater Cape community and from the specific neighborhoods that we're working in, a sense of what the demand is from, you know, whether folks are looking for a different type of housing. And if they were, what would that look like? It's not scientific but really is intended to help enrich the design process for the designers.

So that's a little flavor of what we've been working on. I'm happy to answer questions. A lot of information is available out on the website, and I'm happy to answer any questions.

Deputy Speaker MCCUTCHEON: Linda.

Ms. ZUERN: Thank you for being here today.

Ms. HEATHER HARPER: Sure.

MS. LINDA ZUERN: I have a comment or a question too about density. You're talking about increasing the density, but with the density also comes the wastewater.

MS. HEATHER HARPER: Right.

MS. LINDA ZUERN: So sometimes that makes it less affordable because you have to spend millions of dollars on the wastewater system, and it also uses up a lot of water. Even our water park that we have in Buzzards Bay is using up so much water --

Ms. HEATHER HARPER: Right.

MS. LINDA ZUERN: -- that they may have to have a water restriction. So how do you bring in density and still keep it affordable when you have to pay for all these other systems?

Ms. HEATHER HARPER: So that is an excellent question, and that's really part of the conversation is how we start to marry planning for infrastructure with planning for housing supply. Really over the last three decades it's been my observation that we've done really excellent work in planning for wastewater infrastructure based on a no-growth policy.

And so some communities like Orleans have really started to think about what their housing needs are and just recognizing their demographic needs, and they plan for housing supply in their plans for wastewater and water quality.

So the locations that you see that we're working in: Falmouth, Eastham west so but planning anticipating what the nutrient loads are in Orleans or places where they have existing wastewater systems or plans.

Ms. ZUERN: Thank you.

Mr. KANAGA: Yes, I was just wondering in looking at some of those graphs, would those graphs that had the median income with the percentages and the median housing costs --

Ms. HEATHER HARPER: Yes.

Mr. KANAGA: -- that you were referring to as being underwater or close to it; are those solely first homeowners in a year-round residence or does that mix in data from second homeowners?

Ms. HEATHER HARPER: It's just year-round.

Mr. KANAGA: Okay. Thank you. I was just wondering.

Deputy Speaker MCCUTCHEON: I have a question for you. The last big housing development bubble that happened in this country was funded by the federal government with the 236 housing and by the state government with various subsidies; housing was

going up at 0 percent for mortgages. There was a lot of housing built under those programs.

There is no 236; there is no Section 8. You can't get rental subsidies. You can't get mortgage subsidies. The MHFA has practically gone out of business. How are you going to pay for all this?

Ms. HEATHER HARPER: That's another excellent question, and the reality is if we don't pay for it, what are the consequences? So, you know, we need to look at overall our economy; does it make sense? And that's why we've got the Builders Roundtable into this to get a sense of what is the shortfall between building that at market rate?

I mean the ideal is that you can build it in the marketplace and provide subsidies for the affordable units. But what we're finding in order to build a housing supply that the community is demanding from an environmental perspective as well as from the community design perspective will have costs associated with it even in the conventional market that communities will need to think about what type of incentives they offer to promote the type of home.

Deputy Speaker MCCUTCHEON: Well that's an extremely difficult prospect because I mean we've got some subsidized housing in Truro that has market rental units that we can't rent.

Ms. HEATHER HARPER: Right.

Mr. BERGSTROM: Yes, just --

Deputy Speaker MCCUTCHEON: Did I see your hand?

Mr. BERGSTROM: I was going to -- yes. A couple things have come to pass in the last few years that have skewed this whole process. One of them is things like Airbnb and stuff like that.

Ms. HEATHER HARPER: Yes.

Mr. BERGSTROM: It's made it attractive for people to rent even modest homes in older subdivisions.

Ms. HEATHER HARPER: Right.

Mr. BERGSTROM: And so right now you're in a position where if we encourage moderate-rate housing, we have no control over who's going to buy that housing and what they're going to do with it.

Ms. HEATHER HARPER: Right.

Mr. BERGSTROM: One of the reasons why you see second homeowners going up carefully is because the dynamic between what a house costs and what you can net by renting it has changed significantly.

When I came here, I looked at the Cape -- this is a long time ago -- and I said, "Well, sure you can rent a house for week by week, but you'd never cover the mortgage."

Ms. HEATHER HARPER: Yes.

Mr. BERGSTROM: That's not true anymore because you can do it.

Ms. HEATHER HARPER: Yes.

Mr. BERGSTROM: Especially with low-interest rates. So, you know, the approach we took in Chatham was not to say how many people want houses? We took -- what did our community -- what did we want our community to look like?

Ms. HEATHER HARPER: Right.

Mr. BERGSTROM: Do we want to have 90/80 percent retired people and 20 percent of people with second homes? Why don't we target our housing toward enough families to populate our schools, enough people to mow our lawns, enough people to have professionals to, you know, the insurance agents and real estate agents and so on, and so we tried to tier the housing to that. I mean it takes, unfortunately, it takes a lot of regulation; do you know what I mean? So that's the biggest obstacle is you have to control who gets these units.

Ms. HEATHER HARPER: Yes.

Mr. BERGSTROM: Otherwise, they'll just be gobbled up by people who are gobbling them up now and not really providing anything for the people. But the biggest -- the bigger -- you touched on the proposals to develop the old K-Mart plaza, I guess it is --

Ms. HEATHER HARPER: Yes.

Mr. BERGSTROM: -- which there's a tremendous opportunity to reconfigure a lot of commercial properties because K-Mart is just the tip of the iceberg.

Ms. HEATHER HARPER: Right.

Mr. BERGSTROM: In 10 years, there's going to be empty commercial space all over the Cape and all over the country. And this came out and said Jeff Bezos --

Ms. HEATHER HARPER: Yes.

Mr. BERGSTROM: -- is the richest man who's ever lived; can you believe it so?

I mean I think that that's an opportunity, but you did a lot of work. But to Chris's comment, places like Chatham and its true in Orleans, a lot of the statistics are skewed by people who have bought million-dollar homes, so the median price is controlled by people that -- by housing that's not really in the market for the rest of us who (Inaudible). But I appreciate this work that's been done. Hopefully we'll come up with some solutions.

Ms. HEATHER HARPER: Yes, I'll tell you this project told me, again, only one small part of the solution is developing a tolerance for certain design. And the focus on this is really on the regulatory end. So we can develop a scheme within communities and develop community tolerances around density and design, maybe you can take a little bit of the heat off of the permitting, environment and permitting costs.

You know that I was at the Homebuilders meeting a couple of months ago and they had the national economist from Homebuilders Association present several economic trends. And one of them is over the last five years the cost of regulations associated with new homebuilding has grown 36 percent over the last five years. Half of that is predevelopment. So that's where this gets and it's starting to drive down some of those costs and maybe give developers a little bit more control.

Mr. BERGSTROM: Well, I'm going to make a comment.

Ms. HEATHER HARPER: Yes.

Mr. BERGSTROM: The Homebuilders can complain all they want. The reason it costs so much to permit is because they're trying to do things that they're not supposed to do.

Deputy Speaker MCCUTCHEON: That's right.

Mr. BERGSTROM: They're going to the Planning Boards and the ConsComms and the Zoning Boards and saying, "Well, we really want to do this and we're not permitted to that, so why don't you give us a break." That's why it costs them so much money. Anyways, I've said enough.

Deputy Speaker MCCUTCHEON: Lilli-Ann and then Peter.

Ms. GREEN: Thank you. I have two questions. One is sort of a minor issue. I've been hearing the terms "Lower and Outer-Cape" for some many years, what's the definition between the two? You had a slide that broke that down.

Ms. HEATHER HARPER: You're going to -- this is going to be a test, so, yes, Outer-Cape is Provincetown, Truro, Wellfleet, Eastham; Lower-Cape around the bend.

Ms. GREEN: Okay. Well, the definition is always different, so I just wanted to clarify in terms of this set of slides.

The other question I have was just if you're using a subset of 4 out of the 15 Barnstable County towns, which is very wise, there is a high interest in my town for this kind of work. And what would the next steps be for some other town to be involved?

Ms. HEATHER HARPER: In the design process, the Community Resiliency by Design planning effort? Well, that's another good question. The way that we have procured this design team to do this process, we had the three towns that we knew we had the grant funds to support. But there is an opportunity for communities that are interested to opt into it as well. So if there's someone from your community that wants to contact me, we can talk about that.

Ms. GREEN: Thank you.

Deputy Speaker MCCUTCHEON: And then Jim.

Mr. HUGHES: Thank you, and I appreciate all the hard work you did. But since we had the slide up and it happens to show Harwich, the second one in from the left; the median home price as I read it there about \$350,000.

I just want to point out I think one of the issues we have is regulatory, but then time and how long it takes to do something. I'll give you an example. In Harwich, in West Harwich in particular, there's a six-unit habitat project that's been proposed now for the last couple years. It's in the process of moving forward, getting the steps done and getting funded.

Well, when they get all done with that, the projection is those units are going to be \$381,000 apiece, which is higher than what you're showing for the median price of a house.

Now the person that's going to buy that house, you know, with the habitat program will pay like \$125,000 or something like that. So for them it's affordable, but for taxpayer dollars wherever they're coming from, it really is not an affordable house. Something needs to happen there, and I don't think we'll come to that solution today, but I just want to point that out. Time is not our friend.

Ms. HEATHER HARPER: Right.

Mr. HUGHES: I also look at when you get into like a hundred percent of the median household income and whatnot, what would it take to push those people up a little bit? Because what your slide says if we could push them up a little bit, that would be helpful.

And just a thought that comes to me, and maybe everybody's thought about it before; but in those cases to get somebody in what I would call an affordable house, maybe the towns need to think about, okay, for that unit we're going to give them a 10 or 15-year real estate tax holiday, for instance, and keep that unit affordable.

Now the taxpayers are going to eat that because we're not going to have as much revenue but that might allow some of these potential homeowners to move up so that they

can afford to go buy some of these houses. It's just a thought.

Ms. HEATHER HARPER: Oh yes.

Mr. HUGHES: The same if we're going, I hate to say it, the County Real Estate Transfer Tax on a property that's going to be, you know, put into or bought by someone who needs affordable housing. You know, it's six or seven dollars a thousand, whatever it is. You know, on some of these properties it does add up, no doubt about it.

Ms. HEATHER HARPER: Right, there's no one solution. There's the supply side which is what we're talking about today, right?

Mr. HUGHES: Right.

Ms. HEATHER HARPER: Creating new and there's also the demand side for how do you create the wages or the personal economy where you can afford the home.

Mr. HUGHES: Sure. And the other thing I would just throw out there is, you know, a lot of this, I think, is driven by employers needing to hire employees. And maybe we should start thinking about if employees somehow participate in trying to provide housing for their -- for assistant housing somehow, they get credit for that. I don't know what that credit is, whether it's in real estate taxes or whatever. But if they need the employees and they really want to keep them, you know, once they train them and whatnot, maybe they need to participate in this incentive program to make that happen.

But it's a very complicated issue and thank you for --

Ms. HEATHER HARPER: Yes.

Mr. HUGHES: This helps a lot, quite frankly.

Deputy Speaker MCCUTCHEON: Okay.

Mr. KILLION: Thank you, Madam Speaker. Good afternoon, Ms. Harper. Thank you for that presentation. A couple of questions; the increased population, do you know what demographic that would be? Is that retirees coming to the Cape? Is that younger people staying? Do you have any sense of what that is?

Ms. HEATHER HARPER: It's all in migration so its folks coming to the Cape desiring to be here, mostly in the 45 and over cohort.

Mr. KILLION: And, also, the graph you had which illustrated the switch between rental, do you know how much of that was a factor of folks who are retiring but maintaining their property here but they're moving to another state, which I know many people who have done that. So they're second homes but they're the original owner of the second home.

Ms. HEATHER HARPER: It's based on reporting through census.

Mr. KILLION: Okay.

Ms. HEATHER HARPER: So if they don't declare it as their primary home, then we would consider it a second home.

Mr. KILLION: So we don't know how much of a factor of people coming here just buying second homes is; is that correct? So we don't know because these people could still be the original owner but they've just relocated to a permanent residence of lower-tax states or something to that degree?

Ms. HEATHER HARPER: I'm not sure I completely understand the question.

Mr. KILLION: Well, the heart of my question was, you know, I understand that -- you're saying homes have -- more homes become second homes.

Ms. HEATHER HARPER: Right.

Mr. KILLION: And my question is well how many of those second homes were just original owners that have relocated elsewhere and maintaining that second home?

Ms. HEATHER HARPER: Yes, I don't think we know the answer to that.

Mr. KILLION: Exactly. I agree with that. And then lastly you mentioned something called a cost burdened.

Ms. HEATHER HARPER: Yes.

Mr. KILLION: I'm just wondering where the genesis of that was. I knew when I bought my first home here in the 90s, I think 30 percent was kind of a number everybody used which you could afford; so has that changed? I mean what's changed with that?

Ms. HEATHER HARPER: Well, it's still at 30 percent but there's a lot of discussion about whether that's the right number to use. Economists, social scientists spend a lot of time thinking about that whether it really ought to be something more like 40 percent, what the right number is, and that may shift depending on where you fall within the income scheme where 30 percent for someone who's earning 50 percent of the regional income, it's a much bigger impact than if you're earning more than the median income.

Mr. KILLION: Exactly.

Ms. HEATHER HARPER: So that's a really good question. It's a very -- from the 1960s is where that number comes from. It hasn't changed.

Mr. KILLION: Thank you.

Deputy Speaker MCCUTCHEON: Lilli.

Ms. GREEN: Thank you, again. I had a question about employers having -- I know.

Ms. HEATHER HARPER: Yes, sorry.

Ms. GREEN: -- a challenge pole here. So I had a question about your data and how -- does your data reflect some of the issues such as employers having a hard time obtaining visas? And I just heard of this recent dynamic from Canadians that were visiting that there's a big push to boycott Cape Cod from Canadians, and I think it is having an impact on our economy this summer. So how much of that kind of data is being rolled into what you're presenting?

Ms. HEATHER HARPER: So there wasn't a specific focus on work-force housing per se, but we did have some focus groups with employers so that that kind of contextual feedback was included in the study.

Ms. GREEN: Thank you.

Deputy Speaker MCCUTCHEON: John.

Mr. OHMAN: Thank you, Madam Speaker. It's fascinating what you're talking about. It sounds to me like the focus if this is going to be successful has to go on local zoning changes.

Ms. HEATHER HARPER: Oh yes.

Mr. OHMAN: And the land and the available land of that 7,258 parcels is mostly on the Upper-Cape. So I would think that the focus, I mean, unless you want to redevelop. I mean God bless Truro, but there's nothing there to develop because thank God for the National Seashore but that's another side of the coin.

Mr. O'MALLEY: Yes.

Mr. OHMAN: So this is a regional problem and --

Ms. HEATHER HARPER: So now we --

Mr. OHMAN: -- we have to deal with it as -- and we're a regional board. I just think at some point in time we have to start thinking regionally about where this housing's going to be. And then the transportation is the second factor in getting these people to where they're going to go.

But the cost of housing is fascinating. I happen to be very familiar with one of the last slides for Heritage Sands.

Ms. HEATHER HARPER: Yes.

Mr. OHMAN: And what they've done there is private and very high end. But the concept could be easily much more affordable. And if you plug 60 houses in with one alternative system and you regulate through zoning and regulate through tax incentives to make it affordable. I mean it's a stunning place and it's doable. I mean that's, to me, the future, and I'm really glad you've like alerted us to this. Thank you.

Ms. HEATHER HARPER: You're welcome.

Deputy Speaker MCCUTCHEON: Mr. Bergstrom

Mr. BERGSTROM: You must have a crystal ball to predict what housing costs are going to be in a few years because it's related, directly related to interest rates.

Ms. HEATHER HARPER: Yes.

Mr. BERGSTROM: So everyone has to guess how the interest rates are going. Do you use a figure?

Ms. HEATHER HARPER: So I am going to direct you to the Economic and Demographic forecast that was done by Environmental Policy Resources. So there's a full --

Mr. BERGSTROM: They flip a coin.

Ms. HEATHER HARPER: -- and there's a full analysis, which I've read many times, but I don't want to be -- I don't want to give you the wrong information.

Mr. BERGSTROM: Yes.

Ms. HEATHER HARPER: But there was -- we actually used three different economic forecasts and pulled them together into one that we felt we could tolerate better, so the best kind of median in terms of forecasting. But the forecast is really dependent on having that crystal ball, and it was the best information that we have.

Deputy Speaker MCCUTCHEON: So if you have a crystal ball and you have some manner from heaven giving you money, then you can maybe put up some of this housing, right?

Ms. HEATHER HARPER: I think some of this housing will happen. There are some socioeconomic, demographic trends happening across the nation that I think will make -- there will be an appetite for this type of development in communities that -- and I think we see it happening in some of the communities that we're working with. They actually desire it. They would like the plan for it on an infrastructure standpoint and from the zoning public policy standpoint.

So, you know, this issue wasn't created overnight. It's taken decades to get where we are. It's going to take a long time to unpeel it. But I do see that communities, based on consumer demands and based on what their constituents are asking for, are starting to respond.

Deputy Speaker MCCUTCHEON: Thanks, very much, for coming in.

Ms. HEATHER HARPER: You're welcome.

Deputy Speaker MCCUTCHEON: It was fascinating.

Ms. HEATHER HARPER: Good. We'll come back when we're done, if I'm invited.

Ms. MORAN: You will be.

Deputy Speaker MCCUTCHEON: You'll be invited back. I hope you come.

Ms. HEATHER HARPER: Thank you, very much.

Deputy Speaker MCCUTCHEON: Now we're going to --

Clerk O'CONNELL: Number 11 and 12.

Deputy Speaker MCCUTCHEON: Yes, so I guess the Assembly is now convened. Number -- oh, 11 and 12.

Deputy Speaker MCCUTCHEON: Are there any public officials who would like to say anything? I don't seem to see any.

Deputy Speaker MCCUTCHEON: How about anybody in members of the public that would like to say anything? I don't see any either.

ASSEMBLY CONVENES

Deputy Speaker MCCUTCHEON: So now the Assembly is going to convene. And we're going to have committee reports but no committees have met, so we have no committee reports.

SUMMARY: Report from the Clerk

- **Deadline for submission of nomination papers to Town Clerks for certification is July 24th, 2018**
- **Barnstable County Annual Report FY17 is available for distribution**

Deputy Speaker MCCUTCHEON: We will now have a report from the Clerk.

Clerk O'CONNELL: Thank you, Madam Speaker. Briefly, I want to remind -- sort of put my County Clerk hat on as well and remind members of the public and anyone else who is seeking to submit nomination papers for Assembly of Delegate position, which will be on the November ballot, that the deadline to submit nomination papers for certification of signatures is quickly approaching. They will be due to respective Town Clerks by end of business day next Tuesday, which is the 24th of July.

And once those nomination papers have been certified and returned to prospective candidates, you will have until the 21st of August to submit them to the County Clerk. So just a reminder for everyone that that deadline is approaching.

Also, there are 2017 Barnstable County Annual Reports available. Some have already picked them up at the table at the back. There are some extras on the lower level of the cart at the back of the room. If you feel that you'd like to pass one along to a neighbor or a friend, feel free to take them.

And that is all I have to report this evening.

Deputy Speaker MCCUTCHEON: Well, thank you, Madam Clerk.

SUMMARY: Other Business

- **Brief discussion regarding nominations to county committees – no decisions made**

Acting Speaker MCCUTCHEON: How about “Other Business”?

Ms. MORAN: I have a question on --

Deputy Speaker MCCUTCHEON: Under “Other Business”?

Ms. MORAN: Yes. I question -- I don't know what the proper process would be, but I heard that Delegate Ohman wanted to be nominated for the Coastal Management Committee. How would we do that before our next meeting since that's when the nominations are supposed to be in because I think that's a great idea?

Clerk O'CONNELL: Well, I think as Commissioner Cakounes explained, I think he wanted that to go through the Speaker. The Speaker would typically ask if there was anyone else who was interested in filling that position. And, if not, I can't imagine that the Speaker wouldn't then say, well, the individual who was interested could do that. Now, the Deputy Speaker is filling the position today as the Speaker. And --

Deputy Speaker MCCUTCHEON: Well, I'll tell you what; if anybody is interested in the position, if you'll tell me in an email. I will write a letter to Mr. Cakounes and tell him who's interested. How's that sound? It's the best I can do.

Clerk O'CONNELL: You'd want to hear from people by what point in time because --

Deputy Speaker MCCUTCHEON: Right, yes, today is Wednesday; by Friday and then I can get him a letter by Monday.

Ms. MORAN: Thank you.

Mr. KILLION: When's the Speaker coming back?

Deputy Speaker MCCUTCHEON: I have no idea.

Clerk O'CONNELL: For the next meeting for sure.

Mr. KILLION: Okay.

Mr. OHMAN: But, Madam Speaker, did Mr. Cakounes say that he wanted to make these appointments next week?

Mr. KANAGA: Yes.

Clerk O'CONNELL: I think he did.

Mr. OHMAN: I thought that he did so --

Clerk O'CONNELL: I think he did say that.

Mr. OHMAN: And I'm happy to defer to any one of my more talented colleagues. Don't feel like I --

Deputy Speaker MCCUTCHEON: Well --

Mr. OHMAN: But it's something I would enjoy sitting on, but I'm certainly very amenable to a more talented member of this vast body.

Deputy Speaker MCCUTCHEON: You have two issues there. One is you think it's not -- my letter would not be timely and, second, you would prefer to know now.

Mr. OHMAN: No, no; I'm just saying that we should probably adhere to the fact that Mr. Cakounes plans on doing this before we meet again. So it's on you.

Ms. MORAN: That was the reason I bought it up.

Deputy Speaker MCCUTCHEON: Well, I offered what was on it what I feel like I

can do. I'll call Mr. Cakounes and tell him what we're doing. I think people ought to have an opportunity to think about it and put their names in or not. So, do you want to have five minutes now or would you rather have a day or two?

Mr. PRINCI: We still haven't -- I mean, we don't know -- Mr. Atwood isn't here and he represents a good part of the coast and he may be interested. We should probably reach out to him as well.

Mr. KILLION: Plus it's not on the agenda --

Mr. PRINCI: Yes.

Mr. KILLION: -- that we had this discussion.

Mr. BERGSTROM: Can I say something? Leo said there was an Assembly appointment, but he wouldn't -- made it clear whether that meant that the Speaker would nominate someone or whether it be voted on. If we take the position that the Speaker would nominate a member of the Assembly to fill that position, then that would be an issue. They can notify the Speaker, and she would make the appointment.

If we have to vote on it, it isn't going to happen before next week. So why don't we -- why don't we look at the language as being somewhat ambivalent and suggest that it is the Assembly -- it is the Assembly Speaker's appointment, and she can make that appointment after hearing from the interested parties. How's that for an idea?

Mr. KILLION: Sounds reasonable.

Mr. KANAGA: Sounds good.

Deputy Speaker MCCUTCHEON: So do we want to have five minutes for interested parties, or do you want to have a day or two?

Ms. MORAN: I think that was a day or two.

Mr. BERGSTROM: Yes.

Deputy Speaker MCCUTCHEON: I think a day or two is good. Let me know by Friday. Friday I'll get a letter to Leo, and I'll call him before and tell him it's coming so he doesn't act without our --

Mr. KANAGA: Fair enough.

Deputy Speaker MCCUTCHEON: Fair enough?

Ms. GREEN: There's two members that are not here today.

Deputy Speaker MCCUTCHEON: I'm not --

Ms. GREEN: Will they be made aware of that?

Mr. KANAGA: That's not our fault. That's not our problem.

Deputy Speaker MCCUTCHEON: I'm not -- I'm not doing anything for people who don't show up.

Clerk O'CONNELL: The video of the meeting certainly will be available. And what is being suggested is similar to what has happened in the past with appointments that the Speaker made to committees within the County, so it's not out of norm.

Ms. GREEN: Okay.

Deputy Speaker MCCUTCHEON: Other business, any other "Other Business"?

Ms. MORAN: Motion to adjourn.

Mr. PRINCI: Second.

Deputy Speaker MCCUTCHEON: We are adjourned.

Whereupon, it was moved and seconded to adjourn the Assembly of Delegates

at 5:50 p.m.

Submitted by:

**Janice O’Connell, Clerk
Assembly of Delegates**

List of materials used at the meeting:

- **Business Calendar 7/18/18**
- **UNAPPROVED Journal of Proceedings of 6/20/18**
- **PowerPoint presentation form CCC regarding Housing Market Analysis**