



## T-Time Survey Comments Directory - Housing

\*Please note for this section: 20 "no," "none" or "none needed" comments were removed. Without context, it was not clear if respondents meant they don't have anything additional to add or they want "no" housing.

- A. Pro Affordable Housing
- B. Affordable Housing for all ages
- C. Senior Housing
- D. Housing for seniors, young adults & families
- E. Workforce Housing
- F. Workforce housing – year round
- G. Workforce housing – seasonal
- H. Low Income
- I. Market Rate
- J. Seasonal housing
- K. Ownership comments
- L. Longer Responses on Eastham Housing Needs
- M. No Housing
- N. Village/Town Center/Mixed-use for T-Time – community center, housing & business
- O. Housing design style
- P. Design
- Q. Environmental
- R. Financial Comments
- S. Traffic/Congestion
- T. Community Center/Recreation Center preferred
- U. Community Space
- V. Open/Green Spaces/Park preferred
- W. Garden Space
- X. Pool
- Y. Dogs Included
- Z. Professional, Medical Services
- AA. Jobs, commercial businesses & office space
- BB. Survey
- CC. Miscellaneous

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### A. Pro Affordable Housing

- 1. Affordable Housing is critical. What is the ongoing role the town will play in all options? All listed uses have merit. What is the committee's strategic goal? It is not clear in any of the question sets. I am still missing the guiding star.
- 2. Affordable housing is extremely important.
- 3. There are enough single family homes in town. Affordable rental units are needed for workers.
- 4. Somewhat important depending on space compared to other options.
- 5. I like the variety of housing options (and financing options too). I am also aware that affordable housing is becoming more difficult for local Cape Cod residents to find, for locals who may work full-time or do several part-time jobs....and still have trouble finding affordable housing. More properties continue to be bought by out-of-staters (or "MA Off-Capers") with high incomes. So would like to see some help for the lower income sector of the population--who are working.
- 6. It is IMPORTANT to have a good mix of affordable/subsidized housing with market rate housing in order to avoid stigma to living there and to provide a healthy diversity to that little community.
- 7. As much housing as possible.
- 8. Prioritize housing and business equity.

9. Housing should be the main focus of this property along with green space. Eastham does not have affordable housing options for young families.
10. This would make the most sense considering the persistent housing crisis.
11. Housing options should align with primary needs for housing by community.
12. Housing is absolutely critical. Townhouses, condos, high density, apartments. We have to offer affordable housing options.
13. Needs to be affordable.
14. I think affordable housing is very important in Eastham to attract year round residents which will keep the town more viable for year to come.
15. More than a community center, Eastham needs affordable housing for workers.
16. Important to provide affordable housing to encourage diversity.
17. The dwellings need to be affordable/accessible and constructed to blend with Eastham landscape and other neighborhoods.
18. We need affordable housing for families with young children.
19. We are in a housing crisis.
20. I would like to see affordable housing for community members that live and work in the town, year round. Housing has become too expensive.
21. Make houses affordable.
22. We need housing for people as there are no more rentals available. And affordable housing is nowhere to be found these days.
23. We need affordable rentals.
24. If we do not address the need for more affordable year round housing our community will die.
25. To avoid our town becoming a giant nursing home (with nowhere for the nurses to live) this has to be the #1 priority.
26. imperative Some type of housing is included on this property.
27. The most important aspect of housing needs here is the lack of affordability. If the housing is not affordable it is not helpful or meeting the needs of the community.
28. We need more affordable housing!
29. Obviously, affordable housing is an issue in Eastham, especially as prices of real estate have skyrocketed.
30. If it is housing MAKE IT AFFORDABLE NOT LIKE THE OTHER HOUSING.
31. If Eastham's year round population is growing and people want services, affordable housing in the area is a crisis. Transportation isn't great either. Having affordable housing in Eastham would make the town more attractive to many. Not everyone has to have a piece of land and a large house - many just need a safe affordable place to live.
32. Affordable housing, both rental and ownership, is Eastham's greatest need. I am neutral about commercial space because I don't see the demand.
33. Eastham has its own unique character, while at the same time it clearly has a need for more affordable housing. A challenge for sure but the right mix is necessary.
34. Can't overemphasize the need for affordable housing, apartments, townhouses.
35. Eastham needs affordable housing!
36. Housing should be the priority. Don't need a community center if there's no community.
37. Housing needed.
38. Housing needs to be Eastham's highest priority.
39. Housing needs to be for the most people. Small low rent apartment buildings.
40. We need places to live we can afford. I don't need a big yard, I need an apartment.
41. We need more housing out here and opportunities for people to own their homes.
42. We need home ownership that doesn't start at 500K.
43. Housing should be the priority. Don't need a community center if there's no community.

44. The above rankings are meaningless. The only helpful option is SUBSIDIZED housing as market rates are beyond affordability for local young people and families.
45. Absolutely vital. Desperate shortage. Get as many units in there as we can.
46. Affordability is key, not just for senior or starters.
47. Recently a young plumber did some work at our house. He told us he would be moving to Florida in two weeks. No place to live.
48. We can't let this opportunity to build townhouses and apartments go unused. It is critical to create as much affordable housing as possible.
49. We desperately need a lot more affordable housing in town, both for rent and for sale. Use every square inch!
50. We do not need high end unaffordable housing. We need something that would attract year-round families. Something affordable.
51. Trying to hide the "poor" people. Just build affordable housing.
52. Affordable housing that helps the year round population stay in town is the biggest priority, imho.
53. The high cost of housing makes it impossible for many people with good jobs to afford to live here. The only solution is more supply, and not at the luxury end of the market.  
"Maintaining Eastham's small-town character" may be a laudable goal, but it is not an excuse not to build needed housing. Without more, and more affordable, housing, Eastham will be unable to maintain any character at all.
54. It should be affordable housing according to the average income of those who work in this area. If a rental unit, it should be less than \$1,000/month.
55. It is not new information that we are in a housing crisis. The importance of affordable housing at T-Time cannot be stressed enough. I am 25 years old and was born and raised in Eastham, and have ambitions to stay here indefinitely. Even though I am lucky enough to have a full time salaried job on Cape and no student debt I have ZERO housing prospects. Our housing market is BROKEN after 2020. The median housing price is over \$600k in Eastham with little indication of returning to "normal". Local people and the seasonal workers who are at the heart of this community and drive our tourist economy are being DRIVEN OUT because we as a community are not prioritizing their most basic needs- AFFORDABLE HOUSING. Keep in mind that the suburban nightmare-looking luxury condos being erected across from the T-Time lot will be of no help to local residents and seasonal workers in need of housing.
56. Affordable housing should be a primary goal.
57. This is the last large parcel of public land in Eastham. Housing is the most critical need we have as a community. We must include housing as the highest use and highest priority for this project.
58. Affordable is key.
59. Affordable is the keyword here!
60. Affordable housing should be the top priority.
61. Affordable housing is key to having a viable year round community.
62. Eastham needs lease occupied year round rentals. No sublet and no short term rentals. Must be tenant's primary address.
63. Affordable housing should be the Town's number one priority. Home prices on the Cape are escalating rapidly.
64. Affordable.
65. Affordable for working people is the key. Studio space would add much needed support for our artists.
66. Affordable housing on cape is incredibly difficult to find. This is a great opportunity to help grow the community and help struggling families especially in these tough times.
67. Affordable housing (year-round) is a necessity.

68. Affordable housing any way we can provide it is the main concern.
69. Affordable housing doesn't really exist. take into consideration salary and age when factoring in rental rates.
70. Affordable housing for Eastham residents is crucial. Even before the pandemic the wealth gap has continually widened and fueled the purchasing of 2nd homes, which often go unused for the majority of the year. We depend on a workforce that can't afford to live here. I would also recommend that pets be allowed since it is a struggle to find pet friendly housing on the Outer Cape.
71. Affordable housing for Eastham year round residents.
72. Affordable housing is a crisis please help.

## **B. Affordable Housing for all ages**

1. A mix of affordable housing for all ages - a community.
2. A "tiny house" community -- for any age singles -- senior or not --- with access to the larger community features (e.g., commercial kitchen, gardens ).
3. A mix of housing types make a neighborhood, a bunch of rental apartments make a "project."
4. A mix of options and entry levels seems important.

## **C. Senior Housing**

1. You have to offer affordable units to full time senior residents.
2. 55+ Snr Housing like in Dennis — single living housing.
3. No need for more housing in this space unless it is for senior assistance.
4. Senior homes with first floor bedrooms.
5. Senior Housing should be included.
6. senior living is important.
7. Sr housing ground level.
8. We have no senior housing in Eastham. There are many seniors who have lived here for many years in a large private home who would like to move into a smaller, senior friendly home in town.
9. Affordable housing and housing for seniors should be prioritized.
10. The Cape has a large senior population who will need services which will not be available if younger people cannot afford to live here.
11. Would like to support people who work in Eastham, live in Eastham through more affordable rental housing as well as seniors.
12. Housing options for seniors are needed. we make up most of the taxpayers in Eastham and there are very few services for us. Give us a new COA and some medical services, rehab, a pharmacy, and some housing options.
13. No Housing except for seniors!
14. Think housing at t-time is a good idea. Except maybe if it's senior housing if the COA moves there.
15. Housing for the elderly is important so people don't have to move out of town when a living situation change is needed.
16. I would prefer only housing for seniors.
17. I would love to see housing for seniors who wish to stay in the community but can't keep up with a larger home anymore, and families with children already in the Nauset district who wish to be able to live in our community.
18. I would like to see senior apts run by the town like other towns provide- maybe a small general store open to public but could provide shopping for residents- coffee shop setting as well. Open space with some walking paths and sitting areas. Well landscaped.

19. I think housing for seniors near the senior services makes a lot of sense. I would prefer to see most other options located on a different site.  
I feel the only type of housing I would like to see would be a senior housing / health care facility. The other types mentioned do not appeal to me.
20. I don't believe too much, if any space, should be reserved for housing unless small apartments for seniors who have deep ties to the community.
21. Affordable units for Eastham elderly.
22. Good landscaping. Multi-family senior units please.
23. 55 and older housing and a new COA and community center for everyone.
24. We have no affordable senior housing in Eastham.
25. In the past several years Eastham has created affordable housing for many families but the need for senior housing remains.
26. Housing for year round families and older community members are desperately needed. We don't need any additional homes built just to sit empty 6 months off the year. There's plenty of short term rentals and second homes already.

#### **D. Housing for seniors, young adults & families**

1. We need housing for families most of all, of all types. The scale should be appropriate so not too much density. A mix of homeownership and rental.
2. Provide housing opportunities, especially for older residents and younger residents (slow the "brain drain" of young people moving out of the area because of housing affordability issues).
3. Housing for young families, seniors & workforce are all important for our community.
4. Need lower cost housing options for seniors and workers.
5. Find a way to allow families of modest means with children to afford to buy houses.
6. Multi-age.
7. In order for our local economy to remain viable, there must be housing for working class, young people. This is the #1 problem to solve. Even if we only provide market-rate rentals, that's a huge step in the right direction. Currently there is almost no stable rental housing at ANY price!
8. Please prioritize working families that live and work here full time. 2 working parents should be able to afford a modest home in our town. Right now, you need at least half a million dollars.
9. I favor providing housing options for local Eastham residents who have a job and a family but not their own home.
10. Need affordable housing for younger people who can work in and near the community.
11. Take a more European approach! The American system isn't working. Blend more age groups together in a community spirit. There are older people who could help with young childcare and there are Millennials who could help older people find their way through modern technology.
12. I prefer affordable housing for first time local homebuyers and renters. Priority should go to allowing young families and couples to put down roots here. We need to build a community & not have all the housing in town be bought up as second homes.
13. Housing should include a mix of younger family/singles housing and some senior housing.
14. Housing on the cape for people who are not wealthy is becoming harder to find. It would be nice to see cheap housing for younger residents who cannot afford \$1500 per month to rent 600 sq/ft. Without Affordable housing there will not be young residents.
15. Elderly and space for young locals.
16. I feel affordable housing for young families and local workforce is most important.
17. More affordable housing options. Everything appears to be listed as market value which is impossible for average families and many seniors.

18. It should provide multi forms of housings to accommodate multi generations who can opt to rent or own. EX A senior could own a unit while an adult child could rent in the community, and be close to assist the elder.
19. We need housing for starter families/ couples to keep them here!!
20. Should be aimed at keeping and attracting young people and young families with modest incomes.
21. With the cost (and lack of housing) for young working families, it is important for the community to offer them some help and options.
22. Providing year round residents especially those in their 20s-30s is incredibly important especially in this current housing crisis.
23. I think commercial enterprises are a bad idea. Eastham desperately needs housing for year round low income, senior and disabled people. The last thing the town needs is more stores.
24. Elderly residents and young family have the greatest need.
25. I'm a mother & aunt of our younger generation and Very Worried about housing for them if they choose to stay and raise a family here in EASTHAM. We need to promote better housing for young families.
26. I would like to housing for senior and working folks. It would be nice to see a mix of commercial on Rt 6 with a combination of townhouses and small single family homes maybe even extend to the current Brackett Rd housing.
27. We need less rental options and more affordable year-round housing for families.
28. Very limited amount of affordable housing for young families and seniors.
29. Two separate areas of modest price homes, one section for young adults, another for seniors!
30. Opportunities for young families as well as seniors on fixed incomes.
31. If the decision is made to build on this property, I would lean towards affordable rental properties for both seniors and work force staff.
32. There should be communal/ group homes pairing elders with younger folks
33. Think young and elderly housing. there aren't any condos in town. think affordability
34. We have plenty of senior housing and low-income housing on cape. What about the housing for the young adults looking to start a life? We need affordable homes for the average Cape Cod resident or we will be pushed off cape.
35. This is an ideal location for placement of stores and recreational activities that would bring people INTO Eastham and not just a drive thru town.
36. stop it with the 55+ only housing! we need attainable housing for working families please.
37. Senior and low-income housing for families could be combined with youth centered and senior-centered activities in the community Center. It could all be run as a non-profit entity rather than a commerce center. Businesses should not be allowed unless they run as non-profits and offer an essential service; for example, a community childcare facility.
38. Housing is an important issue, however, the town does not need to create dense housing (condos/townhomes). Single family homes are essential to preserving the feel of this great town.
39. My main concern would be to provide housing for local families and don't want to attract non-working people that would "qualify" for housing assistance and take away from people that live and work here. Just want our community to stay safe and not turn into specific parts of Hyannis.
40. Use of the property for affordable housing for year round residents from young people to seniors should be the priority.
41. There are already so many options for seniors please make this space about the FUTURE of our town - our children & our economy.

42. Whatever helps keep young people stay in their hometown or attract vibrant new citizens to our town.
43. I'm a senior and we have options that others don't have. Let's use this land to build housing for workers and families who are priced out of the market. It's a rare opportunity to help those who work here and can't afford to live here.
44. Would not prefer regular housing. Needed for workers and local elderly. Craftspeople.
45. Would like to see some below-market-rate housing for employed local people, especially families or young people who want to start a family .
46. Would love to see small units for seniors, individuals and small families in this "walk to" community center or other amenities. Favor large quantity of attractive small rental units over any other types.
47. Density and quality of upkeep is extremely important. Before moving forward we have to ask what are the unintended consequences of each piece. Also, ownership or "skin in the game" always yields better results. These units should go to Eastham families, workers and seniors.

## **E. Workforce Housing**

1. Workforce housing period. Very small units. No extra guest rooms. Smallest allowed living space. It is after all about living and working not large homes or apartments. My home I own is affordable because it is not large.
2. Modestly priced rentals to help local young adults getting established in the lower cape community would be an asset and help to keep our local year-round workforce.
3. Workforce housing subsidies are available thru Mass Housing. Would be ideal to consider with a clearer picture of "downtown" Eastham on Brackett / Holmes roads.
4. We need work force housing!
5. That it be affordable to working class folks.
6. Desperate need to work force, affordable housing should be highest priority.
7. Affordable housing for younger residents on the Cape who live and work here year-round is desperately needed!
8. As far as housing goes, is there enough full time year around decent salaried employment in the Eastham area to support encouraging young families to move to Eastham?
9. Affordable housing for working people and young families is most important.
10. Housing should be focused on people who work in the town, teachers, maintenance people, police, firefighters, ambulance, and then for other service workers like waiters, bartenders, electricians, plumbers.
11. Affordable housing for year-round working residence with multiple children would be ideal.
12. Affordable housing for young workers & families needed. Also for those desperately seeking apartment/ housing. Currently slim pickings in our town.
13. Affordable housing for young people.
14. Affordable units for people who work are most important.
15. Any housing plan should be committed to individuals and families who live and/or work in Eastham or work in a neighboring community. Neighboring communities like Wellfleet must also participate in providing housing opportunities.

## **F. Workforce housing – year round**

1. We have a need for homeownership possibilities for our year round workforce who earn too much for 'affordable' and not enough for this crazy market!
2. Eastham seems to be lacking in affordable housing for working families and individuals. Home prices are extremely high for what is on offer. People often think of providing housing for the elderly, the poor, and "artists." (I don't have a problem with the first two, but I'm not clear on why artists are deserving of subsidy versus having to take on other jobs the way

most people do when they have bills to pay.) The average working person or family probably cannot afford a home in Eastham any longer, unless there is one in the family to be passed down (or used as extended family living). And please don't forget that not only families are deserving of consideration. There are many single working people who need housing as well and just can't afford it. There was a lot about "market-rate" in the earlier question. What is the median home price in Eastham right now? Who are you trying to attract to this new housing?

3. Year round housing for locals is very important!
4. Please make the homes so year round and natives of Eastham can afford to live here
5. After the extremely large recent housing at Purcell property, don't we have enough affordable housing, maybe some worker housing is still needed, so rental units o
6. We need housing so we can keep people who work here year round as it is too expensive to live on Cape Cod.
7. Although I am not in favor of building more residential space on this tract, if that goes forward, I would favor housing that is directed to public workers (teachers, first responders, etc.)
8. Make it affordable. period. we need young families and working folks.
9. Year round housing mixed in with year round community space is a win, win.
10. Year round rental units are almost impossible to find. I have been very luck in my search but so many cannot find year round housing. Not everyone can afford to purchase a \$500,000+ home so a rental is their only option. This does not make them undesirable it just means they do not have the cash flow for a home purchase. We need 2+ bedroom rental homes or units for families. Many somewhat affordable rentals are one bedroom which for anyone with a child is not an option. Attracting families with children will help keep the community going.
11. What about affordable housing for native working singles that cannot afford a half million dollar home.
12. Who are we providing housing for? Stop and Shop and Shaw's. Plumbers, electricians, carpenters, and landscapers, they make \$90 per hour. Town employees make a good wage.
13. Would like affordable housing for seniors and young families.
14. Help needed for young families & workers.
15. I believe community facilities are a best option for T Time but I also think we have to provide worker housing to sustain our community. That includes workers who sustain the facilities themselves. Adding any kind of community resource or community service business without providing additional housing will add unsustainable stress to the workers and the resources. The two have to go hand in hand. The more housing Eastham can provide for our workforce the better. I am a senior and I care about senior facilities but at this point work force housing is also needed to support our existing senior population.

#### **G. Workforce housing – seasonal**

1. I am not in favor of increasing density in Eastham, with the exception of seasonal workforce housing, which is important for our tourist industry.
2. Need an affordable place to house seasonal workers.
3. Seasonal artists cottage shops.
4. The town needs more reasonably priced options for both seasonal and year round people.
5. This seems more important than community center, having places for seasonal workers, seniors, and young families is critical in keeping people in Eastham.
6. Enough housing! Enable private homes to construct apartments over garages or larger sheds for seasonal housing. This is a retirement community and a seasonal economy. We need more small businesses to thrive, not more people on the government dole.

7. Housing for Seasonal workers or Seniors would be good because of the proximity to bus line.

## H. Low income

1. Eastham is maintained by a strong visitor and not full time population. The off season closing of business's here does not constitute providing low income year around housing as it does upper Cape or off cape. T-time would be better used as small business opportunity space to draw more mom & pop type stores and professional, maybe medical buildings etc.
2. Eastham will be destroyed if you put housing there. Keep low income work permit housing in Hyannis or turn Eastham into Hyannis.
3. I oppose any low income housing on the site. I worked with low income housing and over time it depreciates that overall area.
4. We have enough low income housing in north Eastham. Put housing in south Eastham this time.
5. So, if the plan is to be mixed-use, I think some of the housing should be for modest income Cape Codder's.
6. I don't like the idea that lower income housing is provided without regular checks into their income level. There are situations in town where property was purchased at lower than going rate costs and after growing their business there has been no reassessment. I like the idea of launching a family to be able to sustain themselves but there should be turnover of that opportunity to the next family that needs assistance when the original family has achieved a level of sustainment.
7. Highest priority need is for low-income housing. Mixed in with commercial and moderate-income housing would be good.
8. I think the housing should benefit year round families that have a lower income.
9. Eastham needs low income and affordable housing.
10. Housing only if it is accessible to low income renters or buyers.
11. We need more actually AFFORDABLE Housing for young low income families. The cape has enough senior housing, families can't stay here unless they are well off, we need more duplex/triplex And multi-family housing situations, which provide more community than single family homes and occupy less space. Not every family can afford to buy homes so these need to be affordable rentals subsidized by the town. Disrupt the look and feel of the town if it means non-rich families get to stay here, there's barely any "feel" in that area anyway.
12. If you have low income housing that is who will be there and will drag property prices with it. Not sure this is what Eastham wants to do.
13. Townhouses or studio space for artists would be ideal. It should not be made into low income housing as it will drive down the property value for the homes around it and that stretch is already busy with Cumberland farms.
14. Low cost space for local businesses is more important than low income housing.
15. Low cost worker rental or housing, including being subsidized is the #1 priority for T-Time property.
16. Lower cost is more important than subsidized.
17. No low income housing.
18. No low income housing. Housing for seniors is preferred (no children to tax the education budget) Open space is important. Perhaps a venue to accommodate large family gatherings, hiking trails
19. No low-income.
20. Not all low income.

21. The top priority in my opinion is for low income housing.

**I. Market rate**

1. "Market rate" won't get a work force out here, or keep what little we have.
2. "Market rate" is why there is limited workforce with a rapidly increasing avg. age. Families and 20-30 year old's can't afford to live here.
3. The housing should include below market rate housing. No? This was not included in the list of options above.
4. Market rate housing in Eastham is currently unaffordable for much of the workforce and for seniors looking to downsize. So providing market rate housing is not the solution. Providing sub- market rate rentals or purchases through subsidies would be more appropriate.
5. I don't like the idea of putting commercial space into the T time property. There is enough empty commercial space now. Having the community center and some housing is enough. Market rates whether for rentals or sales are beyond many. Must be subsidized in some way.
6. The town should not support market-rate housing; that costly housing is available on the open market through brokers for qualified buyers. The Town should not support such exclusivity given the lack of affordable housing in Eastham.
7. Please be mindful of what you mean when you designate something "market rate". Our Cape Cod housing market is absolutely ridiculous. If "market rate" could take into account the median income of year round residents working and living on the Outer Cape, that could create more equitable housing situations. I am so sick of seeing "affordable market rate" housing listed as 600,000 2 bedroom/1 bathroom homes. That is not equitable. That is insanity.

**J. Seasonal housing**

1. Would not like to see seasonal rentals.
2. Don't think seasonal rental is a feasible idea.
3. Eastham already did affordable housing lets focus on what Eastham really needs, like seasonal housing for workers.
4. We need places for our summer work force to stay. If we can't house the help we need for the summer months, then we won't have any help left to keep our businesses open. Affordable summer housing is the best option.
5. We need summer and work force housing for present businesses..
6. We need summer space for seasonal workers, but not a lot and we need working family housing.

**K. Ownership comments**

1. Love the rent to own idea for young families trying to make their way back to the Cape now! No rentals only home ownership.
2. Ownership and year round rental residency requirements for quality living standards.
3. Part of the reason I don't live in Eastham, Is because I couldn't find anything to rent there.
4. It is important to create starter housing for younger people to be able to stay here.
5. If there was option to own that my partner and I could afford we would definitely move from Truro to Eastham in a heartbeat.
6. I think it's important to note that any housing should not be Airbnb "sub lettable", to coin a word. We need full time year round affordable options for Outer Capers, if such a thing can exist.
7. Include new, startup business owners with the crafts people's and artist's studio offering opportunities.
8. I believe home ownership is more desirable than rental units.

9. I think affordable housing for families is important if they can be HOME OWNERS and build equity in that home.
10. Would like to have a homeowners assoc. with certain rules to keep the appearance upscale.
11. Strongly feel should be focused on rentals and not gown ownership.
12. Subsidized FREE temporary homeless or rehabilitative Shelter Housing.
13. Priority for residents who will work and engage in the community.
14. Eastham residents should get preference for housing. Please keep look and feel of surrounding area.
15. I'm not sure that there is enough room there to put in free standing homes. A dire need will certainly be addressed with rent-to-own and smaller units.
16. Eastham residence have first option to buy/rent.
17. I would think only rentals for housing.
18. I worry about developers or corporations buying up units to then rent at a higher cost. I hope the town can figure out a way to maintain some form of rent control over units. The same might be said for units that are purchased and then resold a few years later at above-market rates, continuing to make it harder for middle and low-income families and individuals to make a life in Eastham.
19. I truly believe it is in the best interest of the community/ area to offer small to modest housing FOR PURCHASE, not exclusively rentals. Personally I would love to see tiny houses embraced either there or in the town in general. Attractive to Veterans, Single working people, even small families. After all, traditional Cape Cod cottages were versions of tiny houses so why not embrace that concept again.
20. I think ownership creates much more pride in your residence and will provide a better environment.

## **L. Longer Responses on Eastham Housing Needs**

1. I believe affordable housing options are our biggest challenge going forward as a community. I have personally been affected by this and like most residents under 40 struggle to maintain stable housing. However, when considering affordable housing options we must consider what the members of our community need. Approaches that include things like condos or other public housing type options don't meet the needs of these community members. Most folks who struggle to house themselves in a stable manner need a more traditional house and yard situation that allows them to store items they may need for work. They also want long term stability, I believe an option to own. Affordable rentals are also important, so I believe a mixed option would be wise as well. This site may or may not be appropriate for this type of project, though if it is found to be I would also suggest that any structures built be constructed with the unique historic architecture of the area. Cultural preservation is very important in a community like this. This is accomplished through things like architecture, as well as preserving opportunities for traditional forms of work (like fishing, farming, etc.), and providing housing and economic opportunities to the folks who are struggling to stay here, that represent the last generations of the folks who have inhabited the area for the last 100+ years.
2. It is absolutely true that there is an urgent need for affordable or community housing on the Outer Cape, but the solution is not in gobbling up whatever space remains after the existing housing stock is taken up by seasonal residents who live here three months out of the year. The imbalance in affordability created by the ridiculous housing prices that allow only the very wealthy to buy market-rate homes in this town should not be addressed by sacrificing what makes this place special and desirable to live in - the

sense of space, natural outdoor space, the distinctive landscapes that make it recognizable to us as the Outer Cape we love!!!

3. To put in more housing you need to hire more police and fire personnel to deal with additional people. The town can barely manage providing essential services as it is to retain essential frontline workers. Even with a summer tourism population. How about giving THEM a raise for their hard work during covid. What have you done for THEM????? How many live in your public housing now???? I bet NONE!!!! How many live in Eastham??? Instead you want to add more work onto them by having housing in a most dangerous area of route 6! How about offering your essential workers FREE housing at t time. Where are these people at t time going to work in Eastham????
4. I don't see how any of the proposed options actually "solve" the housing issue. Wouldn't it be a better approach to create a program that helps people buy an existing home instead of building new ones that, again like a community center building, will be outdated in the not too distant future - especially with how things are built these days. Building more homes is not the answer, especially if they are going to be market value which is going to gobbled up by seasonal wealthy people. I just don't see housing as the best option for this space at all. Creating condos, town houses, and retail with housing above is a bad move. I moved here from a large city and those types of homes are everywhere - they will only add to the sterility of that area of Eastham. There is no character, no vibe. This space could be the absolute game changer for making Eastham a place to be instead of a place to drive through. Housing does not do that. We have enough homes, let's find ways to make them affordable for people that want to live here year round. Let' stop chasing the dollar and focus on what we need as a society - not retail, not more unaffordable housing, not a community center building - we need to be more in touch with nature, our food, community.

#### **M. No Housing**

5. While I realize the need for some housing we feel this is not the place for that.
6. Would prefer this site not be used for housing.
7. No affordable housing 40b, etc.
8. No more housing!!!
9. We don't need more housing with three relatively new housing areas - Bracket townhomes, new appts behind Sam's, and the newest Cedar Banks Landing.
10. We have the village at Nauset and the new townhomes across the street from here.  
That's enough new housing for now.
11. Possible housing later - I'm waiting to see how the bracket road project does to see what type of housing we should build.
12. Do not want Any housing!!!! What about keeping land for future fire, police and government needs. plan ahead for these eventualities.
13. We have just built such housing in this area. I feel another part of town should take on that housing project.
14. Not so sure if that is a good place for housing units.
15. Honestly, we don't need housing as we have worked hard here on the cape and own our home.
16. Affordable housing is important but not sure T Time property is appropriate considering proximity to Nauset Green.
17. Housing is not preferred. However, if that is the direction taken, then it should be paired with community use space.
18. Why any housing on this site?

19. I would not like to see housing at the T Time site.
20. Please do not put housing on this site, it's totally inappropriate.
21. There are other options for affordable housing -- this land needs to be put aside for the other types of needs of the community.
22. I think Eastham has enough affordable housing.
23. Residential housing and commercial use do NOT mix well and do not live harmoniously in such a small area. We have more than sufficient rentals in this town with the seasonal economic base we have. Enough!!!!
24. Don't need more housing.
25. Housing is needed.. Put it somewhere else.
26. There is plenty of housing in Eastham already.
27. T time should not be housing.
28. I think affordable housing is important but not in this space. The town doesn't need to be a "landlord". We already have the bracket road areas.
29. Find another space for housing.
30. Enough affordable housing already in Eastham.
31. The property should be used to increase revenue for the town and not for housing which will increase the demand for services.
32. The town should not encourage and support thru housing subsidies just because people want to live on the Cape.
33. The idea of putting further affordable housing in Eastham is completely misguided. The t time area should be dedicated to the current residents who would benefit greatly from a park/community area.
34. No additional housing is needed, would prefer to keep our small town image
35. I would prefer to see housing at the COA which I thought was being torn down.
36. I would prefer no housing in this space.
37. Just don't want to see all housing.
38. Not necessarily committed to housing.
39. Not recommended.
40. Less housing.
41. I think we have several places for artists' studios and places for them to display art so why do we need to duplicate in in lieu of other things that are lacking in the community.
42. There is housing that was built and you hear it is hard to rent, there are still vacancies, etc. Until we can prove a better housing model, leave T-time to activities and find another piece of land for housing.
43. Also if single family housing is for purchase we lose the ability for rentals which are desperately needed.
44. I'm against more housing being built right now.
45. No housing. I am sick of people dying there is no housing available. There is all over the cape for reasonable prices. That might mean working 2 jobs or overtime. The jobs are here.
46. How about I want to live in Beverly Hills.
47. The Bracket Road development should be enough low cost housing.
48. We have Klink's housing being put up on Rte. 6, and the abominable housing that was created behind Sam's Deli. Please - no more housing.
49. I'd rather the property wasn't used for housing at all.
50. There is little housing along Route 6 in Eastham, especially along the commercial corridor. I think people would rather not live on Route 6. Why not put housing in neighborhoods? Maybe at the site of the current COA?
51. Eastham can't afford more low income housing. Many homes are empty and more at risk.

52. I would prefer not to see housing at this location.
53. Housing on route 6 would not be appropriate for the town.
54. Don't think we should develop more housing. Especially not more low income or seasonal housing.
55. I believe that development of housing will take away from the landscape and beauty of Eastham. I think that we need to find ways to make current housing more affordable, through access to grants etc. We have a ton of real estate on the cape, and based on the age of its residents, this number is only going to increase, we need to brainstorm and make it accessible to residents, not just wealthy 2nd homeowners.
56. I am opposed to housing at T-Time.
57. I do not feel housing is the best use of this particular property.
58. I do not support using this space for housing.
59. I do not support housing on this property.
60. I do not think this site is suitable for any form of housing.
61. I do not think we should do housing on t time property.
62. I do not want housing or commercial buildings.
63. I do not want to see housing built at T Time.
64. I don't think housing of ANY type is good for this property....if we need anything, we need facilities for all of Eastham.
65. I don't think this area is good for housing, no matter what kind.
66. I don't believe that housing is needed.
67. I don't think housing should be considered. Eastham cannot handle the influx of people and would lose the sense that it has now.
68. I don't think housing should be included at all.
69. I don't think that housing should be the focus of this property. Eastham needs a "center". Restaurants, shopping, coffee shops.
70. I don't believe adding housing is a sensible idea for this project. I could possibly change my mind (artist lofts etc.).
71. I do not favor more housing. Accessibility on Route Six- the need for a stop light is a concern. The imbalance of open commercial land against housing. There is no land available for a son or daughter to purchase and develop a business. You are forcing housing on every square foot of Eastham. The adventure of organic growth has been discarded. There is more housing than commercial land. The tax base has and will continue to increase to cover these new projects.
72. I am strongly opposed to ANY housing on this parcel.
73. I am not in favor of any sort of housing or development for that matter, for the T Time property. I very much dislike the 'ghettoization' of housing for lower income. It should be spread out throughout the community.
74. I am 100% against any housing at this site!
75. I am against the housing option for this land.
76. I only support affordable and market rate housing that is not built on Route 6. Why do we want to destroy the rural character of the town?
77. This is a small community, I don't think we have a need for more housing.
78. Please don't do more housing along Route 6 .
79. Too many houses in Eastham now. Too many rentals in Eastham now. I want to see amenities for people who live hear year around. I must go to Brewster and Truro and Wellfleet to play a round of golf and pay a premium as a nonresident.
80. Don't think housing is appropriate for this site.
81. Eastham just built new housing units. We need to do more for the members already in the community and not create more living space without any amenities for community members.

82. No housing.
83. We would prefer not to put housing at this location. The congestion that it will cause will be intense and At some point we have to cap the growth of population.
84. No housing.
85. No housing.
86. NO HOUSING.
87. No housing.
88. No housing - there are no jobs - !!!
89. No housing at all.
90. Don't do it! Preserve area as open space grass lands during nesting season and open the public activity during non-nesting season.
91. Don't think any housing needed at that location.
92. No housing at all.
93. No housing at all....very few year round jobs so how can folks afford housing?
94. No housing at T Time.
95. No housing.
96. No housing on T-Time.
97. No housing options
98. No housing please!
99. No housing, keep it open
100. No housing, open space should be maintained by the town and preserved for future generations.
101. NO HOUSING!!!!
102. No housing!!!!
103. No housing. only a park. come-on get real Eastham is already over-crowded.
104. NO housing!!!! A community space!! Just built housing on Brackett Rd.!!!!
105. No housing!..... open space for outside activities, playgrounds .. community center for elders.. daycare... groups.... exercise options... community kitchen for feeding programs.
106. No more housing in Eastham!!!
107. No more housing it's not needed
108. No more housing needed
109. No more housing would ruin Eastham.
110. No more housing, keep it simple, keep the small town look.
111. NO MORE HOUSING! Our beautiful town is at the brink of overpopulation / over developing / congestion
112. No, no, no and no. Eastham is too big as it is. You are ruining Eastham. On your head be it. All the accidents, environ probs - nightmare -- all you. For those who want it look on the other side of Bass River.
113. I don't want any more housing at all we are densely populated that's all people see. Who wants to stop there all we have is the village green and the town windmill.
114. None or little housing we need more businesses or taxes will sky rocket in this town and no one will be able to stay here
115. Nonsense to have housing. Upkeep, policing, maintenance, etc.
116. Not a good idea at all, unfortunately these types of situations have failed in most areas, lack of maintenance, lack of future funding, many more domestic issues etc. More housing will require additional Police Officers, Fire Fighters and more related Emergency Responses from our already busy Emergency Personnel. I've seen this time and time again. Please be mindful of this when making your finale decisions that will impact our community in the future.

## **N. Village/Town Center/mixed-use for T-Time – community center, housing & business**

1. I would LOVE to see a mixed use set up - home run! Eastham needs a commercial center of town and affordable housing offerings.
2. It should be mixed use with apts over stores .
3. A small privately owned or even recaanted housing with a small store or two for necessities for walking and conscience would be very desirable.
4. Create a "down town" area with shops and residential would be a great addition to Eastham.
5. Mixed use: commercial with some open space with maybe some single family homes.
6. A "town center" type mixed use development would be great but it seems a rather small parcel of land for such development.
7. Would like the entire Eastham community to benefit from the development of this property- not just those who need income eligible housing or artists or musicians- we have no senior housing, we have no recreational facilities that would be affordable for all .
8. Housing is less important than a community center but having said that moderate priced homes sales and rentals are imperative to ALL YEAR residents and combined with grocery shopping and a community center would be incredible.
9. Most likely best use for this area, something similar to Mashpee commons.
10. Housing is important, but it can't be EXCLUSIVELY housing. Mixed use, with housing and one or more other NON-COMMERCIAL activities, would be great.
11. Mixed use housing and top of shop apt homes is best use.
12. Some housing along with the community center.
13. Must have mixed style housing for locales families.
14. The purchase of the T-Time property should be for the Eastham community and residents.  
A community center and retail space and restaurants best meets the needs of everyone.  
This might also include artists and craftsmen. The property is not best served for providing a few homes or apartments for a few renters, low income residents. I do not think this should be a primary purpose of the property.
15. MIXED USE SEEKS TO BE THE BEST USE OF THIS PROPERTY.
16. Multi use should be the theme throughout this entire project.
17. Mashpee Commons can be instructional to us if we investigate its successes and failures as that facility seeks to expand and improve.
18. Eastham has an opportunity to be a glowing destination if we do this right ...think Mashpee.
19. If at all possible, the combination of housing with commercial space and a community center would be great for Eastham.
20. If you want to keep the small town feel, don't over develop the property, or it will stick out like a sore thumb, and look/feel out of place. Don't try to pack everything in this property.  
Keep any development relevant to Eastham's character and charm. Keep some of it as true open space.
21. The t-time property is not the place for any type of mixed housing/stores, etc. stay clear of greedy developers who promise "the moon, the sun, etc.". They are only out for themselves!
22. The Hingham Shipyard is a great example of mix use property with combination of retail commercial and residential.
23. Using this property in some way for affordable housing is key in my opinion. I like the inclusion of mixed use and a community center.
24. Use property for Community Center and Housing.
25. I believe it's very important to provide as many units of affordable (not market rate) housing as possible along with a large community center and green spaces to provide a much needed gathering center for our town and all who live or visit here.
26. "Village" idea.
27. Wide sidewalks that you can bike on from choc cafe to Brine so folks can have a village feel.

28. Eastham needs a town square and I would like to see small commercial use combined with housing in this space.
29. Aside from its amazing natural resources, Eastham lacks a physical identity, with community resources. I would prefer using the space as such, rather than building housing, unless it is integrated into the idea of creating a "village."
30. We do not need more housing in the area, we have enough ugly Garrick style housing in the area. We need more of a pretty town village area to attract tourists and residents!
31. Why can't we use the land for the community and residents who live here already for years. We have affordable housing units already. It will be an eyesore. Why not make it a village center ? New England quaint look.
32. Whatever happened to the Roach Property? Wasn't there talk of building a town center? The thing I like the least about Eastham is that there is no centralized town district. Most of what a town center would have is available in Eastham but it is so disjointed. Wilton CT successfully developed a town center in a town with similar characteristics - you go thru Wilton on Rt 7 and pass one commercial location after another - in Eastham we drive thru it on Rt 6 passing one commercial location after another. Wilton successfully developed a village town center and it is charming.
33. Important that whatever is built gives off a town center feel.
34. I do not like the housing or mixed-use idea....we need the multi-purpose recreational space for a better quality of life for our existing residents first!
35. I do NOT think this property should be developed with commercial businesses. We have too many vacant commercial units in Eastham already (Village Green, The Mercantile). We don't need more businesses. We need a community center and affordable housing. A mixed use of these two would be ideal. PLEASE no more businesses/shops. For Question #9, "tuck the housing" behind a community center!
36. I think that a combination of commercial, top of shop units, single family residences, and senior living should all be considered if not allowed to be part of the 11 acres parcel of land. You could hide the development by putting commercial spaces in front of the entrance to the neighborhood(s). There is a lot of potential, it would be a shame to see it wasted on just one type of real estate plan. I think rental units owned by the town would work well, say rent is \$1,500 a month, \$750 could go to the town and \$750 could be held in an interest baring account for 5 years for the tenant, helping young families get a leg up and save for a down payment for a home of their own on Cape Cod. They'd be able to save \$45,000 before interest was taken into consideration which is enough for a down payment on a home.
37. 80% of land for affordable and market rate housing and 20% for community garden.
38. Village look, esp. for seniors! Near recreation center for socialization, exercise, programs, even meals.
39. I thought housing was going on across the street. I would like to see that property used solely for community center, fields, pool, natural playground, courts, and community gardens.
40. Much needed housing for local folks who work in our community/area combined with community use, such as community gardens, would be ideal for this property.
41. If housing must be included, it should be located on the property separate than that what is being created as a Town Center.
42. I think this area should be used as a town center and it probably doesn't have enough space to include housing.
43. I think that affordable housing, combined with a community center, and some commercial retail would be a great mix of usage.
44. Create a community center surrounded by housing for low income, disabled and seniors.
45. Commons of the 80's we don't have a downtown and need a hub to change our drive through afterthought on Route 6.

46. Affordable housing is a necessity in Eastham. More retail space convenient to housing is admirable. There is no real town center or walking village which is a real negative for Eastham. Wouldn't it be nice to walk "downtown" during the day or night?
47. Adding housing to a community center approach is compatible... let's think beyond housing needs unless the housing is only available to long term Eastham residents-we can't keep proving affordable or workforce housing for our neighboring towns. Some townhouses, mixed use, can work but I believe a multi aged community center can service the entire community year round.
48. Make it like a small village for all to enjoy! Also, make route 6 in Eastham 2 lanes with trees in the middle and large sidewalks on either side. Get rid of the highway through our beautiful town!

## **O. Housing design style**

1. A town-home style would be much preferred to an apartment-style complex, especially for younger people trying to get into the housing market.
2. Absolutely critical we have a lot more affordable housing. Why not three story apartments and condos?
3. Business condo units?
4. We need to maximize the availability of housing units. There should be three and four story apartments, condos.
5. It is not the appropriate place for single family houses
6. Cost-effective but attractive design, in keeping with the rest of the community
7. Townhome village style 1-2 bedroom with rental and ownership mix.
8. Tiny homes, possibly as rentals for single working people.
9. Tiny house community ( Solar powered ).
10. Tiny houses should be something to be looked into for singles who aren't making a lot of money.
11. Small playground for 3 to 7 year old's.
12. Consider adding a playground for small children.
13. Add a playground.
14. Don't duplicate what already exists such as the new housing on both sides of bracket road. The new townhouses lack landscaping and look albeit sterile.
15. Need high density housing. Apartment buildings, attached condos for both rental and purchase.
16. No high rises!
17. Prefer tuck behind to top-of-shop.
18. Top of shop homes with balconies to center courtyard with outdoor tables, stage, musicians, recitals, etc.
19. It needs to be much better quality than Nauset Green.
20. It should be kept very low density.
21. Perhaps working with Habitat for Housing as Orleans did with the duplexes on Finlay Rd would work!
22. It is important to keep any housing to modest and low density.
23. By thinking multi-story, Top-Shop Housing could have a dramatic impact. 11 acres - could literally set up an entire Eastham downtown off of the bike path. Shops/Restaurants/Small Businesses/Parks/Community Center/ Walkable.. The economic benefit of a space like that is huge. Think of Wellfleet Center, Chatham Center, etc.
24. Creating jobs for these new residencies is important so at the very least considering the top of shop option to provide working opportunities.
25. Recreation and small business owners with Top of Shop options for those who contribute to the environment/community aspect of the overall feel of the Tee Time property.

26. 'Top of shop' rentals should be strictly limited to the 'shop owners/renters.' In other words, no 'top of shop' rentals / sub-lessees to anyone NOT directly connected to the associated business.
27. Top of shop model has worked for years and years throughout Europe and this country.
28. Top of shop housing is a must.
29. I don't like the idea for housing units above retail, I think it would give a congressed feel to the area.
30. There is need for 3 Bedroom housing as well. Both affordable rental and affordable sales.
31. This should be packed with as many condo developments and apartments as we can fit. Why not three stories?

## P. Design

1. "A "Cape Cod " look is extremely important to me. The housing behind Sam's Deli is hideous and everyone is extremely upset with how tacky and out of place it is. The Brackett Road development behind Cumby is spot on.
2. Please make it more as aesthetically pleasing than Brackett Landing. It should be cape Cod themed.
3. Habitat community.
4. High density housing is our most pressing need. Would have liked to have seen apartment buildings and condos listed as options.
5. The rest of this is all window dressing - "maintain character" is code for "not in my backyard."
6. No overcrowding.
7. I like the idea of it being "hidden" behind the multipurpose or Community Center .
8. Providing neighborhood walk zones is extremely important in designing vibrant community.
9. All housing should have a private outdoor space not to be shared with neighbors.
10. No large development. Habitat houses if single units.
11. Rather see remodels of run down properties in town used via habitat for humanity style efforts.
12. Read the newspapers. Other towns on the Cape are leaving Eastham in the dust. Please, please listen to experts for the CDP regarding how to make density attractive and practical. We need to use this land efficiently and with a look toward Eastham's future as a town attractive to young families.
13. If it needs to be in that vein, please have it in keeping with Traditional Cape Cod.
14. Any housing should be in keeping with a seaside village. Not higher then two stories. Nothing that would scream low income housing like the area off Bracket Rd.
15. I think regulations about outward appearance of the units and how they are maintained is important. Similar to Jumel Terrace in Harlem.
16. If housing is considered for T-Time, the density, quality and architectural design would have to be greatly improved, of what was built off of Bracket Road, and billed as Affordable Housing. The architecture and design of the complex is are below the standards that Eastham deserves.
17. Be installed along Rt 6 on that side of the road to facilitate access there and to bike path.
18. I would hate to see things jammed together. Love the idea of shops with housing on top.
19. Don't build ugly " project " type housing like the housing recently built on Holmes Road. Bracket Landing look is more appropriate for the town "feel."

20. Bracket landing housing is so ugly. Could have been attractive with some small design changes to front like moving storage box in front to side or back. So need to have a good design team to ensure that this is not an eyesore. If there is a two story option should be placed back from street. Also has parking been addressed.
21. Not dense, not too many housing units on the site.
22. Please no more building. The character of the town will change and not for the better.
23. As a property owner of over 40 years I do not want the basic fabric of the town to change.
24. Aesthetically fitting in with the community should be a number one priority.
25. mixed use and housing creates a small neighborhood town feeling if the spaces are WELL designed, attractive and built of quality materials for sustainability .
26. Please DO NOT repeat the housing type/structures that were built off Bracket Rd. They most certainly DO NOT fit in with the surrounding "Cape Cod" feel.
27. Not to have too many housing units. I feel it will take away from the charm of the town and give it more of a city feel. Small is quaint and better!
28. Affordable housing is important but should have a structure that would make it amenable to the towns character. Would not like to see commercial vehicles etc.. stored in yards.
29. Affordable housing is very highly needed - done properly to look and fit esthetically pleasing with landscape, trees, green space.
30. It's more important to do it right, in keeping with the small town look and feel of North Eastham. Do NOT disrupt the character of the town.
31. If there is to be housing, it has to blend in. I don't think the town needs more "apartment" buildings. Make it to have small town character and housing should be the smallest part of the site.
32. If housing is built at T-time, please make the design look like Cape Cod.
33. When it comes to housing and all architecture it should be good looking not look anything like the buildings we just put up at Village green not very attractive at all They do not look like small town Cape Cod.
34. It should not be developed for housing. It should be developed as a Village Center for Eastham residents and to attract people driving to P-town.
35. The housing should have character to it. Very important how it looks. See rosemary beach Florida.
36. Please don't build anything as ugly as the housing on bracket rd. Yuck. Reminds me of military base housing.
37. I am not a big fan of creating high density living communities on the Cape. Part of the charm of the Cape is that there is typically some separation from house to house. If housing where determined to be constructed here, I would be in most support of traditional Cape Community planning with separation and yard space.
38. To keep the charming character of Eastham, please limit all buildings to a single story height. Anything higher is an eyesore from the Cape Cod Rail Trail, a key tourism driver in the Eastham economy.
39. Housing off of bracket looks cheap and crowded. Town losing its character and putting more of this on rt 6 will continue to ruin its charm.
40. It must look like it is 'Cape Cod.' We do not live in a city, so no high rises. Also, even people who need rental assistance have pride and taste and if an ugly design would not be allowed in a rich neighborhood, it should not be allowed in any neighborhood. Better yet, any design should be approved by the voters before contracts are signed. We have been blindsided before by what passes as acceptable. We surely do not need to have an ugly development right on Rt. 6 where everyone can see it.

## Q. Environmental

1. I don't think this area should be built for housing. There is already too much development impacting Eastham's water quality. There should be a plan to sewer waste water before the town builds anything.
2. Preserve the health of the environment. Maintain the land in its natural state.
3. Clustered small homes on small lots with community ownership of surrounding naturalized land. No watering or maintenance required and environmentally sound. Keep it simple and affordable with small environmental impact.
4. Sensitivity to water usage as well as septic and to the issue of overdevelopment.
5. Just another way to pollute the ground water.
6. Will the sewer/water system support an increase in population?
7. This is not needed at all. The town has to lighten up on current zoning and allow more density so the cost of lots doesn't stymie people and also allow year round add on apartments. We have town water. Let's start looking into sewering the town.
8. How is this type of housing going to tax natural resources: water table.
9. No housing of any kind. too many straws in the aquifer as it is.
10. Waste water treatment is a more important issue.
11. It is important that all housing be constructed in the most ecologically sensitive way possible, using clean sources of energy and sustainable materials. Anything we as a town can do to normalize a responsible approach to building that takes into account how it will impact flora, fauna, and future generations should be done. It is also very important that the landscaping around these dwellings be native plantings and maintained without the use of pesticides or other poisonous substances.
12. Please keep the quaint cozy feel of Eastham intact. Use the land tastefully - don't overcrowd the space with many units since water is a valuable commodity and becoming more scarce due to global warming. Keep trees and open untouched land in the area.

## R. Financial comments

1. The t-time space should be used to benefit the Eastham taxpayers who paid for it and will no doubt be asked to finance its development down the road. Put housing on other town owned land.
2. Not the best use of space. Financing and subsidy for families is better. No shortage of housing, but cost is high for modest income families.
3. I cannot stress enough the need to help creatively finance nice homes for young local families.
4. To add housing when the town doesn't provide for residents now is abhorrent. Start rewarding the residents you have that are your tax base. Plow and maintain all roadways. Hook everyone up to the water system at no cost. Start thinking about public sewer. We have enough public housing. How many elders and essential workers live in that housing now???? A taxpayer is a taxpayer. It should be equal services for all. Never mind adding more costs to your existing taxpayers.
5. Would prefer that public money does not develop this property.
6. I don't believe tax money should go towards building housing. The town paid this space and all of the town should be able to enjoy the benefits.
7. I'd rather benefit all tax payers.
8. Please consider commercial development that will add to the tax base.
9. Housing is available elsewhere. Taxpayer funds, at this stage of Eastham's development, is better suited to develop the tax base where perhaps in future the town could afford more "nice to haves". Eastham doesn't have enough good restaurants or businesses that will attract people to the town. It could be a destination rather than just a town people pass through.

10. Priority is to provide reasonable priced housing to young people to live, work , stay in the area to help with tax base.
11. Selling property will ensure lowest possible total return on the investment. If housing is the answer, better to have a Nursing home/retirement home multi-occupant facility that provides for town residents that need to move from their homes because taxes have become unaffordable.
12. Stop with the housing already. Let everyone use it. Our taxes bought it.
13. Housing is important, but without jobs and local businesses no one will be able to pay for housing, or pay taxes.
14. A small cottage village of 500 sq foot 1 bedrooms built by the town is best. An option to buy but with a condition that it may only be sold back to the town with a %2 1/2 increase on the price the home was bought for. This would be accomplished by putting the money paid for the house into a 30 yr. US bond so that the town would have the money to buy the home back. Several homes could be put on a single well and single title 5 septic.

## **S. Traffic/Congestion**

1. Access to route 6 will be a problem... especially left turns. Solutions need to be considered.
2. Why add to all the car traffic congestion with-in the complex by encouraging unnecessary retail outlets...???
3. Rt 6 is a busy highway adding a lot of housing will make access terrible.
4. Safe enter and exit on to Route 6!
5. Housing would be very dangerous as exiting onto rte. 6 is very hazardous, especially if you want to go left.
6. Not interested in housing at this location. Too busy an area on the highway.
7. Easy (Rt. 6) road access.
8. Figure how to access another way other than RT. 6.
9. We need to be very careful and think. Rt 6 is so heavily traveled and dangerous we must think carefully.
10. Please don't fill this open space with more housing or congestion causing development.
11. Clearly the town needs both housing that is affordable for year round residents, whether for sale or rent. Also note, you are asking for more traffic and "urbanization" by doing just that.
12. Concerns about traffic and impact on schools.
13. Please reduce number of vehicles that a housing area promotes....keep housing to a minimum...don't need more traffic on the roads.
14. Congestion concerns on 6.
15. Conveniences such as small shops, access to bike trail, traffic modifications to ensure safety ingress/egress for both those at the site and those passing by in Rt 6.
16. Dangerous traffic issue ahead if housing is there.
17. Density should be a concern and increase in traffic along the route 6 corridor should be considered.
18. Any housing would create more pressure on travel on Rt. 6 at the intersection of Rt. 6 and Brackett Rd. which is already extremely difficult.
19. Too much traffic on roads and beaches - no more full time residents who may vote for things I don't want.
20. Traffic concerns with other developments; Bracket Landing and Cedar Banks.
21. Again, traffic issues. We also have to consider additional wear and tear on our fragile ecosystem.
22. Don't build so many units that could cause traffic congestion. It's crowded enough in the summer as it is.
23. Traffic and environmental impact need to be priority.

24. Traffic concern. Environmental concerns. North EASTHAM density population. Noise. Have a great community center. No amusement parks. Limit housing to only a few units.
25. Traffic concerns.
26. When we took this from the developer we took it with the understanding that it would be too dangerous traffic wise. Now that we own it there is a push to develop the land; this is incongruent with our previous position.
27. We just need to consider and figure out the traffic flow.
28. We do not need more affordable housing off of route 6. It will look ugly and increase the traffic in route 6 and more accidents.
29. We are worried about too much density and traffic flow disruption....like entrance and exit, as well as increased volume in the area.
30. More Housing creates more traffic and that's not what we need on route 6. We need more open space and vegetation.
31. Traffic congestion.
32. Traffic on Route 6 near Brackett Road is very bad during the summer-- traffic control devices will need to be installed with any increase in density.
33. We are opposed "high density" housing and any rental properties. Our concern with commercial usage is the impact it would have on increased traffic on Rte. 6.
34. Traffic will be seriously dangerous with housing along route 6.
35. Traffic control.
36. Traffic on route 6 is a big issue.
37. Traffic on and off rt 6 is a critical issue.
38. Too many people crossing Rt 6, kids, bikes, traffic is crazy enough in the summer.
39. Design road for easy access.
40. There are always going to be problems with traffic at that location. Before any kind of housing is built, better efforts need to be made through our state representatives at the state level.
41. Don't need more housing . RT 6 cannot handle any more traffic.
42. Given the traffic on route 6 I think any type of high density housing would necessitate a traffic light.
43. Have to consider traffic entrance/exit needs. Rte. 6 is busy, busy.
44. Housing would add to the terrible traffic at that location as well as increase the accident rate.
45. I am concerned about the increase in traffic that would result from high density housing on the site.
46. I would also suggest that the traffic on route 6 entering and leaving the businesses not have direct access to the residential streets.
47. I don't like the idea of having housing right off RT 6. It seems dangerous as far as traffic in the summer months. With more "to do" in Eastham and with more people being here we will have to think about where these people will walk and bike to. Eastham only has one very badly maintained sidewalk on the opposite side of the street. I am opposed to housing on the T Time property.
48. I don't think housing should be included due to traffic concerns.
49. I feel this area on art 6 with 4 lanes of traffic is not suitable for any type housing. When Coastal finishes their townhouse buildings it would be imperative to see the traffic resulting from 2 autos per living space (possibly).
50. I think it's a bad area to build up with traffic etc. bad enough in winter and terrible in summer.
51. I would hate to see this space filled with a housing development with little regard to traffic, parking and resources. While more affordable housing may be needed to have e whole space filled with only that would be awful.

52. I would prefer there NOT be any housing on this site at all. There is already too much traffic on Route 6 in the area and an affordable housing development would increase the density and therefore the traffic in North Eastham. Would another traffic light have to be installed?
53. Traffic of course will be an issue but that problem can be resolved with some creativity and following accepted traffic control measures.
54. Impact on Rte. 6 traffic.
55. Let's not stuff tons of buildings there, please. High density in Eastham would change the character, add traffic in a place it is already dangerous in the summer, and stress the water system and likely first responders.
56. Need to accompany these options with traffic study when the time comes.
57. New road work very imp.

#### **T. Community Center/Recreation Center preferred**

1. Would prefer the health club/community center over housing, or if there is to be housing mixed use with the health club/community center.
2. A community center with pool tables, ping pong tables, football, arcade games.
3. The local kids need places to go.
4. I understand about the lack of affordable housing on the Cape. That said I would prefer the T-time space not be used as a place that would benefit a few and not the many. A community center would particularly give our seniors and teenagers a place to gather, free up boredom, take classes, meet others in our town in a central location.
5. I prefer the recreation center idea; is there room for more?
6. We see in desperate need on the outer cape for not only a community center, but access to a "whole foods" eques food store where there is access to local, and fresh food.
7. While a community Center and recreation facilities would be nice, we have a great need for affordable housing in Eastham. Some combination would make sense
8. I would prefer to build out the space first for local gathering place/activities and not housing.
9. There are multiple affordable housing options but Eastham lacks a community center.
10. I'm more interested in a community center but couldn't bypass the answering on the housing.
11. Hoping for a community center.
12. Housing or a Community Center, not both.
13. We just put in the housing units behind Sam's Deli and those don't look great. I think the need for a rec center is much more salient at this time and that space is the only option for it in town, and would be unifying for everyone in town. I think we need to consider other options for housing, more like Brackett Landing, but somewhere else in town.
14. Space for families to enjoy.
15. I would prefer a place that kids can have fun and stay out of trouble. We need more places that are recreational and fun.
16. Recreation for Wellfleet/Eastham children.
17. We need an Eastham Recreation Center only where people who own property can get membership cheaper and higher price for tourists. A big gym would be good for locals and tourists.
18. I am not in favor of any type of housing on this property. This project should be used solely for the purpose of providing recreational advantages and a physical place for the community to come together.
19. No housing make it a community center for the YOUTH population to expand the community!
20. Please make this space a community center. Only housing should be for our elders.
21. Love the idea of a community center with a gym to promote healthy and active living year round.

22. It would be nice to have, but less important than a good community center for all ages, since lower cost housing has recently been built in the area.
23. It appears difficult to make a case for a community center on this site when there seems to be no understanding of the value of a village center. At T-Time the concentration should be on affordable housing and economic development initiatives.
24. No need for a community center if there is no community.
25. I'm not sure a community center and housing need to be combined if there is another area to include the housing in town.
26. This commercial section of Rt 6 it is not great for large scale housing. Housing works best if it is dispersed throughout the town. Adding some units, 6 to 12 could work. Housing should be second to a community center.
27. When the taxpayers were asked to approve the purchase of T-Time, a lot was said about developing the property to provide services to the community. I think we should stick with that.
28. I would prefer to build a community center first - leave space open for later development.
29. Our town "closes" November -March. People need a place to socialize and stop the cycle of alcoholism and drug use.
30. I prefer that the site not be used for residential purposes, but for community recreation, and that sidewalks.
31. I live at Brackett landing which also has 11 acres of land. I think it would be a good example of what 11 acres feels like if you want to drive thru the neighborhood and see how much space 42 units (some are two residents in one) so not even 42 separate buildings take up not leaving much space for large building like COA etc. or Community house. I think it would be better served to just be a community center, no houses. More recreational area will then be available, like volley ball, tennis, pickle ball maybe even a track around the whole perimeter.
32. I definitely am against any housing on that site. I think we need a community center to bring the town together.
33. I think Eastham needs to create a destination recreational and event facility. If done right, it will create jobs, generate economic opportunities, year round business for the community and enhance the quality of life for residents.
34. I'm a land use planner by profession. The T Time property should be put to its highest and best use - a mixed use complex - at a reasonably high density, which may be objectionable to some. The primary problem will be determining what the marketplace will support in the way of commercial uses, given how the retail / service commercial landscape has changed in recent years - even before the pandemic. As an aside, as a golfer, I really miss the driving range that was there. Maybe a virtual driving range can be included as a future use.
35. I think a combination of housing types with community center/recreational activities would be ideal.
36. I strongly favor a community center. Housing should not be built here. The design of the community center should be pleasant to look at and emphasize the charm of our coastal community. It should be landscaped so that we see the beauty of a rural area.
37. I am not in favor of building any kind of housing on this property. A community center should be built that is attractive and is nicely landscaped That reflects of our coastal location and charm. Parking spaces should be located behind the community center.
38. While housing is of primary importance to many in town there are also current residents and part time residents who have homes in town who would like to see this property developed to serve everyone in town in an aesthetically pleasing presentation that will provide opportunities for everyone to enjoy the property and its amenities.
39. I don't think housing is appropriate for this space and would not support a bond issue to pay for it. This space represents a Town Center for Eastham -Route 6 is our Main Street and

should represent that to the townspeople and visitors alike. This property was purchased with our taxes for the purpose of a community center, it is not the responsibility of the taxpayers to pay for housing. If, when, the COA moves to the community center space possibly that property can be used for housing. We have a large low-income housing development 1/4 mile away it is not appropriate to build another one. What about a real playground, ball field, passive park? Has parking been factored in for the activities?

40. My primary preference is a community center. That would add an attraction that does not exist now. In order to build such a facility, which should be large and multi-purpose, a large part of the property would have to be utilized. That would leave little, if any, space for housing. Community center first. Housing second.
41. Community center most important
42. Community ctr serves all.
43. Not interested in adding housing. It will decrease value of town.

## **U. Community Space**

1. Leave time as community space.
2. Community space is best.
3. The need for a community space I feel is much more needed.
4. Community space should have priority.
5. The affordable housing here isn't so affordable we need a community space

## **V. Open/Green Spaces/Park preferred**

1. Why is there an urge to do anything other than clean it up and leave it in a somewhat natural state. Landscape it in a pleasing fashion and leave some open space.
2. Would like to see green space a priority.
3. This should be a community park period. We DO NOT need more slum housing like what you built on Brackett rd.
4. A park like setting would serve all age groups. That is what I would prefer.
5. I think I made it clear that an outside park. Year round pool pavilion, for swimming lessons, basketball . But with a lot of outside space reserved as natural park that was set up to invite public use.
6. As much as housing is an issue, greenspace is important.
7. I would prefer the space to be used for a park with maybe a few nice shops.
8. I'm in favor of open space. we need more open space. a natural preserve for animals, birds etc. no more development.
9. It should be clustered on a small portion of the property, leaving large open space/recreation areas.
10. No locals can afford to live here anymore. I would like to see open space prioritized and landscape design with natural landscape and plantings surrounding beautiful and in keeping living spaces for residents, locals and elderly.
11. Leave as an open space.
12. Leave it as open land UNDEVELOPED!
13. open space part left undeveloped.
14. Avoiding high density housing is preferable-leaving some open space.
15. I feel that the area is congested enough and it is critical that all are aware of this problem. Open spaces for Old Cape Cod are more desirable than more buildings. The North end of town seems to be getting way overbuilt and less desirable for year round and vacationers.

## **W. Garden Space**

1. My preference is for a space like the Eastham Gardens proposal.

2. Focus on modern housing amenities. Renewable resources, with access to green space and gardens for food.
3. My responses attempt to coincide with the environmental vision in Eastham Gardens design. Up-to-the-minute eco-friendly living that attracts young people, incorporates some affordable housing for young families and workers and emphasizes informed resourcing of the space with edible landscaping, education, recreation and renewable tourism. This would make us stand out as a place to stop, not only drive through.
4. Not keen on more housing in that location. Go green! Park, community gardens, etc.
5. Only 8 of the 10 acres is useable and I think a Community garden or an all-inclusive park would be nice.
6. Please consider the Eastham Gardens design plan.
7. please do not develop this land! please use this as outdoor gathering space for the town with parks, gardens, and other spaces.
8. Shared, collective outdoor space (communal green or garden) instead of parceled backyards gives greater uses to all, and sense of shared responsibility.
9. There should be a garden space allotted for those in the housing development that would not only supply food but also a way to bond with others who don't know how to garden, or want to share their knowledge with others. That is a far more useful "community working together" in so many ways. Look outside the United States and see what other countries have done in this area and you will be amazed at the creative processes out there! Time to think outside the box. The box isn't working. Cheers! (PW. I'm an 8th generation American with a travelled mind).
10. Garden space.
11. I would not like to see housing at this location. This space has too much visibility to be wasted on housing, a community garden/venue would yield significantly more ROI.
12. I don't believe housing is needed T-Time. Public gathering space, public vegetable garden, and elderly care center.
13. I would prefer the land to have no housing. Garden, Park, community activity center, etc. interests me more.
14. Keep the space open for gardens. Housing should be in rear of property - quieter & safer area for children - commercial in front. Park - green space with beautiful gardens in center between commercial & residential areas to be used by both .. for concerts, outdoor relaxing, picnic tables .. not necessarily a sport recreation area. I don't believe housing is the most important thing to go on this property. I did rank the options, based on if housing was to get out there. I will, however, reiterate that I think utilizing that land for farming, gardening and sustainability is extremely important. It is in my opinion that that needs to be worked into the plan somehow. "Eastham Gardens" is an excellent proposal and should be strongly considered!

## **X. Pool**

1. A pool is so important, our kids live on an island and have nowhere to have swimming lessons.

## **Y. Dogs included**

1. Would like a park with enclosed dog park to be included in any housing plan which likely would require higher density type housing.
2. Are the housing units going to be pet friendly? A dog park would make it so they can have the dogs outside to play.
3. Space better utilized for community center and dog park over additional housing.

4. I do not want any housing on this property. We need more dog friendly places. A park with man-made ponds to fish in would be much better. Outdoor venues for the arts and for small businesses would be great.
5. I just really want a dog park on that land somewhere. Mixed use housing or housing for workers in addition is acceptable.

## **Z. Professional, Medical Services**

1. Town and surrounding towns desperately need medical testing facilities. X-ray, CT Scan, MRI, Emergency clinic.
2. Giving priority to professionals including (teachers, day care workers) and medical support.
3. Medical Emergency Room (Creating jobs and a need for medical attention before you get to hospital).
4. We need a pharmacy.
5. Not a good place for housing (off route 6, noisy, crowded). Small hospital more needed plus healthy dining.

## **AA. Jobs, commercial businesses & office space**

1. We need jobs for young professionals.
2. Dump the property, sell to somebody who will CREATE GOOD YEAR AROUND JOBS!
3. Eastham has just constructed two low-income housing developments. It's time to create JOBS and bring TOURISTS WHO SPEND MONEY to the town.
4. The area needs sustainable paying jobs before housing.
5. We could use a Market Basket grocery store!
6. I feel offices, office's, COA would be safer and less far from route 6 and us living here.
7. Businesses need employees. Employees need a place to live.
8. Drawing people into an area with limited job opportunities doesn't make sense. Any housing should be targeted at people who are locally employed so top talent doesn't leave the area for lack of housing.
9. Include office space for on-site social service agencies to share (i.e. CORD, Elder Services, DVR, etc.).
10. I would like T-Time to be a non-commercial space. If part of it is to be used for housing please keep business out of it.
11. When I'm frequenting surrounding restaurants on the Cape, mostly all of the staff that is year-round pay exorbitant rates for renting during the summer, or can't find anywhere to stay in the summer at all.
12. I was thinking of a smaller specialty grocery store for the town, right now everyone goes to Orleans. And some small shops where the rents are affordable.
13. We would not want to see an influx of commercial, honky tonk seasonal vacation driven enterprises. Keep our community QUIET, relaxing.
14. A "destination spot" for both residents and visitors to shop and experience the town.
15. Housing should be combined with commercial useful businesses and community activities.
16. I think the area should be used for business development.
17. Eastham lacks shopping and more diverse restaurants.
18. I think the property should primarily reflect business's used by residents with an inclusion of township resources that are occasionally visited by residents.
19. It's hard to picture how this will translate into the real thing. I'm concerned that if businesses fail yet renters remain it could become a depressed area not welcoming to the community. The housing needs to complement what is currently in the area.
20. Keep it Commercial.
21. Develop, develop, develop.
22. Contractor storage to allow contractors to avoid storing trucks materials on residential lots.

23. Commercial stores aren't necessary!
24. Artist crafts music folk living with studios is great.... making housing into a commercial outlet, not so much.
25. Top of shop units that give preference to the new shopkeeper in the space below with deed restrictions - you close shop, your housing lease expires within 6 months.
26. Only some kind of "Farmers market" concept, small, simple stands that can be used to sell from a couple of times a week in season. Big chance to create the only walking area in Eastham with lush, green, inviting trails/recreation areas. Inexpensive to maintain and supported by residents volunteering (like I would do). Hope this unique opportunity isn't blown by yet another big housing project! Thanks for listening.
27. Prefer to see small businesses built within the property.
28. We need a retail space like a target OSJI, etc.
29. Make more space for commercial shops.

## **BB. Survey**

1. Great survey! Best of luck coming up with a balanced plan. I'm excited to see the end result.
2. I find this survey very difficult because I'm not in favor of any kind of housing at the tee-time property.
3. These ?'s don't give folks enough options.
4. Not sure what some of your terms mean.
5. The ratings did not work. My vote would be no housing. Public outdoor space/park playground etc.
6. Also in #7 why all the small units? what happened to Eastham's zoning?
7. I find it difficult to imagine there is enough employment to necessitate all this housing. Eastham has already committed too much space for diversified housing projects.
8. The way these questions are framed takes no account of the reality of the marketplace. We can't "wish" for mixed uses. We already have many vacant commercial properties.
9. In my opinion, the overriding need is affordable housing. The questions are poorly designed to elicit this opinion. The ranking questions either emphasize market rate housing or mixed use.
10. Please refer to last text box for information and importance of housing for young people on the cape.
11. I do not fully understand the options, but this should be addressed as part of the plan, along with other options mentioned.
12. It is unclear what the Commonwealth's mandate on affordable housing requires the town to accomplish. It is therefore difficult to answer the survey with that viewpoint.
13. Some parts of this survey r not working properly. Would only put in 5 stars.
14. Sorry I did not feel educated enough on the types of housing as choices. So was hard for me to respond to many of these housing choices.
15. Survey doesn't permit one to change one's mind.-question 7. Eastham needs a community center for meeting and recreation-more houses=more septic problems.
16. This entire survey seems more geared toward housing vs something more community related or something that would generate revenue.
17. This survey appears to mix up housing types with financing with household size, and proximity to amenities. I hope the final plan will retain public ownership of the land, and control the improvements of all types to fit niche uses and ownership (land trust, rental housing, and trust owner housing with a variety of building types (duplex, multi-unit condo, second floor studios) and connections to neighboring businesses.
18. This survey has altered the levels of importance so the most unimportant box is on top and the most important box is on the bottom. The reverse of a standard survey. You are going to

get the wrong data, as most people go to their default order when answering survey questions. Is this an attempt manipulate the responses. My suggestion is to cancel this one and create another one flipping the options back to the standard format. Very important!!!! "This survey isn't working properly. When repeatedly put in ranking for last question, all answers were starred.

19. This survey would be less biased if it provided the information that there are currently other sites in Eastham that could be used for housing and/or that if the COA was relocated to the T-Time property, that that property might be an option for housing. The need for housing is real, but the choice is not this location or no location - that should be made clearer.

## **CC. Miscellaneous**

1. I don't want Eastham to become an over populated area where the charm is taken away. People come for the difference in surroundings, the peace, the history.
2. Don't let it all be pushed aside. Preserve it.
3. I think there is a feeling within the community that they want to help those already living in Eastham.
4. Nothing to add.
5. Return on investment as measured by residents widespread usage should be the paramount concern.
6. Why not?
7. What about life long residents that are single with no kids? We get punished for not pumping out kids and being responsible.
8. We should not "recruit " from outside. We have enough need within our own community and should prioritize those people.
9. If we are considering house it should be for short term only -(1-2 Years) too many people settle into that way of life.
10. It sounds like it could be a little crowded with so much diversity. Could also be noisy for residents.
11. Being between Orleans and Wellfleet, we need to make sure that Eastham is on par with those communities, otherwise, we will remain the lower end town of the outer cape.
12. What number of occupants are you looking at ?when do you expect to bring this project to the voters.
13. We MUST bring young families to the lower/outer cape.
14. Why not rehab empty and unkept properties for housing. I'd rather do that. We have empty business and blighted properties we can convert to housing. Use the T time site for the entire community benefit. Heck... if you drive Willy's out of business ( I hope) you have room there too!!
15. Maybe use as ball fields.
16. Add a running track
17. Eastham should offer limited housing as part of any federal nationwide immigrant/refugee relocation program.
18. Noise and privacy issues for living units.
19. The towns people were fooled once with the promise of rentals going to "local workers that already live here". I urge this committee to look at Nauset green and see how many locals were denied housing, and to not be fooled again.
20. Population density is a factor that needs to be considered seriously. What services would the development provide for all the extra residents it introduces?
21. It's a shame Sandy Meadows wasn't developed as planned, that's a much nicer place for family homes.
22. Facilitating diversity is critical

23. Staffers would help supply the area with qualified individuals who might not otherwise be able to afford to live here
24. Housing especially rental units will need to be managed effectively.
25. Where will these folks work? Oh there is no place to work.
26. Please. Please. Please. No cannabis. Please.
27. I know so many local millennials who are in service jobs, and can't afford the rentals. They deserve to live here inexpensively. More than 700. a month is NOT affordable.
28. We have created an artificial shortage of our affordable housing through failed zoning.
29. In the spirit of integration, Why is the town not considering purchasing homes in Eastham currently for sale? Why MUST building cluster housing only be considered?
30. The town purchased the property and should be able to develop it without restrictions from S&S. Pursue the matter legally to end that relationship and influence.
31. If housing is included in the plan, I would highly recommend NOT partnering with a private developer like Stratford I this project. Shoddy construction, poorly designed buildings, and the need to quickly turn a profit by using 40B guidelines would guarantee a disastrous partnership and outcome.
32. Just do something already!!
33. Don't overdo it, or try to check off too many boxes. This is one opportunity- there will be others. Thank you!!
34. Year round residents only.
35. No rentals.
36. Should be for town employees only.
37. Since I'm not a full-time resident, I don't think I have a right to say what type of housing, etc. is needed.
38. You sing should not dominate the t-time property .
39. Building a Town Community Center abutting or very near any type of housing would surely service the residents living in close proximity but create issues for other residents. I fear those living next to or near the Center would view the facility as their "center" and tend to spend a great amount of time there. This might keep other residents from visiting and enjoying the facility.
40. I'm concerned with the extent of vacant privately owned homes by long distant and absent homeowners, preventing or reducing our sense of community. It's sad to me.
41. The town should not become a landlord and have to maintain houses or apartments.
42. I think you captured it all.
43. I recently, in last 2 years, went from being semi homeless for 4 to 5 years to gaining a residence here in turnip country, grew up graduated, lived, loved on this island and it is still hard to find place. So lol basically I know housing is needed, but needs to be done cape cod style.