



# Housing Production Plan

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**Planning Board**

June 24, 2024

# Housing Production Plan

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Housing Needs Assessment

Community Engagement

Development Constraints

Affordable Housing Goals & Strategies

Implementation Plan



# HPP to Date



## Housing Needs Assessment

Updated with 2020 Census Data &  
2022 American Community Survey 5-  
year estimates

## Community Engagement

Online Survey (n=315)

Focus Groups (n=51)

Two Community Workshops (n=34+36)

# Main Themes: Focus Groups

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Moderately priced and deed-restricted affordable housing are hard to find—Supply

Seasonal workers, young adults, and seniors are most in need of housing

Wastewater constraints and zoning restrictions are systemic barriers

Public-private partnerships are an opportunity to bring more housing to town

Streamline development processes and consider more programmatic approaches

# The Numbers

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# Demographics: 2010-2020

 Number of Households Decreased by 3%

 Total Population Increased by 8%

 Proportion of adults over 60 increased to 30% of population



7 in 10 Residents live in one- or two-person households

# Demographic Profile

1 in 5 Residents – BIPOC

- Hyannis: 46.6% of population is BIPOC

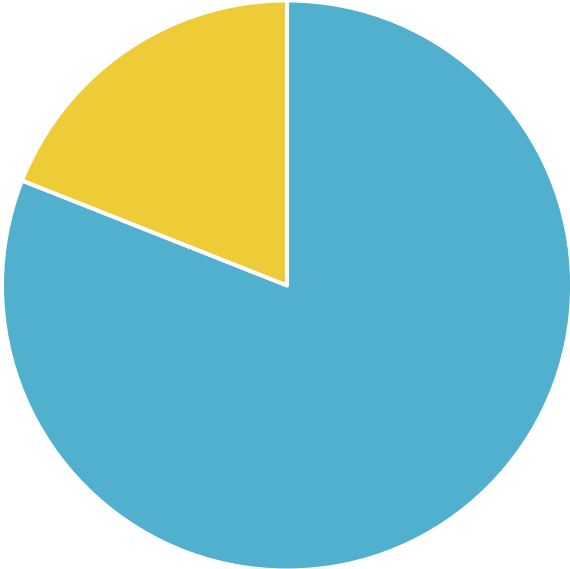
17% born outside of US

- 20% English is not Primary Language

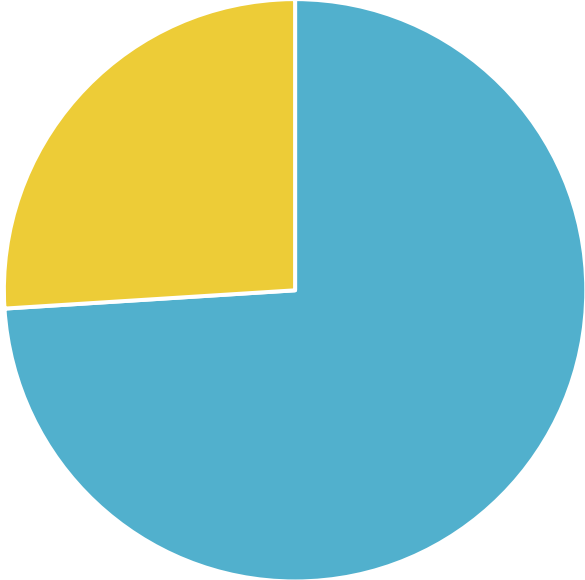
1:10 have some form of disability

60% of Residents have no bachelor's degree

# Housing Profile



**84% Detached  
Single Family**



**74% Homeownership**



**1 in 4 Units  
Seasonal**



# Housing Affordability

\$799,000

median price – single-family, 2023

\$295,000

median price, condo, 2022

\$2,000/mo

estimated average rent

# **Cost Burden: 30% or more of Monthly Income on Housing**

**37%**

all households

**72%**

LMI (80%) households

**17%**

all households **SEVERLY** cost burdened



**Toolbox**

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# Zoning

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Tool to implement policy objectives

Location, rate, character of new development

Barrier to development: unpredictable permitting, unresponsive to market demands

# Zoning

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## Accessory Dwelling Units (July 2021)

- 35 completed, 41 active permits (as of 4/29/24)

## Downtown Hyannis Zoning Initiative (Feb 2023)

- 36 under construction, 348 permitted, 232 in permitting (as of 5/31/24)

# **Subsidy & Incentives**



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Affordable Housing Growth & Development Trust

Housing Development Incentive Program

Housing Choice Designation

# Municipal Land

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Defrays cost of development

Contribution that makes project financially feasible

Creates affordable housing on the Town's terms

Can be more responsive to needs and interests of community

Address our housing needs in manner that fits area's character

# Municipal Land



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“House on the Hill” (Marstons Mills)

Barnstable Adult Community Center Master Plan

Marstons Mills Former School Master Plan





# Goals



# Goals

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**10% percent of year-round housing units on the Subsidized Housing Inventory**

Affordable & Year-Round

Seniors

Families

Rental

Ownership

Special Needs

Seasonal and year-round **housing options for employees**, and more **diverse housing options accessible to moderate-income individuals and families.**

# Subsidized Housing Inventory

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6.78%



# Goals

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Ensure new development promotes a high quality of life for its residents and is consistent with Town-wide **smart growth policies and protects natural resources** by reusing vacant or underutilized properties, and by locating near public transportation, infrastructure, and in locations **consistent with the Local Comprehensive Plan (LCP)**.

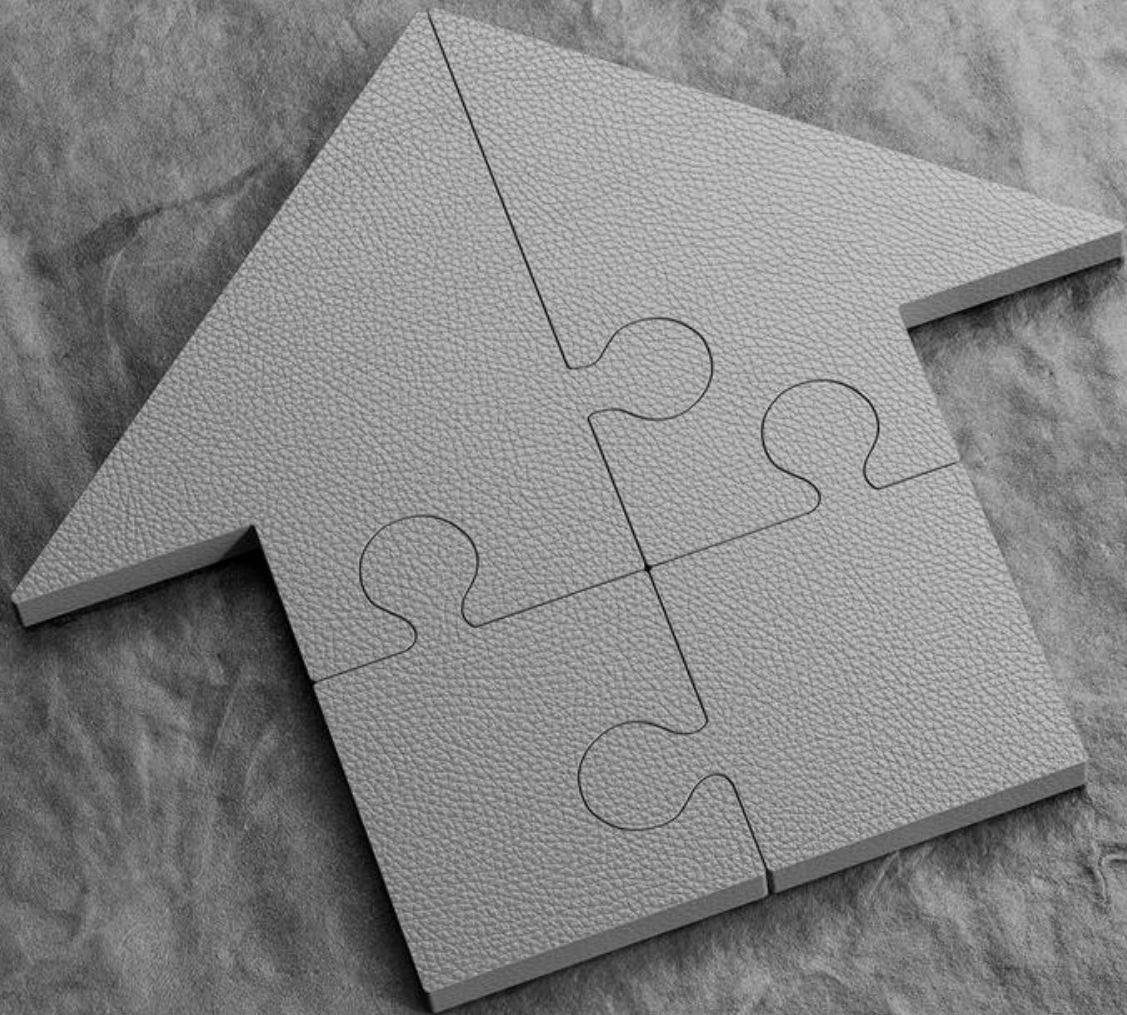
Assist in **stabilizing housing** & provide housing assistance programs for the most vulnerable residents: those living in inadequate housing conditions, homeless, at risk of **homelessness**

# Goals

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Enhance local capacity to implement housing initiatives and strengthen working **partnerships** with local and regional organizations

Partner to promote greater public awareness and understanding of Barnstable's housing crisis through continued **research, outreach, and public education** of our housing needs.



# Strategies

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# Planning, Policy & Zoning Strategies

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## Tax Exemptions for Year-Round Rentals

- Local Option authorized by Act to improve the Commonwealth's competitiveness, affordability and equity – Good Landlord Tax Exemption
- Tax exemption to property owners who rent year-round to income-qualifying persons (200% AMI) at affordable rates
- Barnstable could consider provisions that account for primary residency
- Could be used to bolster Accessory Affordable Apartment Program

# Planning, Policy & Zoning Strategies

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## Year-Round Deed Restrictions

- Deed restrictions that require year-round occupancy, but don't restrict by income
- Would require special legislation
- Examples in Provincetown, Vale, Lake Tahoe



# Planning, Policy & Zoning Strategies

Village-Scale  
Mixed Use &  
Multi-Family

Missing Middle  
& “Living Little”

- Amend zoning to allow appropriately scaled mixed use and multi-family development in and around village centers, auto-oriented commercial nodes, West Main Street, Route 132
- Code changes to allow tiny homes
- Look for opportunity to create starter homes: MGL Chapter 40Y
- Single-family home conversions – preserve large historic properties (Cohasset, Duxbury, Hingham, Norwell, Gloucester)
- Coordinate housing & wastewater

# Planning, Policy & Zoning Strategies

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## Strengthen Inclusionary Ordinance

- NOW: 10% of units at 65% AMI
- Different requirements for different size projects
- Alternative options for compliance with less process

# Planning, Policy & Zoning Strategies

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## Target Underutilized Properties

- Identify locations in locations appropriate for growth that are underutilized and apply zoning or other incentives to encourage housing development
- Coordinate housing & wastewater

# Planning, Policy & Zoning Strategies

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## Short-Term Rentals

- Use data to understand the challenge and develop policy proposals
- Identify challenges: both for neighborhoods and for the housing market
- Look for opportunities to generate revenue and direct to affordable housing

# Local Initiatives & Programs

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## Underutilized Municipal Property

- Evaluate opportunities for housing on underutilized municipal property
  - Marstons Mills Former Elementary
  - Barnstable Adult Community Center
- Control over development and balance with other community needs

# Local Initiatives & Programs

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## Direct Assistance & Housing Rehab

- Collaborate with service providers to address housing instability and prevent homelessness
- Rent Assistance (emergency & multi-year)
- Rehabilitation program

# Capacity, Coordination, Research, Education

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## Regional Housing Services Office

- Pilot program underway through Barnstable County
- Regional support for monitoring and other affordable housing technical needs
- Year two technical support to municipalities
- Needs to be permanently established, managed, staffed

# Capacity, Coordination, Research, Education

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Promote,  
Coordinate,  
and Partner

- Promote and educate on programs in place
- Clarify roles & responsibilities
- Build partnerships with other organizations and with major employers
- Retain and develop staff and expand local capacity



# Capacity, Coordination, Research, Education

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Diversify  
Funding to  
Housing Trust

- Continue CPA Funding
- Establish other consistent sources
  - Local-option real estate transfer fee (sales price threshold and fee % up to towns)



# Public Comment

[www.townofbarnstable.us/Departments/planninganddevelopment/Projects/Housing-Production-Plan-Update.asp](http://www.townofbarnstable.us/Departments/planninganddevelopment/Projects/Housing-Production-Plan-Update.asp)

[James.Kupfer@town.barnstable.ma.us](mailto:James.Kupfer@town.barnstable.ma.us)



Planning & Development  
367 Main Street  
Hyannis, MA 02601

**Town of Barnstable**  
4th of July  
Celebrations

**Barnstable Local Comprehensive Plan**  
Community Vision, Goals, and Strategic Actions

**BARNSTABLE Water Resources**  
SEWER CONNECTION CONSTRUCTION UPDATES  
PFAS/PFOA CYANOBACTERIA MONITORING CWMP  
WATER QUALITY BEACH STATUS: OPEN/CLOSED

**WATCH BARNSTABLE GOVERNMENT ACCESS CHANNEL LIVE**

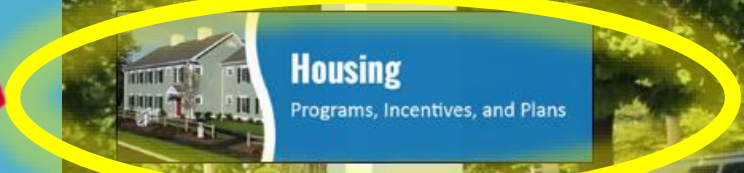
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**Barnstable eNEWS**  
News you can use, straight to your Inbox every Friday.

**Housing**  
Programs, Incentives, and Plans

Discover Barnstable Season 5 - The Hiring Process  
Watch later Share 1/7  
**SEASON 5 EPISODE 1 THE HIRING PROCESS WITH BILL COLE**  
Watch on YouTube

Quick Links

- |   |  |   |  |
|---|--|---|--|
| <b>Town Council</b><br>Town Council Contacts          | <b>Town Manager</b><br>Town Manager's Office                           | <b>Official Agendas</b><br>Open Meeting Law Notices                         | <b>Property Values</b><br>Assessors Property Values                  |
| <b>Barnstable eNews</b><br>Online Communications      | <b>Finance</b><br>Finance and Budget                                   | <b>Employment</b><br>Find Jobs with the Town                                | <b>Pay Taxes and Bills</b><br>Pay your Municipal Bills               |
| <b>Bids and RFPs</b><br>Purchasing Bid System         | <b>Town Departments</b><br>List of Town Departments                    | <b>Committees</b><br>List of Town Committees                                | <b>Special Events</b><br>Events around Barnstable                    |
| <b>Public Works</b><br>Public Works and Services      | <b>Maps</b><br>Town and GIS Maps                                       | <b>Building Division</b><br>Inspectional Services                           | <b>Public Health</b><br>Public Health Services                       |
| <b>E-Code</b><br>Town Code & Charter                  | <b>Road Work Updates</b><br>Road work and Projects                     | <b>Marine &amp; Environmental PERMITS</b><br>Marine & Environmental Affairs | <b>Report a Problem</b><br>Report a problem around town              |
| <b>Rental Registration</b><br>Register Rentals Online | <b>Rental Complaint Website</b><br>24/7 Complaint Hotline-508-504-9779 | <b>ONLINE PERMIT CENTER</b><br>Purchase Permits Online                      | <b>Transient Moorings/Dockage</b><br>Book Transient Moorings/Dockage |



### Planning & Development

## Housing and Community Development

Director of Planning and Development

[Elizabeth Jenkins, AICP](#)

P 508-862-4678

367 Main Street

Hyannis MA 02601

TDD 508-790-9801

[Public Records Request](#)

The goal of the Housing and Community Development program is to renew and strengthen neighborhoods by encouraging livability and diversity and by encouraging affordable and work force housing opportunities throughout the Town. In addition, Community Development aims to enhance and enrich the quality of life for the Town's residents through the coordination and implementation of activities promoting arts and culture



## Housing Production Plan Update

Review the draft plan, leave your comments, and follow the process here

[Housing Committee](#)

[Affordable Housing](#)

### Active Housing Lotteries

[Habitat for Humanity Cape Cod Lotteries](#)

[Hanover Hyannis \(99 Wilkens Lane\)](#)

[Housing Assistance Corporation Housing Lotteries](#)

[Housing Navigator MA](#)

### Programs

[40B LIP Guidelines](#)

[Accessory Affordable Apartment Program](#)

[Accessory Dwelling Units](#)

[Affordable Housing Preservation and Production](#)

[Community Development Block Grant Administration \(CDBG\)](#)

[Family Apartments Program](#)

[Housing Development Incentive Program \(HDIP\) in the Growth Incentive Zone](#)

[Ready Renter Application](#)

[Ready Renter Program Information](#)

### Plans and Reports

[Housing Production Plan Update](#)

[Multi-Family Residential Development Report](#)

# Process / Next Steps



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## Press Release

May 15<sup>th</sup> and June 6<sup>th</sup> announcing plan and comment period through June 14<sup>th</sup>

## Housing Committee

May 29<sup>th</sup>

## Planning Board

June 24<sup>th</sup>

## Town Council Housing Subcommittee

TBD

## Town Council

TBD

## Town Manager to EOHLC

TBD