



2024 Housing Production Plan

A proactive plan that identifies our housing needs and outlines goals and strategies to increase the number of affordable housing units and increase housing attainability

What progress has been made since the last plan was adopted?



What do the people and places in Barnstable look like today?

PEOPLE

- Year-round population increased 8% over the last 10 years
- 30% of residents are over 60 years old
- 1 in 5 are Black, Indigenous & People of Color
- 69% of people live in 1 or 2 person households
- 60% of residents over 25 have no bachelor's degree

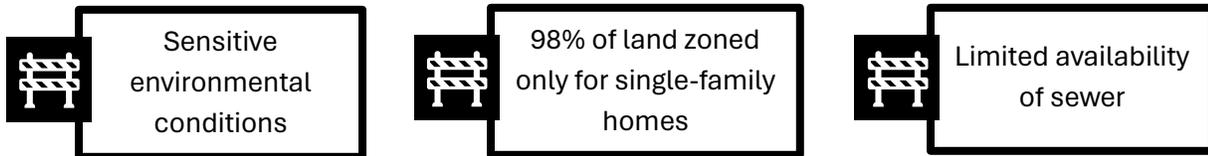
HOUSING

- 84.8% of Barnstable's housing stock is detached single-family homes
- There were 52 single-family home sales in Barnstable in 2023
- At least 1/4 of Barnstable's housing units are second homes and the percentage of units registered for short-term rental at any one time varies between 2.3% - 3.4%
- Nearly 70% of households are one or two people; however, most Barnstable homes have three bedrooms

AFFORDABILITY

- The median sales price for a single-family home in 2023 was \$799,000
- In 2023, rental units averaged \$1,924 and the vacancy rate remained very low at around 1.7%
- 6.2% of Barnstable's year-round housing stock is designated Affordable
- 37% of all households are spending more than 30% of their monthly income on housing costs
- 72% of low-and-moderate income households are spending more than 30% or more of their monthly income on housing costs
- 58% of renter households are spending more than 30% or more of their monthly income on housing costs

What factors get in the way of housing production?



What do we want to work towards over the next five years?

HOUSING GOALS

Achieve the state's goal under Chapter 40B that **10 percent of Barnstable's year-round housing units are affordable**. Also address local needs like affordable year-round senior and intergenerational housing opportunities, affordable year-round rental and ownership housing, and housing for residents with special needs.

Support the growing need for **seasonal and year-round housing options** for employees, and for more diverse housing options accessible to moderate-income individuals and families.

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.

Assist in stabilizing housing and provide housing assistance programs and services for Barnstable's **most vulnerable residents** – especially those living in inadequate housing conditions, homeless, or at risk of homelessness.

Enhance local capacity to implement housing initiatives and strengthen working partnerships with local and regional organizations focused on addressing housing needs in Barnstable and the region.

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

What can the Town of Barnstable do to make housing more affordable and attainable?

HOUSING STRATEGIES

Planning, Policy, and Zoning Strategies

- Pursue the extension of Barnstable's **residential property tax exemption** to Barnstable property owners that provide **year-round rentals to income-eligible tenants**. *Consider opportunities to use this incentive to strengthen the Accessory Affordable Apartment Program.*
- Develop strategies that will **address the seasonal housing challenges** unique to the region, including pursuing the ability to place **year-round deed-restrictions** on residential units.
- Support **village-scaled mixed-use and multi-unit development and redevelopment** consistent with the Local Comprehensive Plan by implementing community-supported planning initiatives and **zoning amendments**, and studying what **design, scale, and type of housing** may be appropriate in other commercial corridors and pedestrian-oriented village centers.
- Identify zoning amendments and other strategies to **support missing middle and "living little" forms of housing**: such as allowing single family home conversions, duplexes, cottage clusters, townhouses, tiny homes, and infill design consistent with locations identified as suitable in the Local Comprehensive Plan. *Explore options to implement M.G.L Chapter 40Y, "Starter Home Zoning Districts" to promote attainable homeownership opportunities.*
- Amend zoning to incentivize development and redevelopment of **affordable assisted or independent living units for low-income seniors**, such as expedited permitting, zoning relief, and density bonuses.
- **Strengthen the inclusionary affordable housing ordinance** by requiring a higher percentage of affordable units at a variety of income levels, and making the required percentage proportionate to the size of the development. *Look for opportunities to provide expedited permitting, zoning relief, density bonuses, and financial subsidy for developments that provide affordable housing beyond what is required. Establish an in-lieu of fee that is comparable to the housing market and can be utilized to support local housing initiatives.*
- Consider regulations and other **policies focused on short-term rentals** to the extent they impact year-round affordable housing.
- Pursue the creation of **affordable year-round housing on vacant and/or underutilized land** or properties as consistent with the Local Comprehensive Plan. *Consider a zoning amendment to define "underutilized properties" in locations consistent with the Local Comprehensive Plan to allow redevelopment and re-use for multi-unit housing through expedited permitting, zoning relief, and density bonuses.*
- Plan and partner with entities to produce **permanent supportive housing for unhoused people**.

Local Initiative & Programmatic Strategies

- Seek opportunities to **increase the number of affordable units** in future privately developed projects or create more deeply affordable units in existing moderate-income deed restricted units by **coordinating permit processes with incentive programs**.
- Explore community-supported opportunities to **add housing on Town properties**, especially the former Marstons Mills School, land around the Barnstable Adult Community Center, and others.
- Strengthen the coordination, funding, and integration of available **rent assistance, foreclosure prevention and housing stabilization programs** for income-qualified residents, especially those who are in danger of foreclosure or homelessness.
- Seek to establish a **housing rehabilitation program to help low-income homeowners preserve their existing housing** to live independently and fund repairs to homes for health and safety.
- Continue to seek ways to **defray costs related to predevelopment**, either through utilizing Affordable Housing Growth & Development Trust funds or examining water and sewer connection costs to foster creation of affordable units.
- Closely **coordinate implementation of the Town's Comprehensive Wastewater Management Plan and housing planning** to address both natural resource protection and housing needs and continue to support upgrades to wastewater infrastructure in the Downtown Hyannis Growth Incentive Zone.

Capacity, Coordination, Research, and Education Strategies

- Explore public-**private partnerships with the Town's largest employers, and opportunities internally with the Barnstable Public Schools**, to create workforce and seasonal housing for employees and students.
- Continue to promote and **educate the public on housing initiatives**, such as the Town's Local Initiative Program guidelines for 40B Comprehensive Permits, Accessory Dwelling Unit guidance, and Affordable Housing Growth and Development Trust Fund ("Trust") Notice of Funding Availability.
- Partner with neighboring communities to **create a regional housing services office** to expand resource capacity and support monitoring compliance of existing affordable units.
- Clarify roles and responsibilities of the Trust, other boards/committees, and Town staff; engage the Trust on housing developments early in the permitting stage for potential funding support; consider creating a **Barnstable Housing Roundtable**.
- **Build partnerships with local organizations** and continue affirmative outreach to target populations, such as low-income residents, seniors, and BIPOC (black, indigenous, people of color) communities.
- Recruit, develop, and **sustain dedicated and experienced Town staff** to continue coordination of the Town's housing efforts and entities.
- Support the **Barnstable Affordable Housing Growth and Development Trust by continuing to provide funding** through the Community Preservation Act (CPA), HOME/CDBG, and by seeking state authorization for a **real estate transfer fee and building permit surcharge** to create additional funding programs administered by the Trust. *Consider increasing the allocation of CPA funds towards housing or exercising borrowing and lending powers to support local housing initiatives.*