



Housing Production Plan

Town Council

February 27 2025

Massachusetts State Housing Production Plan Requirements

Required Housing Production Plan Elements

1. Comprehensive Housing Needs Assessment
2. Affordable Housing Goals & Strategies
3. Implementation Plan

Housing Production Plan Review for Approval and Certification

EOHLC Review Standards

- HPPs are reviewed to see that they contain all the required elements, in accordance with the regulations and these Guidelines; and that the elements of the HPP are consistent with each other, such as whether the goals address stated needs.
- Reviewers pay special attention to the analysis of data, numerical goals, mix of housing proposed, production schedules, deed restrictions, and preferred sites for affordable housing development.

HPP to Engagement 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

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



Demographics: 2010-2020

 Number of Households Decreased by 3%

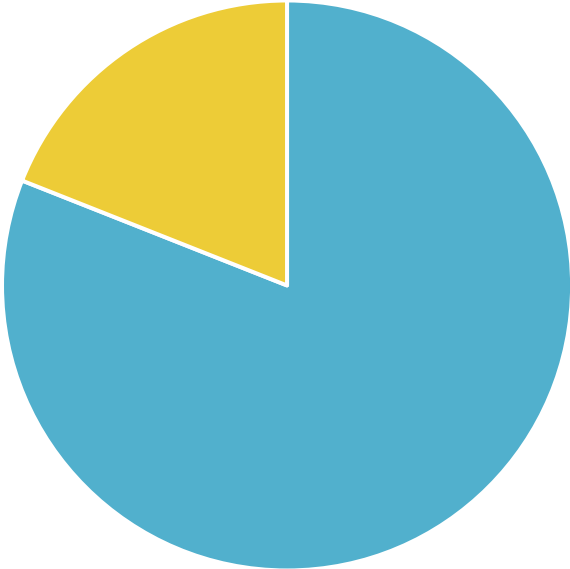
 Total Population Increased by 8%

 Proportion of adults over 60 increased to 30% of population

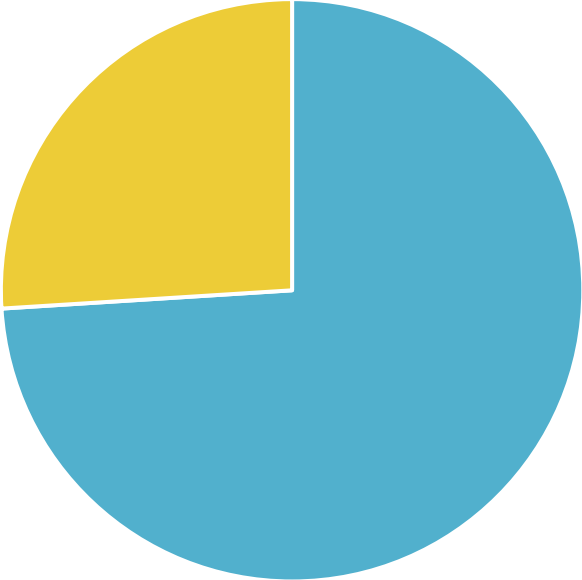


7 in 10 Residents live in one- or two-person households

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

AND EACH CONTINUES TO GO UP!

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

37%

all households

72%

LMI (80%) households

17%

all households **SEVERLY** cost burdened



Toolbox

Zoning

Tool to implement policy objectives

Location, rate, character of new development

Barrier to development: unpredictable permitting, unresponsive to market demands

Zoning

Accessory Dwelling Units (Jan 2025)

- 44 completed (as of 1/09/25)

Downtown Hyannis Zoning Initiative (Jan 2025)

- 169 under construction, 346 permitted, 143 in permitting (as of 2/11/25)

Subsidy & Incentives



Affordable Housing Growth & Development Trust

Housing Development Incentive Program

Housing Choice Designation

Municipal Land

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

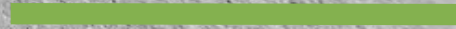
“House on the Hill” (Marstons Mills)

Barnstable Adult Community Center Master Plan

Marstons Mills Former School Master Plan



Goals



Goals

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

7.15%

As of January 2025



Goals

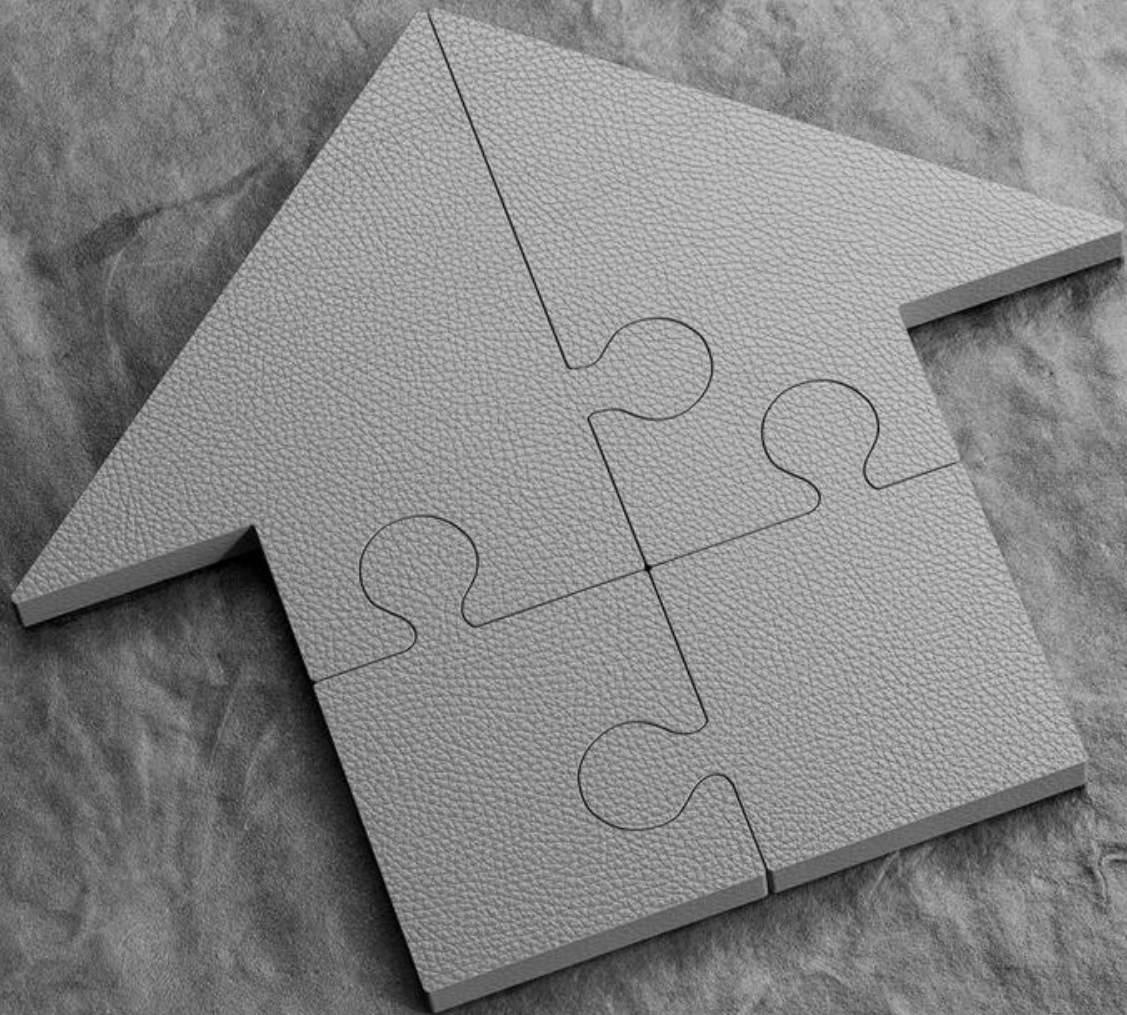
Ensure new development promotes a high quality of life for its residents and is consistent with Town-wide **smart growth policies and protects natural resources** by reusing vacant or underutilized properties.

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

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



Strategies

Planning, Policy & Zoning Strategies

Local Initiatives & Programs

Capacity, Coordination, Research, Education

Planning, Policy & Zoning Strategies

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

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 per Seasonal Communities Legislation
- Look for opportunity to create starter homes
- Single-family home conversions – preserve large historic properties (Cohasset, Duxbury, Hingham, Norwell, Gloucester)
- Coordinate housing & wastewater

Planning, Policy & Zoning Strategies

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

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

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

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

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

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

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

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)

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

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Housing
Programs, Incentives, and Plans

Discover Barnstable
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

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Town Council Contacts

Town Manager
Town Manager's Office

Official Agendas
Open Meeting Law Notices

Property Values
Assessors Property Values

Barnstable eNews
Online Communications

Finance
Finance and Budget

Employment
Find Jobs with the Town

Pay Taxes and Bills
Pay your Municipal Bills

Bids and RFPs
Purchasing Bid System

Town Departments
List of Town Departments

Committees
List of Town Committees

Special Events
Events around Barnstable

Public Works
Public Works and Services

Maps
Town and GIS Maps

Building Division
Inspectional Services

Public Health
Public Health Services

E-Code
Town Code & Charter

Road Work Updates
Road work and Projects

Marine & Environmental PERMITS
Marine & Environmental Affairs

Report a Problem
Report a problem around town

Rental Registration
Register Rentals Online

Rental Complaint Website
24/7 Complaint Hotline-508-504-9779

ONLINE PERMIT CENTER
Purchase Permits Online

Transient Moorings/Dockage
Book Transient Moorings/Dockage

Planning & Development

Housing and Community Development

Director of Planning and Development

[Elizabeth Jenkins, AICP](#)

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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



Press Release

May 15th and June 6th announcing plan and comment period through June 14th

Housing Committee

May 29th 2024

Planning Board

June 24th 2024 through October 2024

Town Council

February 27 2025

Town Manager to EOHLC

TBD

Questions?
