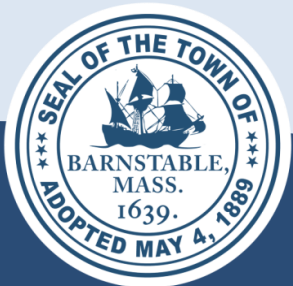


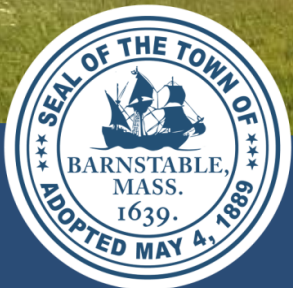
Presentation of Draft Housing Production Plan Town Council

Thursday September 18, 2025

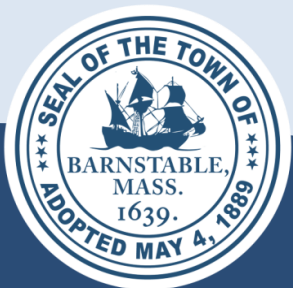


Meeting Agenda

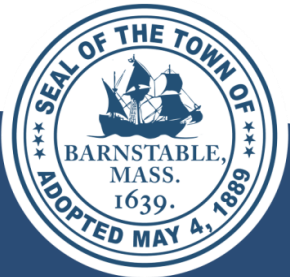
- What is a Housing Production Plan
- Community Engagement
- Structure of the Housing Production Plan
- Goals
- Strategies
- Action Plan
- Next Steps



Housing Production Plan

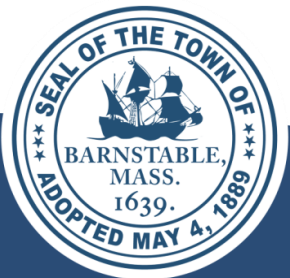


What is the Housing Production Plan



Housing Production Plan

A Housing Production Plan (HPP) is a **proactive strategy for planning and developing affordable housing**. The HPP identifies the housing needs of a community and the goals and strategies it will use to identify and achieve or maintain the 10 percent threshold mandated by M.G.L. (Massachusetts General Law) Chapter 40B.

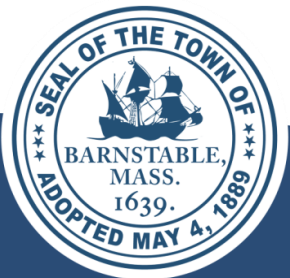


Massachusetts State Housing Production Plan Requirements

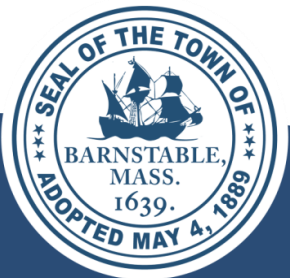
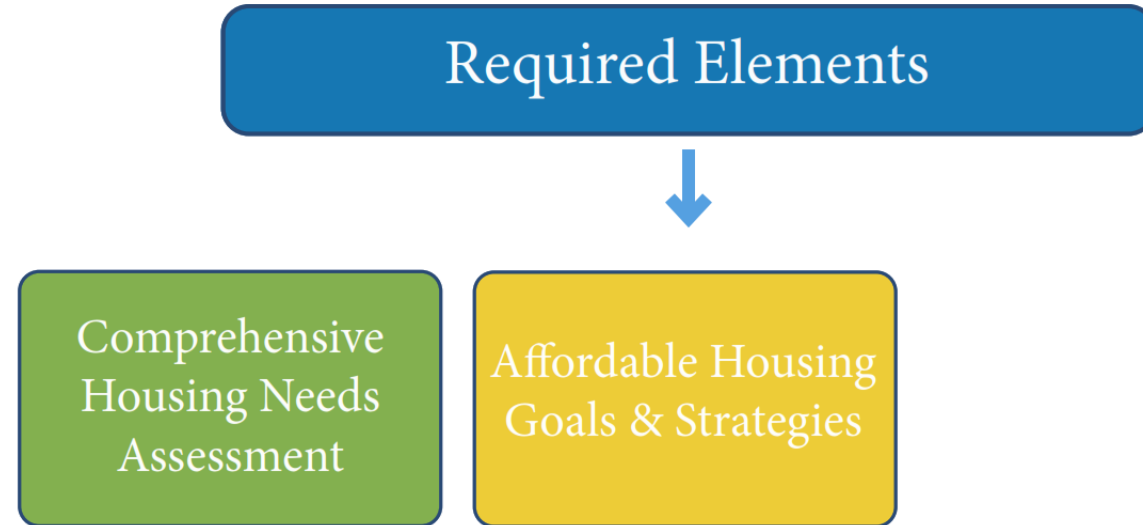
Required Elements



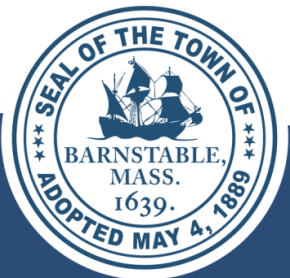
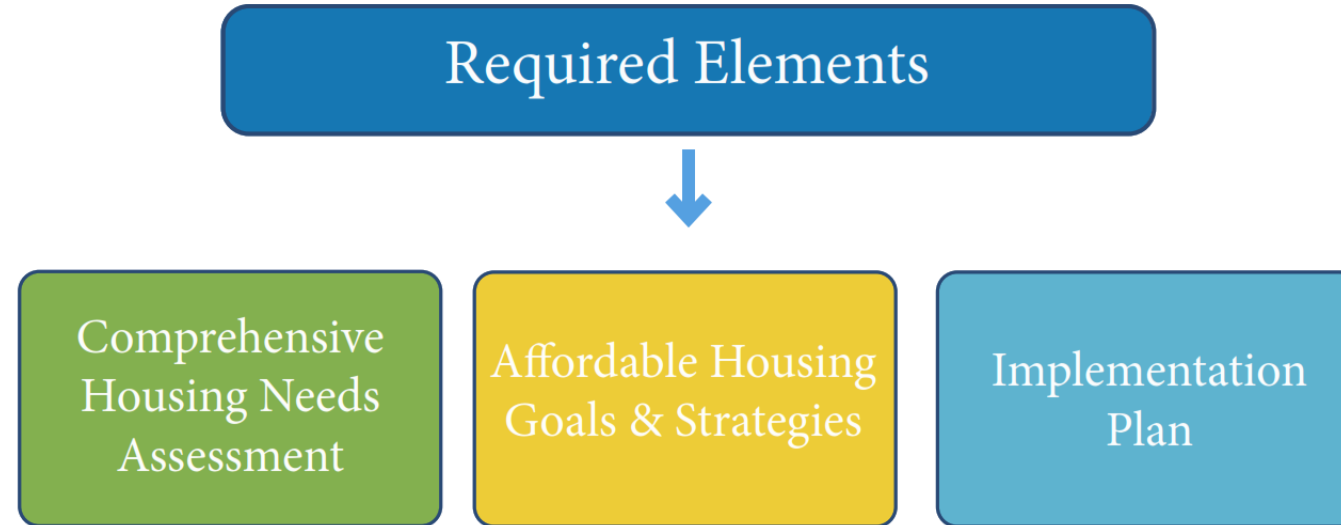
Comprehensive
Housing Needs
Assessment



Massachusetts State Housing Production Plan Requirements



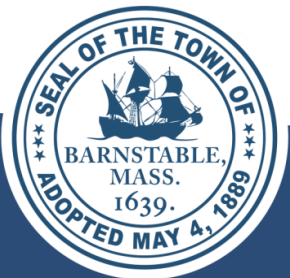
Massachusetts State Housing Production Plan Requirements



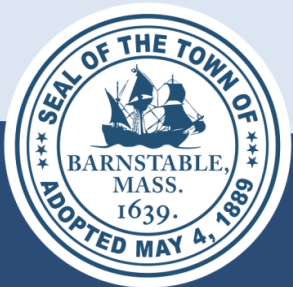
Housing Production Plan Approval & Certification

Executive Office of Housing and Economic Development (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.



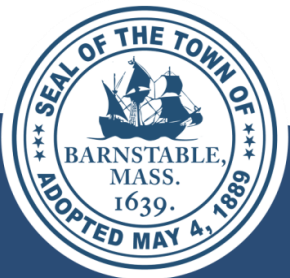
Community Engagement



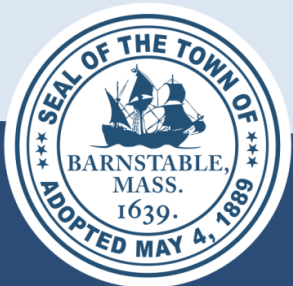
Community Engagement

2022-2025

- (9) Focus Groups
- (2) Community Workshops
- (2) Public Meetings
- Online survey
- 30-day public comment period



How is the Housing Production Plan Structured



Introduction



Introduction



Housing Goals & Strategies



Introduction



Housing Goals & Strategies



Demographic Profile



Introduction



Housing Goals & Strategies



Demographic Profile



Housing Conditions



Introduction



Housing Goals & Strategies



Demographic Profile



Housing Conditions



Development Constraints



Introduction



Housing Goals & Strategies



Demographic Profile



Housing Conditions

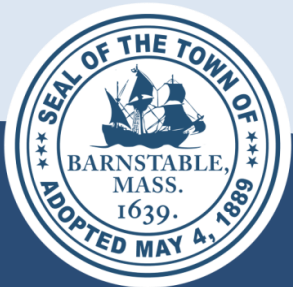


Development Constraints



Implementation Capacity & Resources

Goals



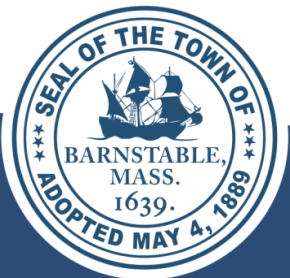
Executive Summary: Housing Goals



1. 10% percent of year-round housing units on the Subsidized Housing Inventory.
(Including: Affordable & Year-Round, Seniors, Families, Rental, Ownership and Special Needs)



2. 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)



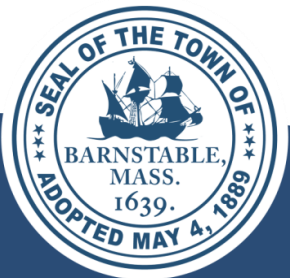
Executive Summary: Housing Goals



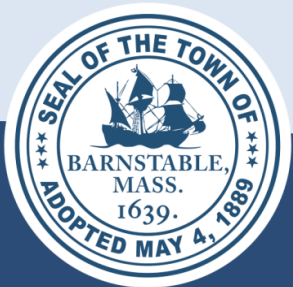
3. Enhance local capacity to implement deed-restricted affordable housing initiatives and strengthen working partnerships with local and regional organizations focused on addressing housing needs in Barnstable and the region.



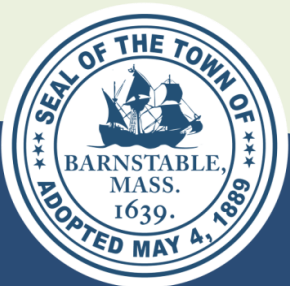
4. Partner to promote greater public awareness and understanding of Barnstable's housing needs through continued research, outreach, and public education.



Strategies



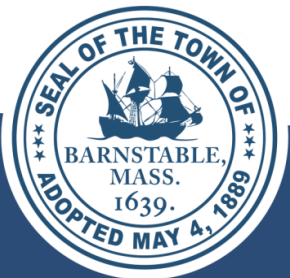
Planning, Policy and Zoning Strategies



Planning, Policy and Zoning Strategies

1. Pursue the extension of Barnstable's residential property tax exemption to Barnstable property owners that provide affordable year-round rentals to income-eligible tenants.

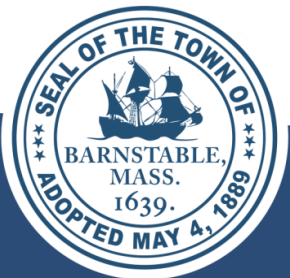
(Consider opportunities to use this incentive to strengthen the Accessory Affordable Apartment Program)



Planning, Policy and Zoning Strategies

2. Amend zoning to incentivize development and redevelopment of existing parcels to create affordable assisted or independent living units for low-income seniors, such as expedited permitting, zoning relief, and density bonuses.

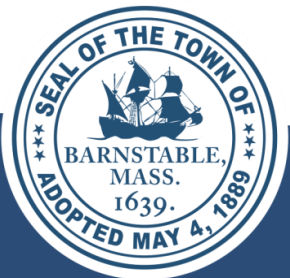
(Establish an in-lieu of fee that is comparable to the housing market and can be utilized to support local housing initiatives)



Planning, Policy and Zoning Strategies

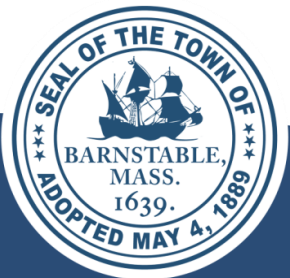
3. Revise the inclusionary affordable housing ordinance by making it a zoning ordinance, requiring a higher percentage of affordable units at a variety of income levels, and making the required percentage proportionate to the size of the development.

(Establish an in-lieu of fee that is comparable to the housing market and can be utilized to support local housing initiatives)



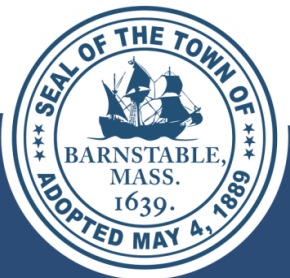
Planning, Policy and Zoning Strategies

4. Consider **regulations and other policies focused on short-term rentals** to the extent they impact year-round affordable housing.



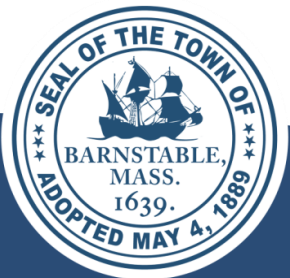
Planning, Policy and Zoning Strategies

5. Pursue the creation of affordable year-round housing on vacant and/or underutilized land.

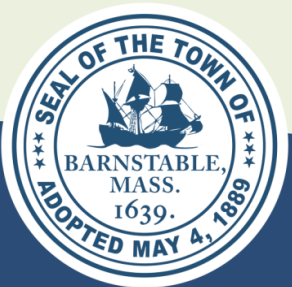


Planning, Policy and Zoning Strategies

6. Plan and partner with entities to produce permanent supportive housing for unhoused people.

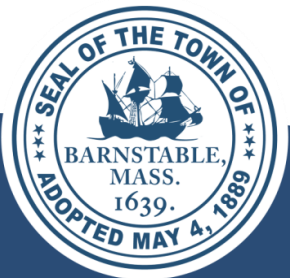


Local Initiative & Programmatic Strategies



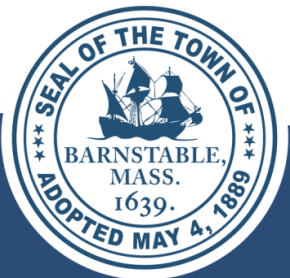
Local Initiative & Programmatic Strategies

1. Seek opportunities to **increase the number of affordable units** in future privately developed projects or create more deeply affordable SHI units in existing moderate-income deed restricted units by coordinating permit processes with **incentive programs through the Affordable Housing Trust.**



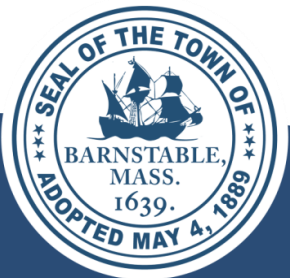
Local Initiative & Programmatic Strategies

2. Explore community-supported opportunities to **add affordable housing on Town properties**, especially the Marstons Mills School (2095 Main Street), 164 Route 149, Marstons Mills, land around the Barnstable Adult Community Center, and other opportunities as may be identified as appropriate.



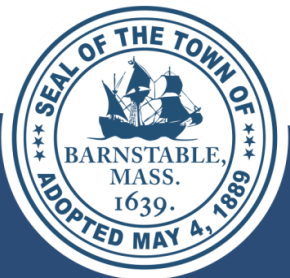
Local Initiative & Programmatic Strategies

3. 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.



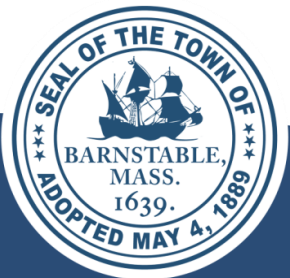
Local Initiative & Programmatic Strategies

4. 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.

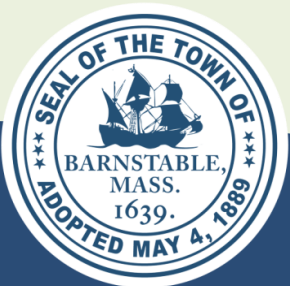


Local Initiative & Programmatic Strategies

5. 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.

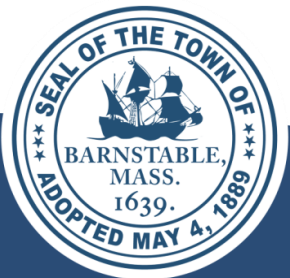


Capacity, Coordination, Research, and Education Strategies



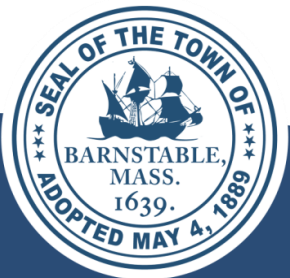
Local Initiative & Programmatic Strategies

1. Continue to **promote and educate the public on housing initiatives**, such as the Town's Local Initiative Program (LIP) guidelines for 40B Comprehensive Permits, Accessory Dwelling Unit (ADU) guidance, and Affordable Housing Growth and Development Trust Fund Notice of Funding Availability.



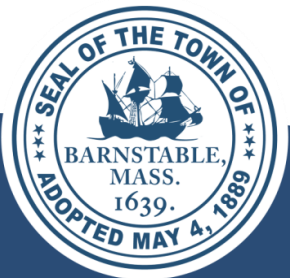
Local Initiative & Programmatic Strategies

2. Partner with neighboring communities to **create a regional housing services office (RHSO)** to expand resource capacity and support monitoring compliance of existing affordable units.



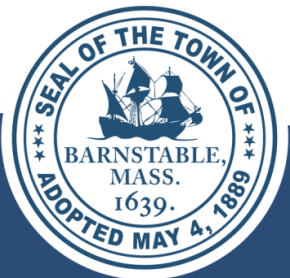
Local Initiative & Programmatic Strategies

3. Clarify roles and responsibilities of the Housing Trust, other boards/committees, and Town staff; **engage the Trust on housing developments** early in the permitting stage for potential funding support.



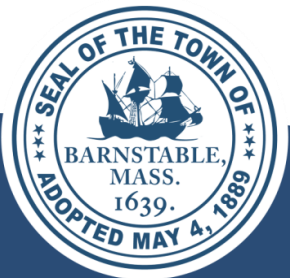
Local Initiative & Programmatic Strategies

4. 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.



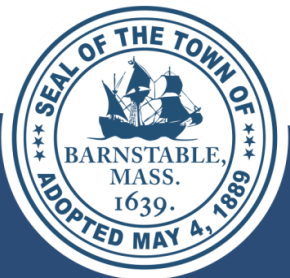
Local Initiative & Programmatic Strategies

5. Recruit, develop, and sustain dedicated and experienced Town staff to continue coordination of the Town's affordable housing efforts and entities.

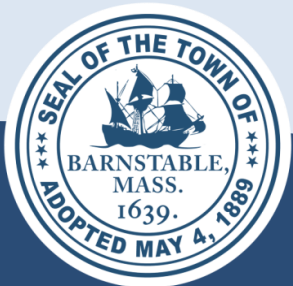


Local Initiative & Programmatic Strategies

6. Support the Barnstable Affordable Housing Trust by continuing to provide funding through the Community Preservation Act, 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 **and** other funding sources that may become available. Consider increasing the allocation of CPA funds towards housing or exercising borrowing and lending powers to support local housing initiatives.



Action Plan



Housing Production Plan Action Plan

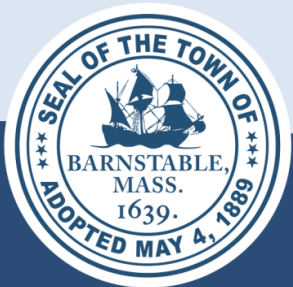
	Housing Strategies	FY2026	FY2027	FY2028	FY2029	FY2030	Responsible Entity	Supporting Entities
1	Property tax exemption for local owners of year-round rentals	0	0	0	0	5	TC	HC
2	Zoning to incentivize affordable assisted or independent living units	0	0	0	15	15	TC	PB
3	Revise inclusionary ordinance	60	60	30	20	20	TC	PB, HC
4	Short-term rental regulation review	0	0	0	0	0	TC	PB
5	Create housing on underutilized properties	0	0	0	0	0	TC	PB
6	Create supportive housing for unhoused people	0	0	0	0	20	TC	PB
7	Increased number of affordable units in privately developed projects	0	0	0	10	10	PB	TC, HC, HT
8	Addition of housing to Town properties	0	0	0	0	40	TC	PB, HC, HT
9	Programs for residents in danger of homelessness	0	0	0	0	0	HT	HC, TC

10	Rehabilitation program	0	0	0	0	3	TC	HC, HT
11	Defray costs related to predevelopment or infrastructure	0	0	5	5	5	HT	PB
12	Educate the public on the Town's LIP and ADU guidance	0	0	0	0	0	HC	PB
13	Create a regional housing services office	0	0	10	10	10	TC	PB, HC, HT
14	Clarify roles and responsibilities of Trust/boards/committees/staff	0	0	0	0	0	HC	TC, HT
15	Partnership and outreach to target populations	0	0	0	0	0	HC	TC, HT
16	Recruit, develop, and sustain dedicated and experienced Town staff	0	0	5	10	10	TC	
17	Support the Barnstable Affordable Housing Trust by continuing to provide funding	0	0	18	20	20	TC	CPC, HT
	Additional units through anticipated 40B projects	4	35	35	20	0		
	TOTAL	64	95	103	110	158		
	AH %	.3%	.43%	.47%	.5%	.72%		

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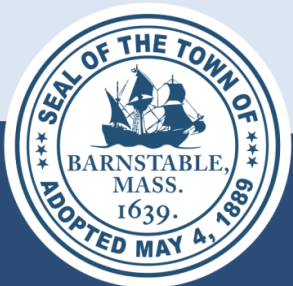
Next Steps

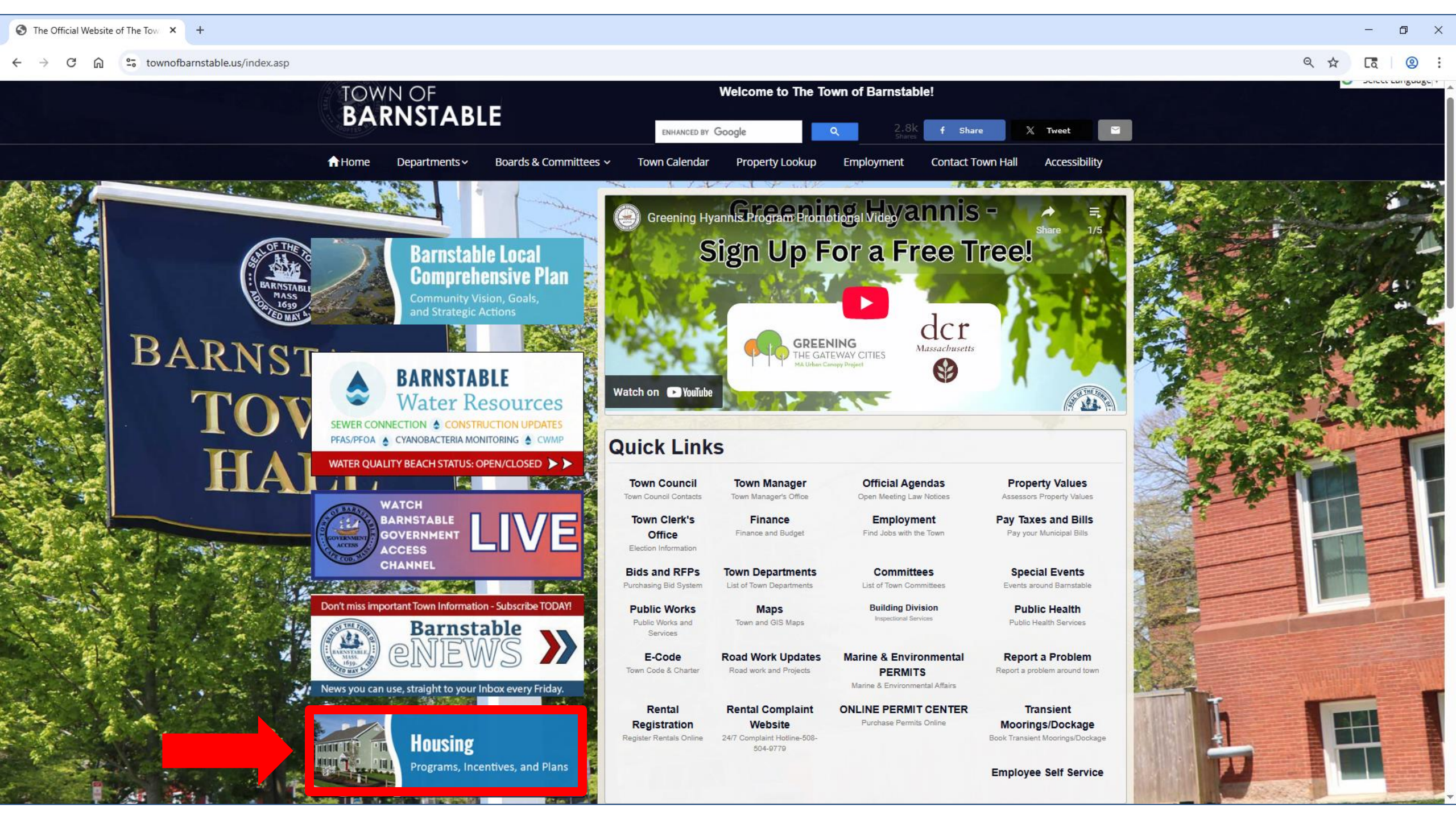


Next Steps

Town Manager to the Executive Office of Housing & Livable Communities (EOHLC)

Project Website





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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

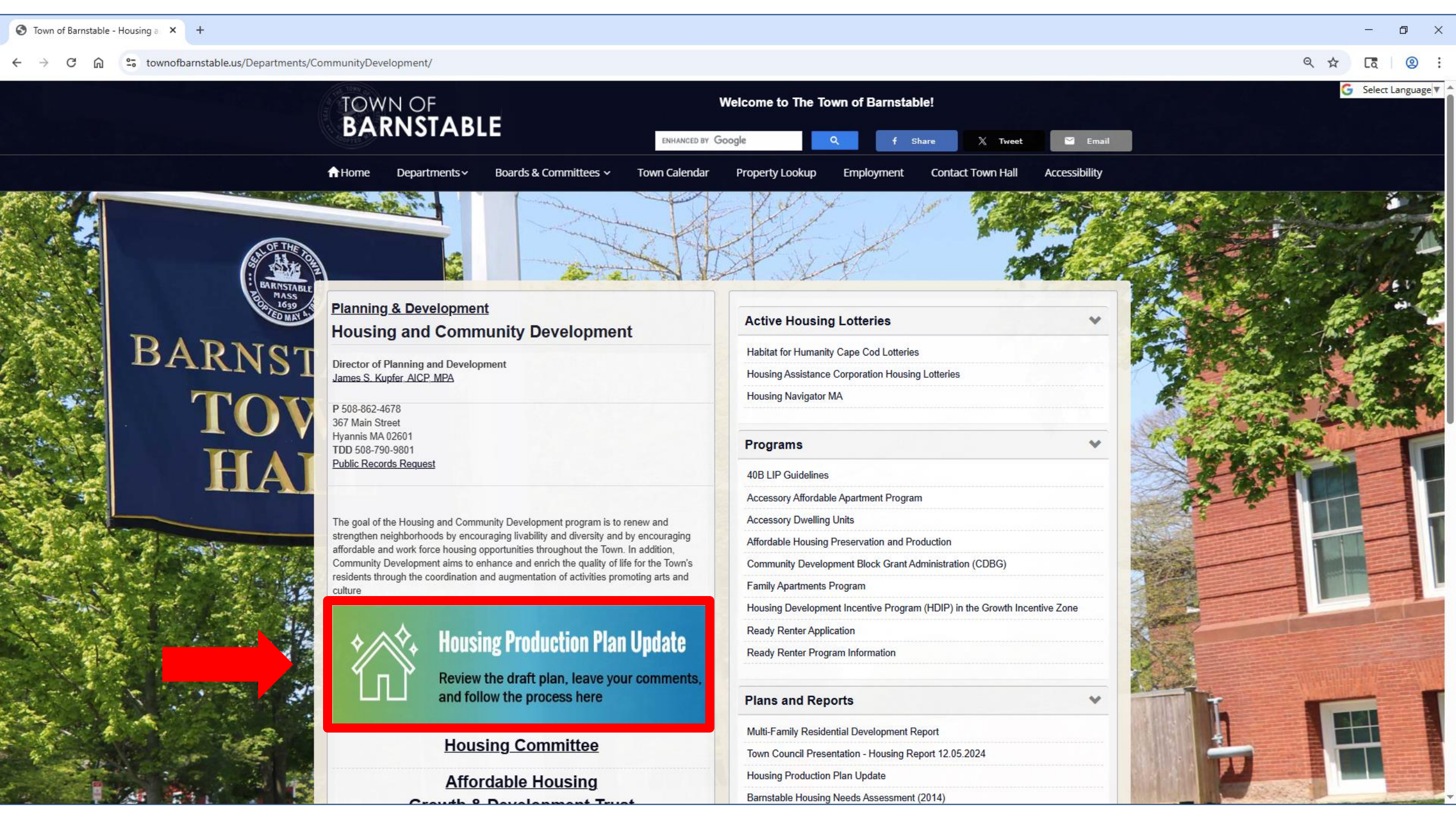
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Programs, Incentives, and Plans

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MA Urban Canopy Project
dcr Massachusetts

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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
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HALL

Planning & Development

Housing and Community Development

Director of Planning and Development
[James S. Kupfer, AICP, MPA](#)

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 augmentation 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
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

Multi-Family Residential Development Report
Town Council Presentation - Housing Report 12.05.2024
Housing Production Plan Update
Barnstable Housing Needs Assessment (2014)