

TOWN OF BARNSTABLE

HOUSING

PRODUCTION

PLAN

FY2018-FY2022

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COMMUNITY PRESERVATION FUND*

Prepared for
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The report builds on past work, particularly the following plans and studies:

2014 Housing Needs Assessment

2013 Cape Cod Regional Wastewater Management Plan

2010 Comprehensive Plan

2010 Open Space and Recreation Plan

2005 Downtown Hyannis Growth Incentive Zone Application

ACRONYMS

ACS	US Census Bureau's American Community Survey
AMI	Area Median Income
CCC	Cape Cod Commission
DHCD	MA Department of Housing and Community Development
GMD	Barnstable Growth Management Department
HAC	Housing Assistance Corporation
MAPC	Metropolitan Area Planning Council
MOE	Margins of Error
PIAHD	Private Initiated Affordable Housing Development

KEY DEFINITIONS

The following definitions are for key terms used through out the document and are based on information from the U.S. Census Bureau, unless otherwise noted:

Cost Burdened – Households who pay more than 30 percent of their income for housing.

Disability – The American Community Survey defines disability as including difficulties with hearing, vision, cognition, ambulation, self-care, and independent living.

Family - A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

Household – A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters.

Median Age – The age which divides the population into two numerically equal groups; that is, half the people are younger than this age and half are older.

Median Income – Median income is the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median. The medians for households, families, and unrelated individuals are based on all households, families, and unrelated individuals, respectively. The medians for people are based on people 15 years old and over with income.

Millennials – The demographic cohort following Generation X. There are no precise dates when the generation starts and ends. Researchers and commentators use birth years ranging from the early 1980s to the early 2000s. (en.wikipedia.org/wiki/millennials.)

Housing Unit - A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied, or, if vacant, is intended for occupancy as separate living quarters.

Poverty – Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If a family's total income is less than that family's threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation with the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and excludes capital gains and noncash benefits (such as public housing, Medicaid, and food stamps). Thresholds by year and households size are found at this link: <https://www.census.gov/hhes/www/poverty/data/threshld/>.

Introduction

This Housing Production Plan (HPP) is a state-recognized planning tool that, under certain circumstances, permits the town to influence the location, type, and pace of affordable housing development. This HPP establishes a strategic plan for production of affordable housing that is based upon a comprehensive housing needs assessment, prepared in 2014 and updated in 2015, and provides a detailed analysis of development constraints due to infrastructure capacity, environmental constraints, protected open space, and regulatory barriers.

This HPP has been prepared in accordance with the Massachusetts Department of Housing and Community Development (DHCD) requirements and was adopted by the Planning Board on October 24, 2016 and the Town Manager on June 19, 2017. The HPP describes how the town plans to produce affordable housing units to obtain certification of compliance by DHCD and builds on the town's 2009 Housing Production Plan, which identified goals and strategies for the development of affordable housing in Barnstable.

When an HPP is certified by DHCD, then a denial of a Comprehensive Permit will be upheld if such application is not consistent with local needs. The town would need to produce 103 affordable units for a one-year certificate or 206 affordable units for a two-year certificate.

Under Massachusetts General Laws Chapter 40B Section 20-23 (C.40B), the Commonwealth's goal is for all Massachusetts municipalities is to have 10% of housing units affordable to low/moderate income households or affordable housing on at least 1.5% of total land area. As of December 2014, the state's Subsidized Housing Inventory (SHI) included 6.7% of Barnstable's 2010 housing base.

COMMUNITY OVERVIEW¹

Barnstable, Massachusetts, is situated on Cape Cod, a 65-mile long sandy peninsula comprising Barnstable County. The Town of Barnstable is bordered by Cape Cod Bay on the north, Nantucket Sound on the south, Sandwich and Mashpee on the west, and Yarmouth on the east. Barnstable is roughly 53 miles east of Fall River, 69 miles southeast of Boston, and 250 miles from New York City. The Town's total area is 76.26 square miles and total land area is 60.05 square miles. The Town of Barnstable includes seven villages within its boundaries: Barnstable, Centerville, Cotuit, Hyannis, Marston Mills, Osterville, and West Barnstable. Each village has unique and significant cultural and historical qualities.

Hyannis is the town's central business/commercial district and includes town offices. Hyannis is also a fishing village and its harbor provides steamship access to Martha's Vineyard and Nantucket Islands. The total land area of Hyannis is roughly 1,886 acres or 2.95 square miles, which is just under 5% of Barnstable's total land area.

¹ MA Department of Housing and Community Development (DHCD), Town of Barnstable: Community Profile, <http://www.mass.gov/hed/economic/eohed/dhcd/community-profiles-dhcd/>, accessed on 9/29/14.

HOUSING NEEDS ASSESSMENT

The Barnstable Housing Needs Assessment is a report of the Town of Barnstable Growth Management Department. The Growth Management Department merges previously separate town divisions within the town to create a multi-disciplinary team. The Growth Management team coordinates the long-term vision for the future of the town and its villages; bridges the long-term vision with the regulatory review of private development; and coordinates capital improvements towards that overall vision.

In May 2014, the Town of Barnstable issued a Request for Proposal (RFP) for professional services to prepare a Housing Needs Assessment for the Town of Barnstable as a whole and the village of Hyannis. Planning consultant Jennifer Goldson of JM Goldson community preservation + planning was selected to prepare the housing needs assessment under the guidance of the Growth Management Department.

The 2014 Barnstable Housing Needs Assessment is intended to assist the town in understanding current and future housing needs and will lay the groundwork for the Growth Management Department to prepare an updated Housing Production Plan to identify community goals and strategies for housing production.

The needs assessment provides a very detailed description of the population and housing characteristics for the Town of Barnstable as a whole and the village of Hyannis. This section provides a very brief summary of the key findings. The assessment finds that Barnstable's greatest housing needs are:

1. To increase the social and economic diversity of Barnstable's population through creation of additional affordable housing opportunities in areas outside of Hyannis.
2. To produce more rental housing throughout the community, especially areas outside of Hyannis, particularly units that are affordable to households at or below 50% Area Median Income (AMI) and 30% AMI.²

In addition, the assessment finds that Barnstable needs more affordable homeownership opportunities for households with up to 120% AMI and more housing choice to provide alternatives to single-family houses. In general, the shift from institutionalized care for special needs populations to community-based services has created greater need for affordable housing with supportive services.

Hyannis, on the other hand, has a large share of rental housing and a larger share of Barnstable's affordable rental housing. Based on the needs assessment, Hyannis primarily needs more affordable homeownership housing for households at or below 80% AMI, in addition to some additional market-rate rental housing and more variety of housing options for older adults.

DEVELOPMENT CONSTRAINTS

As described in more detail in Chapter 3, Barnstable is primarily constrained by the critical need to protect water quality, limited public sewer infrastructure, the region's sensitive

² See appendix for more information on area median income levels as established by the US Department of Housing and Urban Development.

ecosystems, and culturally/historically significant resources. Public transit options are limited and could be improved with expanded and more frequent bus service. Through zoning, the town encourages growth in locations that are less environmentally sensitive and have greater infrastructure capacity, particularly in the Hyannis Growth Incentive Zone. Only about 2.3% of Barnstable's total land area (excluding water bodies) is zoned to permit multi-family development, roughly half of which is in Hyannis.

In the face of these various development constraints, Barnstable has demonstrated a commitment to maintaining and increasing housing diversity and affordability. The Town provides many resources to help create and maintain affordable housing in the community, which are described in Chapter 4.

PLANNING PROCESS AND METHODS

DATA SOURCES

The U.S. Census Bureau's Decennial Censuses of 2000 and 2010 and the 2008-2012 American Community Survey (ACS) were the primary sources of data for the needs assessment. The U.S. Census counts every resident in the United States by asking 10 questions, whereas the ACS provides estimates based on a sample of the population for more detailed information. It is important to be aware of the margins of error (MOE) attached to the ACS estimates, due to the fact that the estimate is based on a sample and not on a complete count.

Data was also gathered from a number of available sources including: The Warren Group; Massachusetts Department of Revenue; Massachusetts Department of Education; Massachusetts Department of Housing and Community Development; as well as Barnstable Assessor's Office, Building Inspector, and Growth Management Department. State and Regional resources included: the Metropolitan Area Planning Council (MAPC); Cape Cod Commission (CCC); and Housing Assistance Corporation (HAC).

The development constraints analysis provided in Chapter 2 is largely based on information from Barnstable's 2010 Open Space and Recreation Plan, Barnstable's 2010 Comprehensive Plan, 2013 Cape Cod Regional Wastewater Management Plan, Barnstable's 2005 Downtown Hyannis Growth Incentive Zone Application, and interviews with various municipal officials from the Growth Management Department, Department of Public Works/Highway, Natural Resources, the former Citizen Advisory Committee, the four water districts, and School Department.

COMMUNITY ENGAGEMENT

The project team engaged the community at each phase of the planning process, beginning in October with a series of interviews of town officials and department heads to understand local development constraints –environmental and infrastructure constraints as well as regulatory constraints. In November and December 2015, community members participated in a series of focus groups and two listening sessions. The listening sessions engaged participants in the process of identifying current housing goals by considering the continued relevance of goals adopted through the 2010 Housing Production Plan. During the focus groups, participants representing various stakeholder groups shared ideas for strategies to help further the town's efforts to create and preserve affordable housing.

In May 2016, the team held a final community workshop where participants provided feedback on the draft goals and strategies. The participants generally responded favorably to the goals, with some indication that certain goals were more important to address than others. Across both goals and strategies, participants were more focused on creation of affordable housing and less on nurturing community partnerships and increased staff capacity. Two approaches emerged as well. One being the need to focus local resources on the creation of housing and the second being a conservative approach to increase capacity in areas that are already working efficiently. Detailed summaries of the community engagement results are included in the appendices.

Chapter 1: Housing Vision, Goals, and Strategies

The housing vision, goals, and strategies included in this chapter are aimed primarily at creating more housing choice and affordable housing in Barnstable. The vision, goals, and strategies also support the town's ability to achieve other interrelated community goals, including goals for economic development and protection of natural resources.

The town developed the housing vision, goals, and strategies through a detailed analysis of housing needs, input from town officials and community members, guidance from the Growth Management Department professional planning staff, as well as review of relevant planning documents.

VISION

Visioning is the act of imagining the future. Before there can be a meaningful plan, community members must agree on a mental picture of what they want their community to look like, feel like, and be like. What would the community be like at its very best? Based on the community input throughout this planning process, the following describes the community vision for housing in Barnstable for the year 2026.

In 2026, Barnstable is a vibrant, intergenerational mid-Cape community with a socially and economically diverse population. Residents across a range of ages and incomes call Barnstable home. The community has diverse housing options that are attractive and affordable to families, young professionals, as well as retirees - this diverse housing choice helps to strengthen the local labor market and economy.

The community is also actively supporting older adults as they age in the community by assisting with health and safety improvements to their homes and encouraging more housing options to support the needs of an aging population.

Housing options include a mix of apartments and condominiums, townhouses, and single-family homes. New top-of-the shop and multi-unit developments complement the design and fabric of the community, are located in and near village centers to encourage walking and biking, minimize automobile dependency, and support village businesses. New development utilizes the highest standards of energy efficiency and wastewater treatment to maximize protection of the Cape's fragile ecosystem.

GOALS

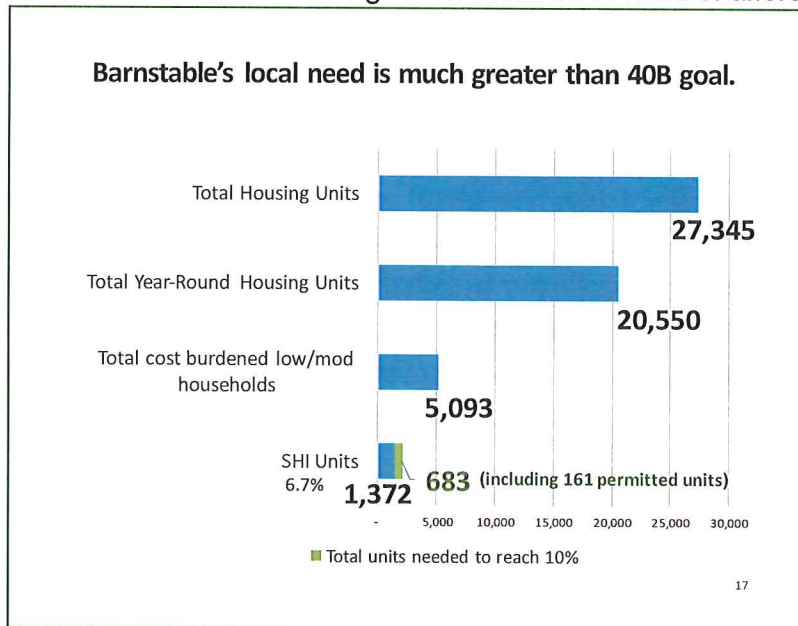
1. FOCUS LOCAL EFFORTS TO ADDRESS LOCAL HOUSING NEEDS.

Provide decent, safe, and affordable housing in Barnstable to meet documented housing needs, at a minimum meeting the state's MGL c.40 affordable housing goals.

To incrementally meet the state's minimum C.40B affordable housing goal, the town aims to produce 103 units annually that count on the Subsidized Housing Inventory per the state's Housing Production Plan regulations. At this rate, the town would meet the state's SHI goal by 2023.³ However, the town recognizes that this goal is ambitious given the level of development and permitting activity in Barnstable.

Between 2004 and 2014, Barnstable issued an average of 60.5 building permits annually for new dwelling units, with a low of 40 (2009 and 2011) and a high of 98 (2005). Most recently, the number of permits increased between 2011 to 2014 from 40 to 65 permits annually.

The town also recognizes that the local need for production of affordable housing goes beyond the state's 10% goal. As described in detail in the Housing Needs Assessment (Chapter 2) there is a need for over 2,000 affordable rental units and close to 900 affordable homeownership units in Barnstable. As illustrated in the figure below, there are over 5,000 low/moderate households estimated to spend too much for housing costs in Barnstable, yet there are only 1,372 units of affordable housing. Even if the town reached the 10% 40B goal, there would still be thousands of income-eligible households in need of affordable units.

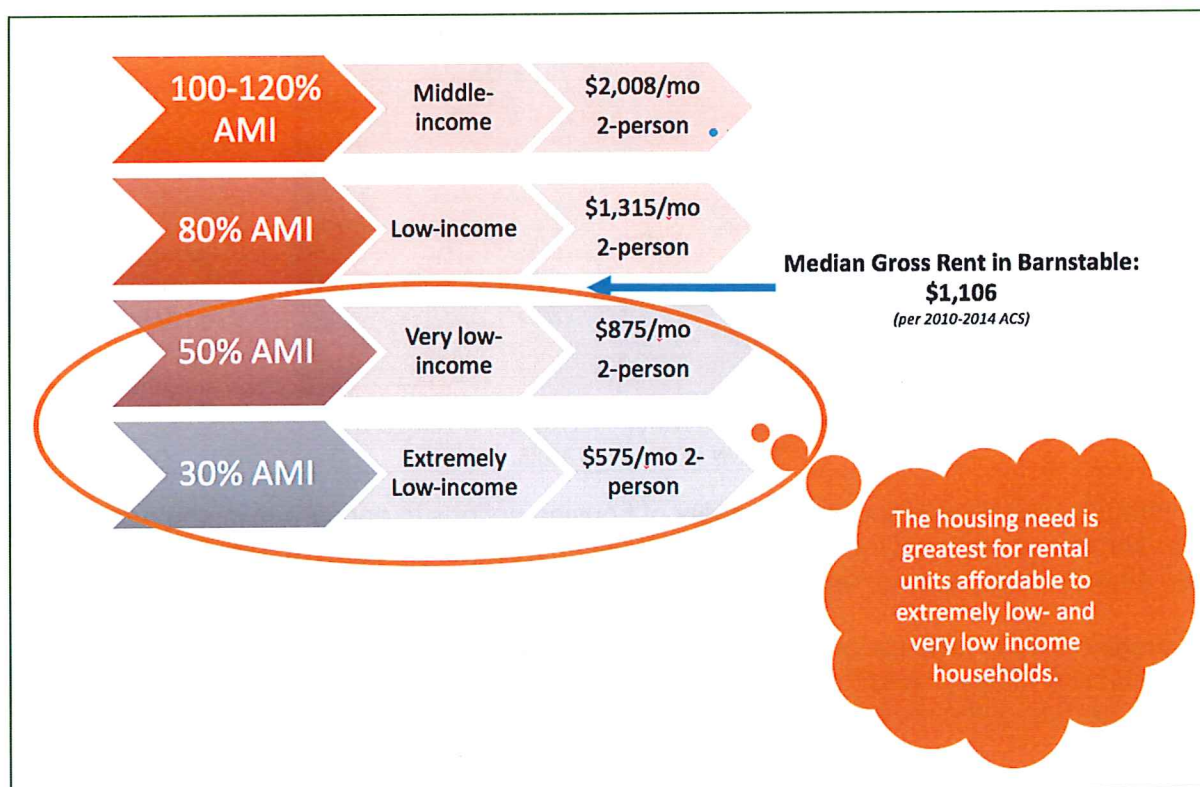


³ Note, per the 2010 year round housing units of 20,550, the town would need 2,055 units listed on the SHI to meet the state's 10% goal. The Town has 1,372 units listed on the SHI, requiring production of at least 683 total to surpass the 10% goal. However, note that the count of year round housing units may increase per the 2020 census, which would affect this calculation

2. CREATE YEAR-ROUND RENTAL HOUSING AFFORDABLE TO VERY LOW- AND EXTREMELY LOW-INCOME HOUSEHOLDS.

Encourage production of year-round rental housing affordable to households with very low (at or below 50% AMI) and extremely low (at or below 30% AMI) households as the housing needs assessment indicates that market rate units are already affordable to 80% AMI households. Also, encourage creation of supportive permanent housing and transitional housing for individuals and families at risk of or experiencing homeless.

With the high demand for summer rentals, it may be seen as an understatement to say that it is challenging for many renters in Barnstable to find affordable year-round rental units. This need for year-round rental units affordable to extremely and very low-income households is closely linked to homelessness prevention. About 1,040 (48%) of Barnstable's extremely and very low-income households spend more than half of gross income on housing. Homelessness is a complex problem, fraught with many challenges and variables, but for all of its complications the primary solution to homelessness is affordable housing.⁴

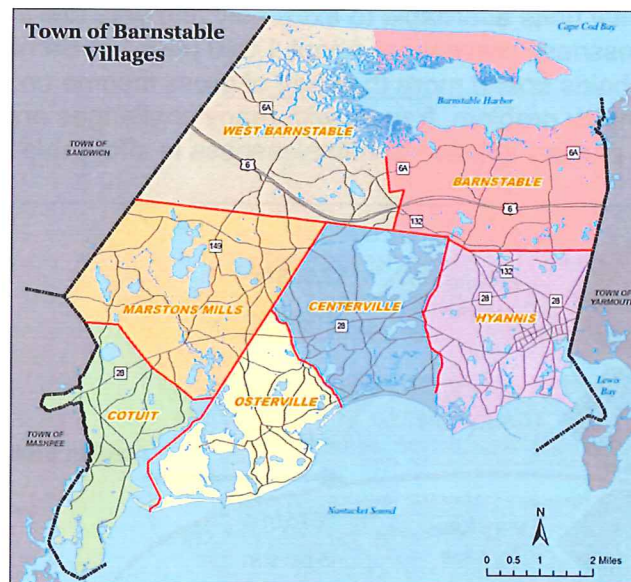


⁴ National Alliance to End Homelessness, http://www.endhomelessness.org/pages/about_homelessness . accessed 07/01/16.

3. INTEGRATE MORE DIVERSE HOUSING OPTIONS IN AND NEAR BARNSTABLE'S VILLAGES.

Encourage the creation of affordable housing, including multi-unit housing, supported by expanded services and transportation choices in all seven villages.

The housing needs assessment indicates that about 85% of town-wide need for affordable rental is in the villages outside of the Hyannis area and about 50% of total town-wide need for affordable homeownership is indicated for the Hyannis area. Hyannis has a large share of rental housing and a large share of Barnstable's affordable rental housing. Based on the findings of the housing needs assessment, Hyannis primarily needs more affordable homeownership housing for households at or below 80% AMI, in addition to some additional market-rate rental housing and more variety of housing options for older adults.



TOWN OF BARNSTABLE VILLAGES, PROVIDED BY
TOWN OF BARNSTABLE, 2016.

Community members discussed a variety of housing options to encourage in and near Barnstable's village centers including accessory apartments, congregate housing⁵, mixed-use (top-of-shop) housing, multi-family apartments, and tiny homes.

Strategies to help produce more affordable housing and housing options in and near Barnstable's villages need to recognize and incorporate solutions for wastewater treatment and protection of the region's fragile ecosystem.

⁵ Congregate Housing is a shared living environment designed to integrate the housing and service needs of elders and younger disabled individuals. Each resident has a private bedroom and shared kitchen facilities, dining facilities, and/or bathing facilities.

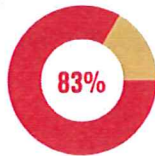
4. PROVIDE HOUSING CHOICE TO SUPPORT AN INTERGENERATIONAL COMMUNITY.

Encourage aging in place and aging in community including viable options to encourage older adults to remain in Barnstable. Encourage development of housing options to attract and retain younger residents including affordable homeownership opportunities in addition to related efforts regarding job creation and training, business and industry development.

Housing choice is limited in Barnstable – 83% of Barnstable’s existing housing stock is single-family. Most single-family homes are not designed to support aging in place. More diverse housing options can provide choices for both older and younger residents and could include the development of multi-unit apartment buildings, mixed-use (top-of-shop) housing, congregate living, accessory apartments, and tiny houses.

Also the housing needs assessment finds that Barnstable needs more affordable homeownership opportunities for households with up to 120% AMI and more housing choice to provide alternatives to single-family houses. In general, the shift from institutionalized care for special needs populations to community-based services has created greater need for affordable housing with supportive services.

CHOICES ARE LIMITED



Most of the housing stock (83%) is single family.

THE COMMUNITY

% RESIDENTS 65 YEARS

THERE ARE FEWER FAMILIES AND YOUNG PEOPLE

Households with children under age 18 decreased 15% between 2000 and 2010.



5. PROVIDE ASSISTANCE TO STABILIZE HOUSING FOR BARNSTABLE'S MOST VULNERABLE RESIDENTS.

Many low-income households in Barnstable struggle with housing costs including rent, health and safety rehabilitation needs, sewer connection and septic compliance, and energy efficiency improvements.

Rehab needs can be especially challenging for low/moderate income households. Older homes can be charming, historic, and important to neighborhood character, but may have serious rehab needs to ensure health and safety of occupants. For example, homes predating 1978 may contain lead paint, which can pose health hazards. Clusters of older properties are found in Barnstable neighborhoods along the north and south coasts particularly in village centers. About 57% of owner-occupied units and 66% of renter-occupied units were built prior to 1980. Many low-income residents, including many seniors, struggle with housing costs and with houses that are not suited to their abilities or needs as they age

Energy efficiency improvements and renewable energy installations (such as roof-top solar panels) can help reduce monthly costs of housing and can be very important in reducing housing cost burden for low/moderate income households.

Rental assistance programs, including federal Housing Choice vouchers, assist very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. In October 2014, there were over 270 households on the wait list for the MRVP vouchers and over 4,500 on the wait list for Section 8 vouchers. In September 2015, there were 207 households on the wait list for the MRVP vouchers. There is a great need for additional local rental vouchers to expand rental assistance.

6. ENSURE THAT NEW DEVELOPMENT PROMOTES SMART GROWTH AND PROTECTION OF NATURAL RESOURCES.

Encourage sustainable development including utilization of sustainable materials, energy efficient design, renewable energy (e.g., solar), and use of innovative/alternative (I/A) septic systems.⁶

About 43% of Barnstable's total land area is undevelopable land (43%) due to environmental constraints and protected open space. About 41% of total land area is environmentally/culturally sensitive land including land designated as BioMap2 Critical Natural Landscapes and Core Habitat land, Zone I & II to protect drinking water, land temporarily protected through one of the state's tax abatement programs per MGL C. 61, or land designated as sensitive archaeological areas, embayments, or 500-year flood zones. This leaves roughly 16% of land area as potentially developable land either with redevelopment potential or vacant developable land.

⁶ An I/A system is any septic system or part of one that is not designed or constructed in a way consistent with a conventional Title 5 system. Some examples of alternative systems are recirculating sand filters, aerobic treatment units, Wisconsin mounds, peat filters, humus/composting toilets, and intermittent sand filters.

Protection of the region's fragile ecosystem is of critical importance to protect natural resources, scenic beauty, and the Cape's economy. It is also important to recognize that Barnstable has large areas that lack adequate wastewater infrastructure and adequate public transit options. To protect Barnstable's natural resources and enhance community vibrancy, the town has long embraced smart growth goals and principles in its zoning and growth management policies and it will be important to continue to do this as the town works to promote production of more affordable housing to addresses local housing needs.

7. STRENGTHEN PARTNERSHIPS WITH ORGANIZATIONS ADDRESSING AFFORDABLE HOUSING NEEDS.

Help mission-driven organizations through the allocation of town staff expertise, local funding, strong communication, and open collaboration.

Barnstable is fortunate to have many mission-driven organizations helping to address housing needs in Barnstable and the region, including the Housing Assistance Corporation, the Barnstable Housing Authority, Habitat for Humanity of Cape Cod, Community Action Committee and Cape Cod and Islands, LIFE, CHIP's House, CHAMP Homes of Cape Cod, Homeless not Hopeless, Inc. These organizations provide affordable housing, housing assistance, or other related support including community education and advocacy. The town should continue to support and help expand the initiatives of these organizations to further address local housing needs.

8. FOSTER AN INCLUSIVE COMMUNITY OUTLOOK ABOUT THE NEED FOR AFFORDABLE HOUSING AND SUPPORT STRONG LOCAL LEADERSHIP TO PROMOTE LOCAL HOUSING INITIATIVES.

Further community outreach and education and support local leadership on housing issues.

Barnstable should continue to build support for affordable housing development and assistance. The town should continue to clearly articulate the unmet housing needs and demand for new housing outlined in this plan and the 2014 Housing Needs Assessment to public and private partners and to the general public.

Issues related to the preservation of neighborhood character, natural resource protection, density and design, and other real or perceived impacts of housing production on the community must be continually recognized and addressed. For additional information on outreach and education initiatives that the town can undertake or work in partnership with a local organization to undertake. See the Massachusetts Toolbox specifically around community engagement and dispelling misperceptions:

http://www.housingpolicy.org/toolbox/index_MA.html.

The town should also share activities it is involved in to meet housing need and demand, and celebrate milestones with the community. Creating an informed community and nurturing strong local leadership through town officials and/or local organizations can help build support to promote local housing initiatives and implement the goals and strategies of this plan.

9. CONTINUE TO ACTIVELY MONITOR AND PRESERVE THE LONG-TERM AFFORDABILITY OF EXISTING AFFORDABLE UNITS.

Affordable units sometimes need funding assistance to protect their long-term affordability. At the time of this writing, about 21% of Barnstable's existing affordable units have expiring affordability restrictions. This is an ongoing town role that will be important to continue to ensure long-term affordability and maintenance of units on the Subsidized Housing Inventory.

STRATEGIES

REGULATORY STRATEGIES

1. Support use of advanced treatment alternative septic technologies to offset increased density for affordable housing.

Work with BOH and the Water Resources Advisory Committee (WRAC)⁷ to determine appropriate incentives to help encourage use of non-traditional technologies for nutrient management for development of multi-family and affordable housing. These technologies can include reduction – treatment before disposal to the ground - and remediation – treatment in groundwater. Examples of reduction treatments are urine diverting and composting toilets. Examples of remediation treatments are constructed wetlands, permeable reactive barrier-trench, and fertigation,

Implementation Milestones:

- Housing Committee to request Town Council to appoint a Housing Committee representative as a liaison to WRAC as allowed per Town Code §241-45.3 B(2).
- Assign the Town Housing Coordinator to attend meetings of WRAC to assist the Housing Committee member with needed information and support.

2. Consider strengthening the Accessory Affordable Apartment Program and allowing market-rate accessory apartments to increase housing options.

The Accessory Affordable Apartment Program (AAP) which has already created close to 200 affordable units and offers funding incentives with CPA and CDBG funds to help create these affordable units has been one of Barnstable's most successful local tools to produce affordable housing units. However, the process requires a Comprehensive Permit per M.G.L. c. 40B with Zoning Board of Appeals approval for each unit. This process is cumbersome and could be streamlined by amending the zoning ordinance to permit units created through the AAP by right. In addition, the town could seek approval to count these units on the Subsidized Housing Inventory through DHCD's Local Action Unit Program.

Barnstable's zoning regulations do not permit market-rate accessory apartments (also known as accessory dwelling units) – only affordable units per the AAP as allowed through Section 9, Article II of the Code of the Town of Barnstable. At various stages through the community engagement process, community members, representatives from stakeholder organizations, and town officials suggested allowing market-rate accessory apartments in existing single-family homes and outbuildings as a way to increase housing options in established

⁷ The kickoff meeting of the Water Resources Advisory Committee was held January 13, 2016. The purpose of the Water Resources Advisory Committee is to advise the Town of Barnstable on the completion and implementation of its Comprehensive Water Resource Management Planning Project, with the goal of protecting and restoring the town's fresh and salt water bodies and its drinking water supplies, in compliance with the Cape Cod Commission's Cape Cod Area Wide Water Quality Management Plan Update of 2015, ("The 208 Plan").

The Case for Accessory Apartments

The average number of people per household has decreased significantly over the last decades. Yet, new homes continue to be built, suggesting that there is increased capacity in the existing housing stock. This has occurred while the value of homes and the resulting tax burden continues to rise.

Homeowners are often forced to sell a house that is too big for their needs, especially for fixed income, often older, residents. This issue further exacerbates the already existing scarcity of affordable housing options, and the land consumption and new infrastructure required for a standard single-family subdivision.

Accessory apartments can provide owners the additional income necessary to maintain a home when the structure becomes more than they need or can afford.

A household may wish to provide a new self-contained unit within their property to receive additional income, provide social and personal support to a family member, or obtain greater security. Additional income can further have the benefit of additional income for home improvements, such as accessibility and safety improvements to facilitate aging in place.

New, young workers in a community may decide that home ownership is a longer-term goal, and a smaller rental apartment is more appropriate now. Accessory units can provide housing for single, independent workers who will then contribute to the local labor force.

Source: Massachusetts Smart Growth Smart Energy

residential neighborhoods throughout Barnstable and as a way to help support seniors wishing to age in place but needing additional income for housing costs and other needs. Some concerns were also raised through the process. One concern was that it is unknown what portion of these apartments would be rented for seasonal use. Thus, allowing market rate accessory units may not help to address the need for year-round rental housing. However, others argued that increasing the supply of market-rate rental options in town can help meet the overall demand for rental units thus making year-round rentals more affordable.

Some participants were also concerned about the effect that allowing market-rate accessory apartments would have on the success of the Accessory Affordable Apartment Program (AAP). It was largely felt that this program should be continued and possibly strengthened.

A few ways to help ensure that the AAP program remains an attractive option would be to: 1) require a special permit for market-rate accessory apartments and allow AAP units by

right; 2) increase the maximum subsidies available through CPA and CDBG funding to assist with rehabilitation and code compliance costs to create the unit. In addition, hiring a part-time staff person to provide greater technical assistance and support for property owners seeking a unit through the AAP program as well as conducting an ongoing marketing campaign to raise awareness of fund availability and program benefits could also help entice participation in the program.

The issues and opportunities to allow market rate accessory units and ways to strengthen the existing AAP program should be addressed through careful consideration of the possible implications.

Implementation Milestones:

- Growth Management Department to conduct a study to weigh implications and identify possible unintended consequences of such an amendment to the zoning ordinance, consider ways to strengthen AAP, and to determine best course of action.
- Take actions as indicated to amend zoning in conjunction with Planning Board.

3. Amend zoning to incentivize development of affordable assisted or independent living units for low-income seniors.

The Zoning Ordinance was amended in May 2016 to permit independent living⁸ and assisted living facilities (referred to in the ordinance as “Active Adult Dwellings and Assisted Living Dwellings”) on properties with a minimum of 24 acres in the B, BA, and UB Business districts. These can then be included in the Senior Continuing Care Retirement Community Overlay Districts (SCCRCOD).

Zoning amendments could incentivize development of affordable senior housing units – both independent living and affordable assisted living units. For example, for developments that include a substantial portion of affordable units the minimum lot size could be reduced (e.g., 5 acres), allowed density could be increased, and dimensional requirements including parking, could be reduced. There are a few examples in Massachusetts including a proposal in Concord by the Grantham Group, of assisted living developments with 100% of the units affordable to low/moderate-income households– these units will count on the Subsidized Housing Inventory.

According to a 2014 study conducted by the Town of Barnstable Senior Services Division and the Center for Social and Demographic Research on Aging within the Gerontology Institute at the McCormack Graduate School, University of Massachusetts Boston, roughly 40% of Barnstable seniors who responded to the survey indicated they would prefer independent living options in the event that changes in their health required that they move. According to JM Goldson’s informal telephone survey of existing assisted living facilities in Barnstable, there are 174 units, 17 of which are affordable at Brookdale Cape Cod. There are no independent living options in Barnstable. There are two nursing homes.

Population projections by age suggest that Barnstable will continue aging, predicting that the share of residents age 65 or older may grow from about 21% in 2010 to approximately 34% of total residents in 2030. Older households are more likely to have low incomes: the median household income for households in the Town of Barnstable overall was estimated to be \$58,933, whereas households with older adults, age 65 and over, had a median income of \$42,605.⁹ About 41% (2,476) of all senior households are spending more than 30% of income on housing costs.

However, it should also be noted that the vast majority of older adults live in traditional community housing, while very few older adults live in senior housing. According to the 2010 Census, less than 4% of total population age 65 and over live in group quarters (such as nursing homes and assisted living facilities). This trend indicates that it will also be important to provide conventional housing options to help older adults continue to live in the community as they age such as condominium, apartments, accessory apartments, and town houses.

⁸ Also known as “Lifestyle Senior Housing” is housing that is designed for active older adults and includes single-family or multifamily housing with social or recreational amenities such as clubhouses or other recreational services but without any care or assistance services.

⁹ United States Census Bureau. *2010-2014 American Community Survey, 5-Year Estimates*, “Table B19049: Median Household Income in the Past 12 Months (in 2014 Inflation-Adjusted Dollars) by Age of Householder.

Implementation Milestones:

- Planning Board to consider amendments to the zoning ordinance to encourage development of affordable assisted or independent living that would count toward the state's 40B goal of 10% affordable units.

4. Consider zoning amendments to encourage small, low-density, village-scale mixed-use and multi-unit development and re-development in village centers.

To support the needs of an aging community as well as to attract and retain people at all stages of life to support an intergenerational community, it will be important for Barnstable to provide more housing choice especially rental apartments, but also other housing types which could include condominiums, congregate living, and micro-units. According to the 2014 study by the Town of Barnstable Senior Services Division and the Center for Social and Demographic Research on Aging within the Gerontology Institute at the McCormack Graduate School, University of Massachusetts Boston, roughly 30% of Barnstable seniors would prefer condominium options in the event that changes in their health required that they move.

To help foster more housing choice in all of Barnstable's villages, consider amendments to the zoning use and dimensional requirements to permit the location of appropriately-scaled mixed-use buildings (commercial and residential) in village centers and near the auto-oriented commercial nodes along the Falmouth Road corridor and multi-family buildings within a 1/2 mile of village centers and the auto-oriented commercial nodes along the Falmouth Road corridor.

Outside of many Hyannis zoning districts, the following village districts permit mixed-use or multi-family as described below:

- 15-acre VB-A (Barnstable Village and Cotuit) Business District, the 7.4 acre Centerville Village District (CVD) district¹⁰, and 15.6-acre Marston Mills Village District (MMVD) permit mixed-use buildings
- 76.8-acre BA (Osterville) and 3.9-acre UB (Osterville) Business districts permit multi-unit buildings, but not mixed-use¹¹

Both multi-unit and mixed-use buildings are prohibited in the 62.9-acre WBVBD (West Barnstable).

Any efforts to increase allowable density will also need to account for water and wastewater infrastructure needs. Siting, construction, upgrade, and expansion of on-site sewage treatment and disposal systems must comply with The State Environmental Code, Title 5 (310 CMR 15.000).¹² Work with the Board of Health and Water Resources Advisory

¹⁰ Note that CVD is within a District of Critical Planning Concern (DCPC), which provides additional protection for natural resource interests per Article XIV of the Town Code, Chapter 240: Zoning. The DCPC permits mixed-use development.

¹¹ Note: the 520.7-acre B business district also permits multi-unit buildings, however this zoning district is primarily located along Route 132, which is dominated by auto-oriented strip development, and is not located in a village center.

¹² Massachusetts Department of Environmental Protection. 310 CMR 15.000 *The State Environmental Code: Title 5*. <http://www.mass.gov/eea/docs/dep/service/regulations/310cmr15.pdf>. accessed 07/01/16

Committee (WRAC) to determine best practices including Innovative Alternative (I/A) Septic Systems in areas without access to public or private sewer connections.



EXAMPLE OF A VISUAL DESIGN STUDY (CREDIT: JM GOLDSON)

Multi-use buildings, with commercial space on the ground floor and residential units above, are a traditional main street form of development that is currently prohibited in parts of Cotuit, Osterville, and West Barnstable. Allowing multi-use buildings would enhance the the villages economic vibrancy and could increase the town's stock of smaller, more affordable, rental units in walkable, mixed-use neighborhoods. This could be accomplished through zoning amendments that permit multi-use

buildings and that could provide incentives to include one or more affordable units.

The encouragement of mixed-use development should be supported with streetscape and pedestrian improvements to enhance the walkability of the villages with improved sidewalk infrastructure, linkages, crosswalks, pedestrian lighting, accessibility, and amenities (such as benches).

In crafting such a mixed-use zoning amendments, the town could analyze existing density and character of the village centers to determine ideal permissible density. A visual design study showing possible development scenarios for key properties in each village center could be a helpful exercise to determine ideal density allowances, parking requirements, and dimensional requirements.

In addition, the town could consider adopting design guidelines in each village to help ensure that new development complements and enhances the existing village character.

Implementation Milestones

1. Growth Management Department (GMD) to determine need for further study regarding density and design requirements. Identify one or more possible redevelopment properties in each subject village as case studies for visually testing proposed zoning amendments. Contract designer, if needed, to prepare development visualization sketches, such as shown in the illustration above, for the possible development sites for the visual case studies to test the proposed amendments. Revise proposed amendments, if necessary, after public feedback on visualizations, and create revised visualization sketches.
2. GMD to draft proposed zoning amendments and design guidelines, based on density and design study described above, in appropriate locations for review with Planning Board.
3. Planning Board submit zoning amendments for Town Council consideration.

5. Consider providing regulatory incentives for extremely-low, very-low and middle-income housing in all village districts.

Some of Hyannis districts offer incentives to create middle-income (referred to as “Workforce” housing in the Zoning Ordinance) – units that are affordable to households with up to 120% AMI. These districts are the MS, OM, and HG districts, which allow greater number of units per acre with the provision of at least 25% of the total project units as workforce housing. Outside of Hyannis, no other village districts offer incentives for such middle-income housing.

There are no incentives through Barnstable’s zoning ordinance to encourage creation of units affordable to extremely-low and very-low income households. Such incentives could help to create mixed-income housing that includes units affordable to extremely-low, very-low, and low/moderate income households as well as workforce and market rate units to help encourage units affordable at multiple price-points. The incentives could include increase in units/acre, more flexible dimensional requirements, reduced parking requirements, and the like.

It is clear from the 2014 housing needs assessment, that there is a great need for rental units that are affordable to households with extremely-low and very-low income; However, it will be important to study the housing market in each village submarket to determine if workforce housing incentives are needed – some villages may have enough supply of market rate housing that is affordable to middle-income households that this type of incentive would not provide a necessary public benefit.

Implementation Milestones:

- GMD to study the existing affordable housing provisions and incentives offered in the zoning ordinance that require and encourage creation of affordable housing. Conduct further study to determine need for middle-income housing in village submarkets. Prepare zoning amendments to integrate incentives for housing affordable to a range of incomes as indicated in each village, particularly within ½ mile of each village center.
- Planning Board to submit recommended amendments to Town Council for consideration.

Growth Incentive Zone

A GIZ is a designation by the Commission per Chapter G of the Code of Cape Cod Commission Regulations of General Application, that aims to direct development and redevelopment into areas with existing development and adequate infrastructure, and away from sensitive resource areas. Through designated GIZs, towns may enhance designated Economic Centers by encouraging a concentrated mix of residential and commercial uses within these locations while ensuring that all

6. Amend Downtown Hyannis Growth Incentive Zone to allow increased density for mixed-use and multi-unit development.

The original Hyannis GIZ was enacted on April 6, 2006 and the designation was in place for ten years. During this time, over \$100 million in private investment was made in the GIZ, and 101 net housing units were created. The Walkway to the Sea was established, and the shanty program brought in over \$1.7 million in sales.

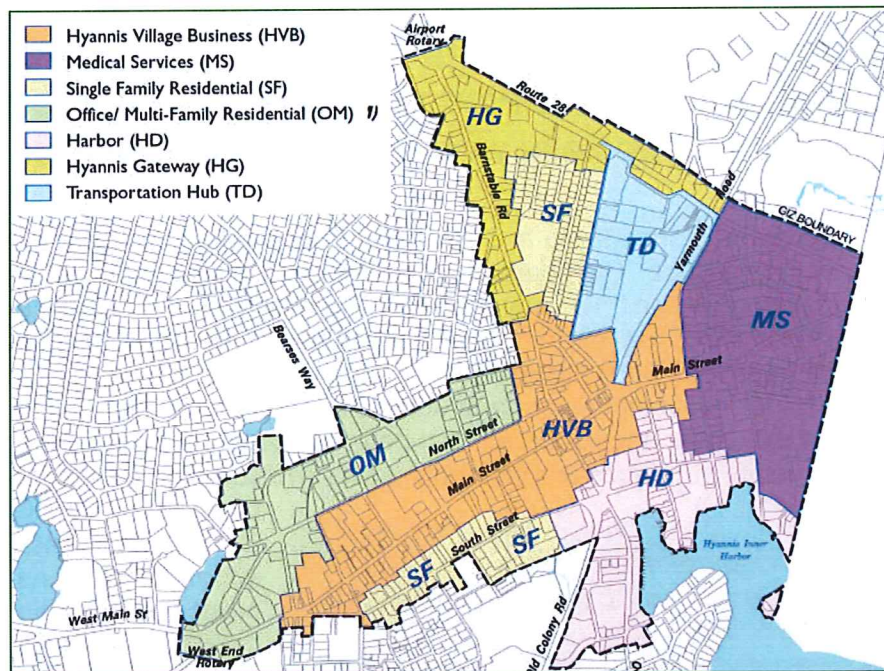
At the December 3, 2015 meeting of the Cape Cod Commission, a request to extend the

Downtown Hyannis Growth Incentive Zone (GIZ) until October 6, 2017 was granted, based on the Town’s request for a short-term extension to effectively plan for another 10-year GIZ

designation. The process will include extensive outreach to local residents and business owners in the Route 132 area as these areas are complementary commercial hubs.¹³

The 2014 housing needs assessment indicated that the greatest housing need in Hyannis is for more market-rate rental units and affordable homeownership units for low/moderate-income households. To encourage such development, the town should amend the Growth Incentive Zone to allow greater density for mixed-use and multi-unit development. The current maximum densities permitted are as follows:

- HVB - 12 units/acre (but does not allow mixed-use)
- MS – 6 units/acre with special permit for increase to 7 units/acre and 12 units/acre with workforce housing (but does not allow mixed-use)
- OM – 12 units/acre including mixed-use with special permit for increase to 16 units/acre with workforce housing
- HD – 7 units/acre including mixed-use
- HG – 4 units/acre including mixed-use with special permit for increase to 16 units/acre with workforce housing



Given the availability of water and sewer infrastructure, public transportation options, as well as other services, the town has an opportunity to enhance Hyannis' vibrancy as the "hub and heart of Cape Cod" by encouraging housing development, particularly market-rate rental units and homeownership units affordable to low/moderate income households. Allowing greater density for multi-unit and mixed-use buildings could encourage more development and redevelopment in the GIZ to create market-rate rental units and affordable homeownership units.

¹³ Cape Cod Commission, "Hyannis Growth Incentive Zone, Route 132 Plazas latest RESET project," *The Reporter*, February 29, 2016.

Additionally, the town may consider if the inclusionary zoning requirements should be waived for the other GIZ districts – it is already waived for multi-unit housing in the MS district. In addition, the town may consider offering zoning incentives for creation of units affordable to extremely-low and very-low income households (similar to the existing provisions to encourage workforce housing).

Implementation Milestones:

- Cape Cod Commission (CCC) and the Town's Hyannis Area Project Advisory Committee to collaborate to include consideration of increased density allowances in the GIZ and other considerations as discussed above – this study should be incorporated as part of the application to request a 10-year GIZ designation. The planning process should include extensive outreach to local residents and business owners.
- Town Council, through application of the Town Manager to submit application for amended GIZ designation to the CCC.
- Following approval vote from the CCC, adopt zoning amendments and map changes as necessary.

7. Secure funding for a comprehensive review and recodification of zoning ordinance and related regulations to ensure clarity and consistency, especially with federal and state Fair Housing laws.

Codification is a process of organizing and arranging all legislation of a general and permanent nature into a Code. The courts have held that "The law, to be just and effective, must be accessible and certain." The major benefit of a codification is convenient access to information. Having an accurate, up-to-date representation of municipal law enables town officials to answer questions from citizens quickly and accurately. It saves hours of research time when requests for documents are made under the Freedom of Information Law.

Certified copies of the Code, once adopted, can be provided to the courts, eliminating the need to copy and certify numerous amendments. Laws can be enforced with confidence and

consistency. The Code helps elected representatives make informed decisions about proposed legislation and enables them to plan for future growth and development. Town officials can have a clearer view of existing situations and the impact of changes and amendments. It clearly defines the rights and responsibilities of all citizens and the powers and duties of municipal officials are clearly delineated for all to see.¹⁴

Disparate Impact

Even when a policy or practice is not intended to discriminate or doesn't directly limit housing opportunity based on protected class, it may still have a discriminatory effect. Disparate Impact describes policies, practices or services that appear neutral on the surface, but, in practice, disadvantage protected class members. Disparate impact can apply to a single rule or procedure such as the administration of a housing lottery or wait list. Disparate impact can also describe widespread effects of broad reaching policies and practice. Restrictive zoning practices that are likely to have a discriminatory effect and/or perpetuate segregation include restrictions that limit or prohibit multifamily housing development, including limitations on the size of a development and restrictions on lot size or other density requirements that encourage single-family housing or restrict multifamily housing.

tion of Town Local Laws and Ordinances:
[al-laws-ordinances](#), accessed 6/11/16.

In addition, as part of a comprehensive review and recodification, the town should include a review for compliance with applicable laws, in particular federal and state Fair Housing laws and the Dover amendment, among others.

Implementation Milestones:

- GMD and the Town Attorney's office to contract for professional planning and legal services to conduct comprehensive review and recodification of Barnstable's zoning ordinance and related ordinances/regulations.
- The Town Attorney and GMD working closely with consultants, to prepare recodification and associated amendments to ensure compliance with applicable state and federal laws for review and public hearing by the Planning Board.
- Submit to Town Council for public hearing and adoption consideration.

LOCAL INITIATIVE STRATEGIES

8. Expansion and improvement of the Affordable Accessory Apartment program.

Continue to utilize local CPA and CDBG funds for deferred payment loans to fund rehab costs associated with creation of affordable accessory units. However, review the overall program design, loan amounts and terms, and administration capacity to determine plan for expansion and improvement of AAAP program. The program requires diligent administration for promotion, implementation, and monitoring and is beyond the capacity for full administration at current staffing levels. In addition, with potential zoning amendments to permit market-rate accessory apartments (see regulatory strategies section, above), it will be important to ensure the program continues to effectively produce affordable units.

Implementation Milestones:

- GMD to conduct study to expand and improve AAAP to ensure continued effectiveness and adopt changes as necessary.
- GMD to seek funding for program administration (Note: program administration costs are eligible for CPA funds).

9. Utilize CPA funds to create local rental assistance program for eligible households.

In 2014, JM Goldson worked with the Barnstable CPC to help identify and prioritize potential CPA-eligible housing initiatives – one priority that arose from that effort was to establish a local rental assistance program. In addition, participants at the May 2016 community workshop felt this was an important idea and that the need exists and recommended that time-limits be placed on assistance to help increase self-sufficiency. A variety of CPA communities have established a local rental assistance program, including Chatham and a regional collaboration of communities on Martha's Vineyard. The CPC should consider basing a new rental assistance program in Barnstable on these or other local rental assistance programs.

Chatham, as an example, allocates CPA funds to the Chatham Housing Authority for the rental assistance program where landlords of eligible tenants receive monthly subsidies for up to three years. Since the Chatham program began in 2004, it has assisted between 18 and 24 households annually.

CPA funds can support both the direct program subsidies and the program's administration costs. The CPC should issue a Request for Proposals to create such a local rental assistance program and recommend allocation of funds from the CPA housing reserve to the selected responder for Town Council consideration. Likely qualified responders would be the Barnstable Housing Authority and the Housing Assistance Corporation, since both entities already oversee federal/state rental vouchers.

Implementation Milestones:

- CPC to prepare and issue a Request for Proposals to establish a local rental voucher program, outlining the preferred structure and terms of such a program. CPC to review and select preferred proposal and recommend for funding consideration to Town Council.
- Upon Town Council consideration and approval, CPC/Town would execute a grant agreement with the awardee and the funds would be released per the terms of the agreement.
- Awardee would implement program, including all outreach and administration, and return to CPC to request funding for program continuation in future years as needed.

10. Explore ways to expand capacity and activity of the existing Affordable Housing Growth Development Trust Fund.

Through JM Goldson's 2014 work with the CPC to help identify and prioritize potential CPA-eligible housing initiatives, participants identified issues relating to the CPA review process for housing proposals - both with regard to slow timing and uncertainty of outcomes - that create obstacles to utilizing CPA funds for housing initiatives. In many communities, a housing trust is an effective vehicle to ensure strategic allocation of CPA funds to help address a community's housing needs.

The Town of Barnstable created the Affordable Housing Growth Development Trust Fund in 2006. The trust was established as a Municipal Affordable Housing Trust under MGL c.44 §55C. As stated in the Declaration of Trust, the purpose of the Trust is to provide for the preservation and creation of affordable housing in the Town of Barnstable for the benefit of low- and moderate-income households. In addition, the Trust promotes sound and prudent economic development.¹⁵ Since inception the total trust revenue has been roughly \$1.164M, with about \$563,800 in expenditures to support 75 new, rehabilitated, and preserved affordable housing units. The sources of funds to date have been Inclusionary Zoning cash payments.

Through expanded membership and refocusing, the Barnstable's housing trust could expand its capacity and activity over the coming years. The recommendations described below are to expand trust membership and encourage CPA allocations to the Trust.

Consider Expanded Trust Membership and Staffing

The town should consider increasing the membership of the Board of Trustees for the housing trust to help refocus energy and ensure maximum communication and coordination among various community stakeholder groups that advocate for affordable housing. The Town Council should consider amending Town Council order 2007-158 and Section 241-

¹⁵ Barnstable Affordable Housing/Growth and Development Trust Fund. *Declaration of Trust*. May 10, 2010.

47.1(t) to add membership seats that would facilitate greater capacity, communication, and coordination.

In addition, the Trust could benefit from professional planning support, a clear method for accepting and reviewing funding requests, and a regular meeting schedule.

Encourage CPA Allocations to Trust

Some of the most effective housing trusts rely on an annual allocation of a specified percent of CPA funds as part of the spring budgeting cycle. The CPC should consider allocating a portion of CPA revenue to the Trust. Note that in FY2015, total CPA revenue was about \$4.2M – the required minimum 10% allocation/reserve for community housing was roughly \$412,700. In addition, the CPC should review any policies that inhibit the use of CPA funds for housing, i.e., \$50,000 maximum per unit.

Implementation Milestones:

- Town Council to consider amending the Trust ordinance to expand membership.
- Trustees to consider creating a formal application process and funding criteria.
- Trustees to adopt schedule for regular reporting to Town Council and other relevant town boards/committees.
- Trustees to seek CPA funds.

11. Create an initial intake form for use of for local housing funds.

A town can create an initial intake form to help streamline and coordinate requests for local/federal funds for housing development. The Town offers development funds to support the creation and preservation of affordable housing from multiple sources: federal Community Development Block Grant (CDBG), Affordable Housing Growth Development Trust (housing trust), and the Community Preservation Act. Developers are currently required to make separate requests for each source of fund – these requests are reviewed in isolation and have no overall coordination. It is a best administrative practice to offer an initial intake form to enhance coordination of funding allocation – this enables the town to be increasingly strategic about funding allocations.

Note that this process would not replace any required fund appropriation approvals – CPA funds, for example, will still need to be recommended by the CPC and approved by the Town Council.

The City of Newton is an example of a municipality that has a similar procedure in place – they call this their local one-stop application. Housing developers requesting City CDBG, HOME and/or Community Preservation funds for affordable housing development are required to complete the application. The city accepts applications for funding on a rolling basis. After Planning staff review, proposed projects are reviewed by the Newton Housing Partnership and the Planning and Development Board at regularly scheduled monthly meetings. Once a proposed project is approved by the Planning and Development Board, a recommendation for funding is submitted to the Mayor, who must approve the commitment of federal funds to all housing development projects.

Implementation Milestones:

- GMD staff (including the Community Development coordinator) to work with the Board of Trustees of the housing trust and the Community Preservation Committee to create and adopt an initial intake form and process for submission, review, and selection.

- GMD to conduct centralized outreach and promotion to solicit applications.

12. Create a rehabilitation program with CDBG funds to help low-income homeowners preserve their existing housing.

As the community ages, there will be more need for home rehabilitation to accommodate aging in place. According the 2014 APA study, roughly 69% of active Baby Boomers indicated that it is important to age in place – staying in their current homes as they get older. To accommodate this need, their existing housing would have to be made more accessible through rehabilitation initiatives to provide handicap access and safety improvements.

Establishing a housing rehab program to provide low-income homeowners with assistance to rehabilitate their homes could help both young and old alike with needed health and safety improvements. A variety of Massachusetts' towns have established Home Repair Programs and Housing Rehabilitation programs for low-income homeowners utilizing federal funds and local non-CPA sources. Funds provided through this type of program would be intended to improve home functionality or occupant health and safety, and to allow older residents in particular to age in place. Applicants would be required to meet income eligibility requirements (not more than 80% of the area median income) and the homes undergoing repair could also be required to meet assessed value requirements (at or below the Town's median assessed value). In addition, it is best practice for such a program to require a dischargeable lien that requires the funds to be repaid if the home is sold within a specified period of time. It may be possible to require a permanent affordability restriction in return for the rehab funding, but the funding would need to be substantial enough to justify this requirement because it would substantially decrease resale potential.

Note for improved units to be counted on the state's SHI under a housing rehabilitation program, the program must require a minimum 15-year affordability restriction.¹⁶ Such a program creates affordable housing through this restriction requirement.

The town should further investigate best practices and legal considerations for such a program. Note that if the program is structured to create affordable or community housing units, per the CPA statute (MGL c.44B) then such a program may also qualify for CPA funds.

Implementation Milestones:

- GMD to identify best practices and develop program criteria, application materials, and administration strategy and seek funding.

13. Explore offering town-owned properties for creation of affordable rental units.

To help address Barnstable's most critical housing needs, as are well documented in the town's 2014 Housing Needs Assessment, the town could explore offering available town-owned properties for development of rental units affordable to households at or below 50% AMI and 30% AMI. This could be 100% affordable units or a mix of income-restricted units and market rate units.

There are a number of strategies related to town owned land currently underway.

¹⁶ Massachusetts Department of Housing and Community Development. *Comprehensive Permit Guidelines*, Updated 2013.

The former elementary school in the Village of Marstons has been vacant since 2009. It sits on 13 acres of mainly undeveloped land with a 16,600 square foot building from 1957. The Town submitted a request for technical assistance to MHP in November 2017 to assess the redevelopment potential of this site for housing. The Town expects to have a development feasibility analysis completed within the first half of 2018.

The Town has identified 9 municipally owned parcels of land scattered throughout the 7 villages, each with development potential for a single family home. All sites are non-conforming, small, undeveloped lots that merit further investigation as to their ability to accommodate a single unit of housing. The Town will release an RFP for development of these lots for one single family unit.

Using a comprehensive list of all town owned land, a Town Council subcommittee is working to evaluate and determine use and disposition strategies for these municipally owned parcels. Prioritizing parcels for housing will be part of this review process. The resulting information may indicate new opportunities not specifically identified during the development of this HPP.

Implementation Milestones:

- GMD to maintain ongoing list of surplus town-owned and tax-title property and identify properties with development potential.
- Town, in conjunction with MHP, conduct site assessment of former Marstons Mills school.
- Town to issue RFP to solicit proposals for development of housing on small, scattered site parcels.
- Town to review proposals and select developer. Developer to secure funding and required permits.

14. Fund creation of new Barnstable Housing Authority rental units, particularly for affordable family housing.

This strategy can work in conjunction with the above strategy (#14) in that the town could transfer surplus or tax-title properties to the Barnstable Housing Authority for development of affordable family housing.

The BHA has 672 units, 111 of which are family units. These family housing units are in high demand with about 5.6 households on the wait list for each of the family units as of September 2015.

CPA and CDBG funds could be allocated to support development of new affordable family units.

Implementation Milestones:

- GMD to work with the BHA to determine most appropriate surplus town-owned and/or tax title properties for BHA development of affordable family housing.
- Town Council to consider transferring identified property(ies) to the BHA for family housing.

15. Create an Infrastructure Relief Fund with CDBG funds. Fund would defray costs of water and sewer connection costs to foster creation of affordable rental units.

Infrastructure connection costs can be a barrier to development of multi-family, mixed-use, and affordable housing. The town already uses CDBG funds for a sewer connection program that could be expanded. CDBG funds could be allocated to create a broader Infrastructure Relief Fund that would provide a source of funds to help defray these costs. Note some such costs may not be eligible for CDBG funds (e.g., fees paid to a town entity such as the Hyannis Water Company, which is a town-owned supplier). According to HUD's "Guide to National Objectives and Eligible Activities for Entitlement Communities," CDBG funds may be used for the installation of distribution lines and related facilities for privately-owned utilities including the costs of water lines where the water service is owned and operated by a private company.

CDBG activities must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.¹⁷

Implementation Milestones:

- GMD to consider this strategy for incorporation in the Annual Action Plan.
- Design program based on community input and best practices for program design and administration.

16. Support wastewater management solutions to best address both housing needs and natural resource protection to be incorporated in the town's Comprehensive Wastewater Management Plan.

In conjunction with strategy #1 to encourage use of alternative septic technologies, the Housing committee should advocate for a wastewater management approach that best balances Barnstable's housing needs and natural resource protection. The WRAC, which had its kickoff meeting on January 13, 2016, is beginning the process of advising the town on the completion of its Comprehensive Water Resource Management Plan. This will be a critical time for housing advocates to actively engage in these discussions and considerations.

Implementation Milestones:

- Local developers, builders, realtors, and representatives from housing organizations should be encouraged to attend WRAC meetings and offer input where appropriate.

¹⁷ Department of Housing and Urban Development. *CDBG Entitlement Program Eligibility Requirements*. <https://www.hudexchange.info/programs/cdbg-entitlement/cdbg-entitlement-program-eligibility-requirements/>. accessed 07/01/16.

17. Target public works and streetscape improvement investment areas with affordable housing development and rehabilitation activity to promote comprehensive neighborhood revitalization.

Coordinate planning and investments for affordable housing with neighborhood improvements.

Formalize communications between town departments: sewer, water, sidewalks, public/private investment. This type of formalized communication between departments regarding public works and streetscape improvement investments, and housing development and rehabilitation activity will be critical to efficiently and strategically coordinate public investments to maximize neighborhood revitalization efforts.

Implementation Milestones:

- Town manager to initiate regular development review and public works investment committee with appropriate representation from department head and other town employees as warranted to coordinate public investment and neighborhood revitalization goals.

ACTION PLAN

Housing Strategies		FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Responsible Entity	Supporting Entities
1	Support use of advanced treatment alternative septic technologies to offset increased density for affordable housing.							Board of Health/DPW	GMD
2	Consider strengthening the Affordable Accessory Apartment Program and allowing market-rate accessory apartments to increase housing options.							GMD/Legal/TMO	TC
3	Amend zoning to incentivize development of affordable assisted or independent living units for low-income seniors.							GMD	Planning Board/TC
4	Consider zoning amendments to encourage small, low-density, village-scale mixed-use and multi-unit development and re-development in village centers.							GMD Villages	Planning Board/TC
5	Consider providing regulatory incentives for extremely-low, very-low and middle-income housing in all village districts.							GMD	TC
6	Amend Downtown Hyannis Growth Incentive Zone to allow increased density for mixed-use and multi-unit development.							Cape Cod Commission/ Town of Barnstable	GMD TC PB
7	Secure funding for a comprehensive review and recodification of zoning ordinance and related regulations to ensure clarity and consistency, especially with federal and state Fair Housing laws.							GMD Legal	Consultant

8	Expansion and improvement of the Affordable Accessory Apartment program.							GMD	
9	Utilize CPA funds to create local rental assistance program for eligible households.							CPC	GMD
10	Explore ways to expand capacity and activity of the existing Affordable Housing Growth Development Trust Fund.							Trust	
11	Create an initial intake form for local housing funds.							GMD/CDBG, CPC Trust	HOME
12	Create a rehabilitation program with CDBG funds to help low-income homeowners with preserve their existing housing.							CDBG/GMD	
13	Explore offering town-owned properties for creation of affordable rental units.							TMO	TC
14	Fund creation of new Barnstable Housing Authority rental units, particularly for affordable family housing.							CPC, CDBG	GMD
15	Create an Infrastructure Relief Fund with CDBG funds. Fund would defray costs of water and sewer connection costs to foster creation of affordable rental units.							GMD/CDBG	
16	Support wastewater management solutions to best address both housing needs and natural resource protection to be incorporated in the town's Comprehensive Wastewater Management Plan.							Housing Committee	DPW Town Manager
17	Target public works and streetscape improvement investment areas with affordable housing development and							GMD/CDBG DPW Town Manager	

	rehabilitation activity to promote comprehensive neighborhood revitalization.								
Note: lighter shade indicates strategies that are ongoing and/or should be implemented as opportunities arise, rather than on a specific schedule.									

CHAPTER 2: COMPREHENSIVE HOUSING NEEDS ASSESSMENT

KEY HOUSING NEEDS

SUMMARY OF FINDINGS AND CONCLUSIONS¹⁸

In summary, the housing needs analysis indicates that Barnstable's greatest housing needs are:

1. To increase diversity of racial/ethnic minorities and low-income groups throughout Barnstable through creation of additional affordable housing opportunities in areas outside of Hyannis.
2. To produce more rental housing throughout the community, especially areas outside of Hyannis.

In particular, this includes market-rate rental units and units affordable to households with incomes at or below 50% AMI and 30% AMI. In addition, as a second priority, town wide, there is a suggested need for more affordable homeownership opportunities for households up to 120% AMI. There is also need for more options for older adults to serve existing and proposed demand for alternatives to single-family detached homes to allow older adults to continue to live in the community as their housing needs change. In general, the shift from institutionalized care for special needs populations to community-based services has created greater need for affordable housing with supportive services.

Market-Rate & Affordable Rental Housing Need

As identified in prior housing plans, Barnstable's primary housing need continues to be for more rental housing, including market-rate rental and rental units that are affordable to households primarily with incomes at or below 50% AMI and 30% AMI and particularly in locations outside of Hyannis. This analysis suggests level of need, focusing on households that are overcrowded or cost burdened, creating a need for roughly 2,010 affordable rental units.¹⁹ Some key indicators of rental housing need are summarized here.

- Barnstable's rental vacancy rate is very low at 1%, well below the 7% recommended, which indicates limited availability of rental units.

¹⁸ Benchmarks used here to assess indicators of housing needs are based on the Massachusetts Housing Partnership "Housing Needs Workbook," 2003.

¹⁹ Estimated rental unit need calculated from the difference between existing estimated number of cost burdened renter households of 3,475 and 30% of total renters of 1,406 to reach target benchmark of no more than 30% of rental household experiencing cost burden. This figure accounts for 60 permitted rental units at Village Green.

- The Housing Authority's wait lists are long, with close to 1,500 households on the combined wait lists for only 672 units (2.2 households are on the wait list for every unit).
- Renter-occupied units only constitute about 22% of all units. A standard benchmark is 30% minimum renter-occupied units. Barnstable would need about an additional 1,500 rental units given the estimated 2008-2012 total occupied units to reach 30% of total units as rental.
- The annual income needed to afford the estimated median gross rent in Barnstable would be \$42,240, which is affordable for a two-person household at 80% AMI but not at 50% AMI. Most renters are 1-2 person households – a two-person household at 80% AMI has income up to \$44,750 and up to \$34,400 for 50% AMI.
- Roughly 48% of renter households are cost burdened meaning they pay more than 30% of gross income for housing costs. This far exceeds the benchmark of no more than 30% cost burdened renter households.
- Roughly 24% of renter households are severely cost burdened, paying more than 50% of gross income for housing costs, well exceeding the benchmark of no more than 15% cost burdened renter households.
- Roughly half (49%) of all renters are living in single-family structures, well exceeding the maximum benchmark of 20%, due to limited multi-family options town wide.

Ownership Housing Need

There is also need for more affordable homeownership opportunities, particularly for first time homebuyers with incomes at or below 120% AMI median family income (\$89,880 for household of four). Ownership units are likely to remain the primary form of tenure in the region as it has been in the past. Based on an analysis of cost-burdened homeowners, there is an indicated level of need for roughly 881 affordable homeownership units.²⁰ Some key indicators of ownership housing need are summarized here.

- The 2014 median sales price of a single-family home is \$432,500, an increase of 62% from 2000; while median family income only increased roughly 36% between 2000 and 2014, and median household income increased roughly 30% in the same period.
- In 2014, there is an estimated affordability gap of \$165,500 between borrowing power of a household with the area median income (\$74,900) and the median sales price of a single-family home. There is also a gap for households at 120% AMI: A household of four at 120% AMI has estimated borrowing power for a single-family home priced at about \$290,000, which is \$142,500 below the 2014 median sales price.
- Roughly 9% (1,921) of the current housing stock would be affordable to households earning up to 80% AMI based on assessed values. However, an estimated 5,005 existing Barnstable homeowner households with incomes at or below 80% AMI are cost burdened, paying more than 30% of gross income for housing costs.

²⁰ Estimated ownership unit need calculated from difference between existing estimated number of cost burdened ownership households of 6,915 and 30% of total owners of 5,975 to reach target benchmark of no more than 30% of ownership households experiencing cost burden. This figure accounts for the 59 ownership units permitted or under construction as of October 2014.

- Roughly 42% of total existing homeowner households are cost burdened, paying more than 30% of gross income for housing costs, and 17% are severely cost burdened, paying more than 50% of gross income for housing costs.
- About 85% of homeowners with incomes less than 30%AMI experience housing problems, 71% with incomes between 30% and 50% AMI, and 55% with incomes between 50% and 80% AMI.

Older Adult Housing Need

There is need for more options for older adults to serve existing and proposed demand for alternatives to single-family detached homes to allow older adults to continue to live in the community as their housing needs change. Population projections by age suggest that Barnstable will continue aging, predicting that the share of residents age 65 or older may grow from about 21% in 2010 to approximately 34% of total residents in 2030.

About 2,157 older adults over age 65 earn less than \$30,000 annually, a number five times greater than the number of subsidized senior housing units in the community (423 elderly/disabled Barnstable Housing Authority units). This far exceeds the benchmark indicator of senior housing need: seniors of this level income are more than twice the number of subsidized senior housing units.

- Barnstable doesn't have a large diversity of types of housing for older residents who do not qualify for subsidized housing programs including market rentals, low-cost condominium developments, townhouses, and units especially designed for limited mobility. Barnstable's housing stock is 83% single family, 2% attached-single family, 3% two-family, and 5% 10+ units.

Special Needs Housing & Homelessness

In general, the shift from institutionalized care for special needs populations to community-based services has created greater need for affordable housing with supportive services. In addition, more affordable accessible units are needed. Homelessness needs are being further studied region-wide, which can clarify local needs for homelessness assistance and prevention.

- Roughly 12% of Barnstable population (5,572 people) is estimated to have a disability (cognitive or physical). In Barnstable, about 5% of population under 18 years old have a disability (401 people), 10% between 18-64 years, and 25% 65 and over have a disability.
- There are 141 group living environment units in Barnstable (DMH, DDS, Cape Head Injury Program, Cape Cod group homes, and AEI group homes). In addition, Barnstable Housing Authority provides 18 units of congregate/shared living for elderly and/or disabled individuals requiring minimal services.
- No units were listed on MA Accessible Housing Registry in October or December 2015.
- The January 2015 count identified a total of 362 homeless persons across three counties (Barnstable, Dukes and Nantucket) and was 394 persons on January 27, 2016, an increase of 38 persons since the previous count.

- The 2012-2014 Regional Plan to Address Homelessness on Cape Cod and the Islands²¹ identified five target populations: 1) chronically homeless individuals; 2) veterans; 3) families with children; 4) youth aged 18-24; and 5) seniors.
- Barnstable has 90 units (beds) for emergency shelter, 40 transitional housing units, and 109 permanent supportive housing units in addition to 28 safe homes for battered women and their children.

HYANNIS

The Village of Hyannis is more densely populated and developed, has more rental and multi-unit housing, and has an older housing stock than Barnstable as a whole. The population is generally younger, more racially diverse, and has lower incomes than the town as a whole. In addition, while a similar proportion of families with children live in Hyannis as town-wide, there are more families with incomes below the poverty level and significantly more single-parent families.

Given these differences, the housing needs for Hyannis are also different than the town-wide needs described above. In general, this analysis indicates a need for more ownership housing affordable to households with up to 80% AMI, a need for some additional market-rate rental housing, and larger diversity of housing options for older adults.

Primary Hyannis Housing Need is Affordable Ownership Housing

Hyannis has limited affordable ownership opportunities and a greater share of existing homeowners are estimated to be housing cost burdened than homeowners town-wide. This analysis suggests level of need, focusing on households that are cost burdened, creating a need for roughly 445 affordable ownership units for households at or below 80% AMI. This estimated need is roughly half (47%) of the total town-wide need indicated for affordable ownership units.²²

- ACS estimates indicate that a greater share of Hyannis homeowner households is housing cost burdened. Roughly 57% of all homeowner households in Hyannis (935 households) are considered cost burdened and 24% (481 households) severely cost burdened. Town-wide, 42% of homeowners are cost burdened and 17% severely cost burdened.
- Out of 130 affordable ownership units in Barnstable, about 50 units are located in Hyannis (per Growth Management Department's records 50/130; but SHI has 175 total ownership).
- The median price sold for a single-family house in Hyannis was \$241,500 (MLS data) between October 2013 and 2014, which is within reach of a household with the area median income (with \$74,900 income can afford up to \$267,000). However, Hyannis has an affordability gap of roughly \$32,500 for a 3-person household with 80% AMI.

²¹ Cape and Islands Regional Network to Address Homelessness. *Regional Plan to Address Homelessness on Cape Cod and the Islands 2012-2014*. 2014.

²² Estimated ownership unit need calculated from difference between existing estimated number of cost burdened ownership households of 935 and 30% of total owners of 490 to reach target benchmark of no more than 30% of ownership households experiencing cost burden.

- About 84% of ownership units in Hyannis were built prior to 1980, indicating possible risk for lead paint hazards.

Rental Housing Need in Hyannis

Hyannis has a far greater share of renter-occupied units than town-wide – in fact, half of all the town's rental units are located in Hyannis, which has about 19% of the Town's total population and about 5% of the Town's total land area. In addition, Hyannis has a much greater share of income-restricted rental units than town-wide. This analysis indicates that development of rental housing in Hyannis should focus on creating market-rate rentals and there is a need for about 280 of affordable rental units (roughly 15% of town wide need).²³

- Renter vacancy rate was 6%, which is close to the recommended 7% for a healthy market. Lower vacancy rates can result in pressure on the housing prices.
- A larger share of Hyannis' housing stock was built prior to 1940 than town-wide. Roughly 78% of renter-occupied housing units were constructed prior 1980 and are at greater risk for containing lead paint hazards.
- Rents in Hyannis may be more affordable than town-wide rents due to larger rental housing stock. The median gross rent for Hyannis census tracts ranked from \$808 to \$1,091, averaging \$971, which is less than the median gross rent for Barnstable (\$1,081).
- Renters in Hyannis are more likely to be cost burdened than renters town-wide. Roughly 55% of renters in Hyannis (1,021 households) are considered cost burdened (paying more than 30% of gross income for housing costs) and about 29% (533 households) are severely cost burdened (paying more than 50% of gross income for housing costs). Whereas 48% of renters town-wide were cost burdened and 24% severely cross burdened.
- Of the town's 869 income-restricted rental units, about 77% of the units (672 units) are in Hyannis (per Growth Management Department's records).

²³ Estimated rental unit need calculated from the difference between existing estimated number of cost burdened renter households of 1,021 and 30% of total renters of 743 (2008-2012 ACS) to reach target benchmark of no more than 30% of rental household experiencing cost burden.

Older Adult Housing Need in Hyannis

Overall the population in Hyannis is younger than the population town-wide. Roughly 14% of Hyannis population is age 65 years and over. Overall the town's older adult population is expected to grow from about 21% in 2010 to roughly 34% in 2030. Hyannis, given its density, village design, pedestrian orientation, and access to public and private services and businesses, can provide a desirable location for older adults who wish to or need to downsize but prefer to stay in the community. In addition, Hyannis is the type of village that can align with livability preferences shown by younger populations, particularly Millennials.²⁴ In general, a larger diversity of housing options in Hyannis could benefit older adults. These could include accessible units, condominiums, and multi-unit structures including town houses, duplexes, and multi-family.

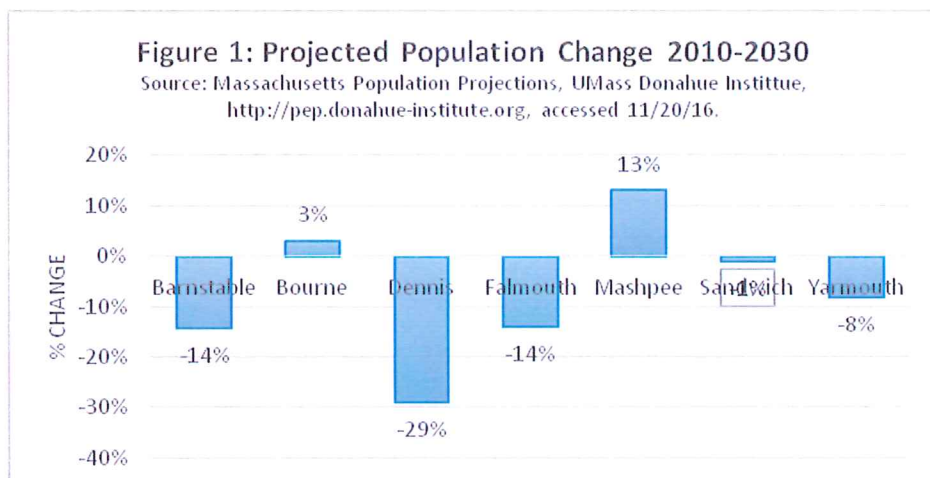
DEMOGRAPHIC CHARACTERISTICS

POPULATION AND HOUSEHOLD TRENDS

Town of Barnstable

Barnstable's total population in 2010 was 45,193 and peaked in the year 2000 with 47,821 residents. Between 2000 and 2010, the town has lost 5% of its population and population projections by the UMass Donahue Institute estimate a continued loss over the next twenty years (2010-2030). The population of Barnstable County as a whole declined 3% from 2000 to 2010. In contrast, the population of State of Massachusetts grew 3%, and the United States grew 10% in the same period.

According to the UMass Donahue Institute Long-term Population Projections, Barnstable is projected to continue to have declining population with -14% population change between 2010 and 2030. The population of the other mid-cape communities of Yarmouth and Dennis is also anticipated to decline; whereas, the population of the upper-cape communities of Bourne and Mashpee is anticipated to increase. Barnstable's population is younger than the county as a whole, which may explain why population is expected to continue to decline despite the region's projected growth as the baby boomer population grows and massive out-



²⁴ Millennials are generally defined as the generation of those born in the early 1980s through early 2000s.

migration trends are seen for younger population.

Per the 2010 Census, Barnstable had 19,225 households. The number of households in Barnstable decreased between 2000 and 2010, however at a slower rate than population decline. The number of households decreased 2% as the average household size also decreased 2% from 2.38 persons per household in 2000 to 2.33 in 2010. The number of households in the county, state, and country increased in the same period: 1%, 4.2%, and 10.7% respectively. Average household sizes decreased 3% in the county, 1.2% in the state, and less than ½ of a percent in the country.

This reflects a trend of higher proportions of people living in smaller households. The number of people living in a household has been declining for decades in the region and the United States as more people live alone, have no children or fewer children, are single parents, or live with a nuclear family rather than extended family.

TABLE 1: BARNSTABLE GROWTH TRENDS SUMMARY, 2000-2010

	2000	2010	% Change
Barnstable Residents	47,821	45,193	-5%
Barnstable Households	19626	19225	-2%
Barnstable Households with Children	5598	4744	-15%
Barnstable Single Person Households	5437	5572	2%
Average Household Size	2.38	2.33	-2%
Average Family Size	2.88	2.84	-1%
Source: U.S. Census Bureau, Decennial Census 2000 & 2010			

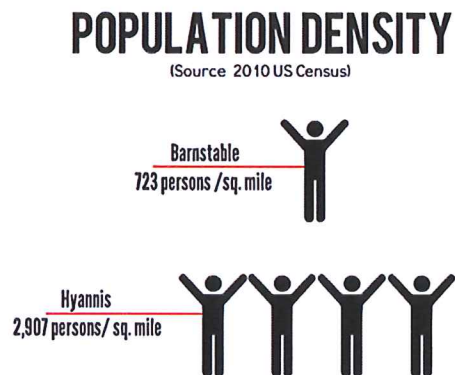
Regional Population Trends

Between 2000 and 2010 the Cape and Islands region experienced a net loss of just over 4,000 residents, much of which was due to the out-migration of youth and a large number of deaths characteristic of an older resident population. Despite past trends of decline, our models predict a slight rebound in the regional population in the latter half of this decade. By 2030, the resident population will reach 249,438 persons, exceeding its size as measured at the time of the 2000 Decennial Census. Recent trends of gradual population loss are expected to continue through 2015 after which the region will experience a slight upswing in population. This growth will be largely driven by aging baby boomers moving into the area for retirement and a slowdown in the outflow of young adults . . . These gains will likely only be temporary, as the higher death rates and slowing birth rates associated with an aging population eventually overtake gains from migration.

Of particular interest is the near absence of the children of the baby boomers (the Millennials) as a secondary bulge in the 2010 population profile—as you might commonly find in other regions. This is a result of the massive out-migration of people moving into and through their college years and their twenties. However, unlike other regions, the young tend not to return the Cape and Islands as they approach their thirties and forties and start families of their own.

Hyannis

Hyannis is significantly more densely populated than the Town of Barnstable as a whole. The village of Hyannis²⁵ had a population of 8,577 in 2010, which is roughly 19% of the town's total population. However, with a land area that is roughly 5% of the town's total land area, Hyannis has significantly higher density with approximately 2,910 persons per square mile compared with Barnstable's overall density of 723 persons per square mile.



²⁵ For the purposes of this study, Hyannis is generally comprised of the following 2010 Census block groups where data is available at that level: Tract 125.02 groups 2, 3, and 4; Tract 126.02 groups 2, 3, and 4; and Tract 153 groups 2 and 3. Where block group level data is not available, this study uses Census tract data for tracts 125.02, 126.02, and 153. Census geography is specified throughout the report. Further note that margins of error for the block group level, being a smaller sample size, are typically greater than at the census tract level and, therefore, findings may be more accurate at the census tract level despite encompassing area larger than the immediate bounds of Hyannis village.

HOUSEHOLD TYPES

Barnstable

In 2010, 63% of all households in Barnstable were family households, meaning the household consisted of a householder and one or more other people related to the householder by birth, marriage or adoption. Approximately 30% of all households in Barnstable were single-person households. This was slightly less than the county proportion of households that were single-person households, roughly 32% in 2010, and greater than the statewide proportion of approximately 29%. Roughly 33% of all single-person households were over age 65 years. Single-person households over the age of 65 comprised just under 10% of all households in Barnstable in 2010 and compared to 12% in the county and 6% in the state. Between 2000 and 2010, single-person households in Barnstable increased 2% while family households with children declined 15%. In 2010, 25% of households in Barnstable had children under the age of 18 living with them.

Proportionally, Barnstable had more family households with children than the county (15%) and less than state (30%) as a whole; and, 28% percent of these families with children in the Town consisted of single-parent households, the majority of which were single-

mother households. Single-parent households often rely on one income to support the family and can experience hardships affording housing costs.

Proportionally, Barnstable had fewer single-parent households in 2010 than the county (30% of households with children) and was comparable with the state (28% of households with children).

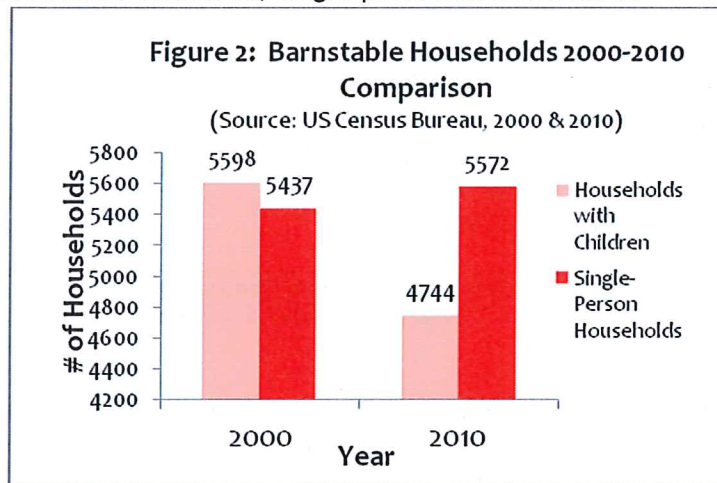


TABLE 2: BARNSTABLE HOUSEHOLDS BY HOUSEHOLD TYPE, 2010

Household Type	# Households	% Households
Total households	19225	100%
Family households (families)	12191	63%
Family households with related children under 18 years	4744	25%
Male householder, no wife present with own children	335	7%
Female householder, no husband present with own children	1011	21%
Nonfamily households	7034	37%
Householder living alone	5572	29%
65 years and over	1857	10%

Source: U.S. Census Bureau, 2010 Decennial Census

Hyannis

Hyannis had 4,889 households, which is roughly 25% of Barnstable's total households. Hyannis' average household size was 2.21 persons per household in 2010, which is slightly lower than Barnstable's average household size of 2.33. In Hyannis, roughly 23% of households included children and 40% were single-person households. Hyannis had comparable percent of households with children and significantly greater percent of single-person households than the town as a whole (25% and 29% respectively). Of Hyannis' single-person households, 21% were age 65 years and over; whereas 33% of Barnstable's total single-person households were age 65 years and over.

Household Type	# Households	% Households
Total households	4,889	100%
Family households (families)	1877	49%
Family households with related children under 18 years	884	23%
Male householder, no wife present with own children	79	9%
Female householder, no husband present with own children	317	36%
Nonfamily households	1919	51%
Householder living alone	1503	31%
65 years and over	314	21%

Source: U.S. Census Bureau, Decennial Census 2010

TABLE 3: HYANNIS HOUSEHOLDS BY HOUSEHOLD TYPE, 2010

Of Hyannis' total households, with related children²⁶, 40% are single-parent households - a high percent of single-parent households relative to Barnstable as a whole (28%), the county (30%), and the state (28%). Nine percent (9%) of total Hyannis households with own children²⁷ were single male householders and 36% single female householders.

TABLE 4: HYANNIS ADDITIONAL HOUSEHOLD TYPES, 2010

Household Type	Population/HH	%
Residents	8,577	
Households	4,889	
Households with related Children under 18 years	884	23%
Single Person Households	1,503	40%
Average Household Size	2.21	
Average Family Size	2.91	

Source: U.S. Census Bureau, Decennial Census 2010

²⁶ The term "related children" is defined by the US Census Bureau as follows: Sons and daughters, including stepchildren and adopted children, of the householder and all other children under 18 years old in the households who are related by birth, marriage, or adoption. Related children include children who have been married.

²⁷ The term "own children" is defined by the US Census Bureau as follows: Own children are a subset of all children—they are the biological, step, or adopted child of the householder or family reference person (in the case of subfamilies) for the universe being considered, whether household, family, or family group. Own children are also limited to children who have never been married, are under the age of 18 (unless otherwise specified), and are not themselves a family reference person. Foster children are not included as own children since they are not related to the householder.

AGE

Barnstable

On average, residents in Barnstable are younger than residents in Barnstable County as a whole and older than the population in the state as a whole: the 2010 median age in the town was 47.3 years, 49.9 years in the county, and 39.1 in the state. The median age of the town's population increased from 42.3 years in 2000 to 47.3 in 2010 (12% increase); similarly, the median age of the county's population increased from 44.6 in 2000 to 49.9 in 2010 (12% increase). Similar to this regional trend, the share of Barnstable's population that was below the age of 35 decreased from 38% percent in 2000 to 35% percent in 2010.

Population projections by age suggest that Barnstable will continue aging, predicting that the share of residents age 65 or older may grow to approximately 34% of all Barnstable residents; while population under 35 are projected to decrease to roughly 28% of total population.

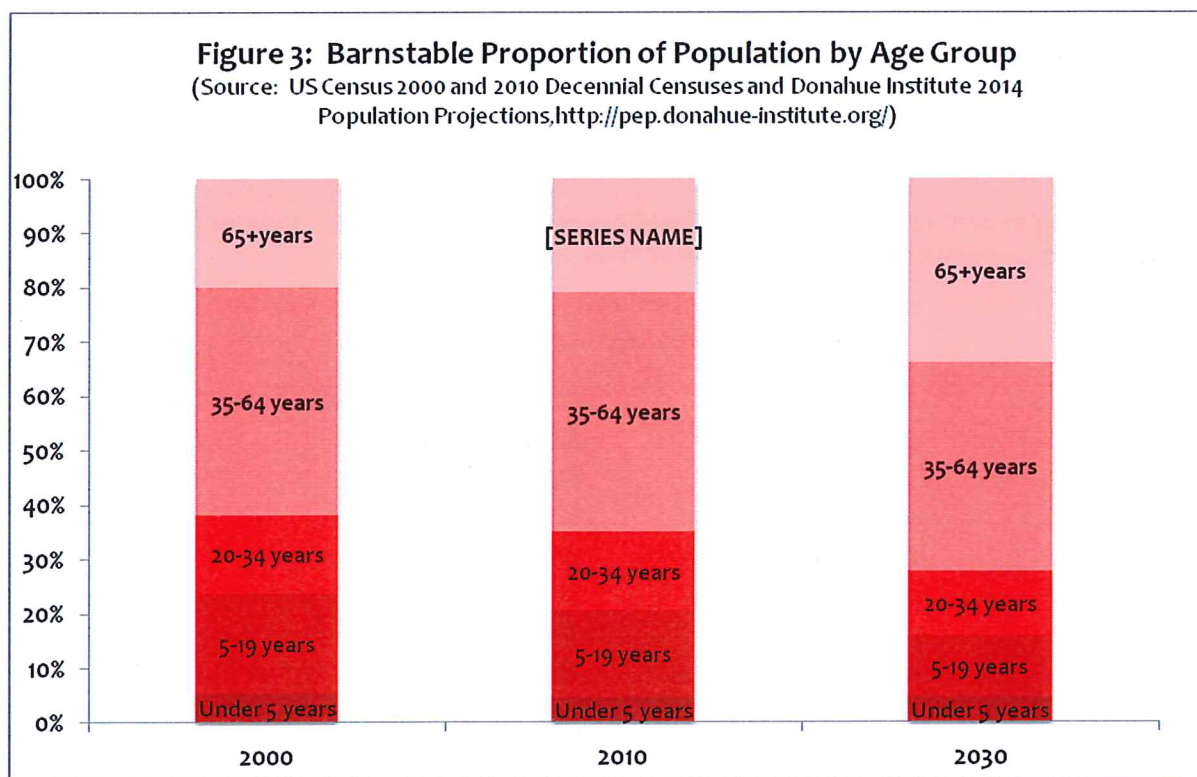


TABLE 5: BARNSTABLE POPULATION AGE TRENDS 2000-2030

	2000	% 2000 Population	2010	% 2010 Population	Projection 2030	% 2030 Population
Total Population	47,821	100%	45,193	100%	43,433	100%
Under 5 years	2,509	5%	2,088	5%	1,989	5%
5 to 19 years	8,858	19%	7,187	16%	4,953	11%
20 to 34 years	6,794	14%	6,547	14%	5,089	12%
35 to 64 years	20,061	42%	19,884	44%	16,685	38%
65 years and over	9,599	20%	9,487	21%	14,717	34%
Median Age	42.3		47.3		N/A	

Source: US Census Bureau, Decennial Census, 2000 And 2010 and Massachusetts Population Projections, UMass Donahue Institute, accessed 10/6/14, Pep.Donahue-Institute.org

Hyannis

Overall, the population residing in Hyannis per the 2010 US Census is younger than the Town of Barnstable as a whole: 86% of Hyannis population is younger than 65 years, whereas 79% in the Town is younger than 65 years. The median age of residents of Hyannis per the 2010 US Census was 40.25 and the Town's median age was 47.3 years. Twenty-one percent (21%) of Hyannis' 2010 population is 19 years or younger and Barnstable's population of the same age is 16%.

TABLE 6: HYANNIS 2010 AGE OF POPULATION

	2010	% Population
Total Population	8,577	100%
Under 5 years	558	7%
5 to 19 years	1,177	14%
20 to 34 years	2,003	23%
35 to 64 years	3,627	42%
65 years and over	1,213	14%
Median Age (median of Hyannis' 8 block groups)	40.25	

Source: US Census Bureau, Decennial Census, 2010.

RACE

Barnstable

Although Barnstable's population predominantly identified race as white (89% of the total population per the 2010 US Census), the population identifying as white decreased 8% between 2000 and 2010. The population of Barnstable County is also predominantly identifying race as white (93%). Statewide, 80% of the 2010 population identified race as white.

Between the 2000 and 2010 US censuses, the number of people identifying as black or African American increased 4%, and as American Indian and Alaska Native decreased 1%, whereas those identifying as Asian increased 45% (still only 1% of total population) and Native Hawaiian and Other Pacific also increased 50% (although less than 1% of total population). Those identifying as some other race rose 52% in the same period, from 2% of the total population in 2000 to 3% in 2010. People reporting Hispanic or Latino origin rose 75%, from 2% of the total population in 2000 to 3% in 2010. In Barnstable County, 2% of the population reports Hispanic or Latino origin, well below the 10% reporting Hispanic or Latino origin statewide.

TABLE 7: BARNSTABLE RACE/ORIGIN OF POPULATION 2000-2010

	2000	2000 %	2010	2010 %	% change 2000-2010
Total Population	47,821	100%	45,193	100%	-5%
One Race	46,721	98%	43,808	97%	-6%
White	43,925	92%	40,356	89%	-8%
Black or African American	1,309	3%	1,366	3%	4%
American Indian and Alaska Native	283	1%	280	1%	-1%
Asian	387	1%	562	1%	45%
Native Hawaiian and Other Pacific	18	0%	27	0%	50%
Some Other Race	799	2%	1,217	3%	52%
Two or More Races	1,100	2%	1,385	3%	26%
Hispanic or Latino Origin*	812	2%	1,418	3%	75%

Source: US Census Bureau, Decennial census, 2010. ** Hispanic or Latino" is a classification of origin as opposed to race. Therefore, for the purposes of the us census, people classify themselves as of a certain race in addition to origin.

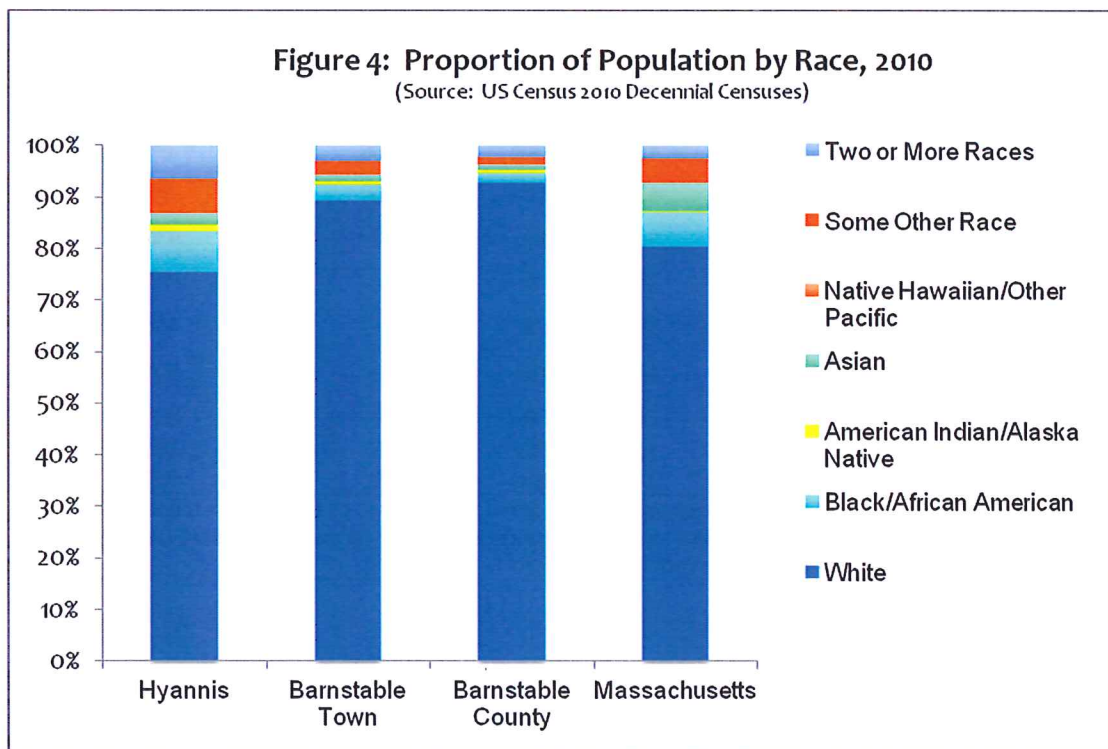
Hyannis

Hyannis' population is more racially diverse than Barnstable as a whole, Barnstable County, and than the population statewide. The population in Hyannis identifying race as white only was 75% of the total Hyannis population per the 2010 US Census. Eight percent (8%) of Hyannis total 2010 population identify as black/African American, 1% American Indian/Alaska Native, 2% Asian, 0.03% as Native Hawaiian/Other Pacific, 7% some other race, and 7% as two or more races. In addition, 7% of Hyannis total 2010 population reports Hispanic/Latino origin. Almost half (49.2%) of Barnstable's total population identifying as black/African American, 43% of those identifying as Asian, and 42% of those reporting Hispanic/Latino origin live in Hyannis

TABLE 8: HYANNIS RACE/ORIGIN OF POPULATION 2010

	2010	% Population
Total Population	8,577	100%
One Race	8,015	93%
White	6,467	75%
Black or African American	672	8%
American Indian and Alaska Native	120	1%
Asian	178	2%
Native Hawaiian and Other Pacific	3	0.03%
Some Other Race	575	7%
Two or More Races	562	7%
Hispanic or Latino Origin*	592	7%

Source: US Census Bureau, Decennial Census, 2010.
 *"Hispanic or Latino" is a classification of origin as opposed to race. Therefore, for the purposes of the US Census, people classify themselves as of a certain race in addition to origin.



Disability

According to the American Community Survey 2010-2012, an estimated 12% of Barnstable's total civilian non-institutionalized population report having one or more disabilities. Of the population age 18 to 64 years, "working age residents," 10% reported having one or more disabilities. An estimated 25% of residents age 65 or over in Barnstable reported having one or more disabilities in 2010-2012. The U.S. Census Bureau defines a disability as a long-lasting physical, mental or emotional condition. Many residents with one or more disabilities face housing challenges due to a lack of housing that is affordable and physically accessible or that provides supportive services.

Barnstable's disability rates are comparable with those of the county and the state, with the exception of the percent of population age 65 years and over: Massachusetts has 35% of this age group reporting a disability, whereas the town and county have 25% of the population estimated to report a disability. Note, the American Community Survey does not make disability status available on the block group level, as would be required to provide subset data for Hyannis.

TABLE 9: 2010-2012 POPULATION BY ESTIMATED DISABILITY STATUS

	Barnstable, Town				Barnstable, County				Massachusetts			
	Est.	MOE	%	MOE	Est.	MOE	%	MOE	Est.	MOE	%	MOE
Total Civilian, Non-institutionalized Population	44696	+/- 129	100 %	(x)	212816	+/- 538	100%	(x)	6525750	+/- 714	100 %	(x)
With disability	5572	+/- 674	12%	+/-1.5	26278	+/- 1,401	12%	+/- 0.7	729266	+/- 8060	11%	+/- 0.1
Under 18 years	8227	+/- 703	100 %	(x)	36234	+/- 172	100%	(x)	1407917	+/- 559	100 %	(x)
With disability	401	+/- 193	5%	+/-2.4	1406	+/- 376	4%	+/- 1.0	61896	+/- 2430	4%	+/- 0.2
18-64 years	26883	+/- 603	100 %	(x)	122570	+/- 448	100%	(x)	4227393	+/- 1169	100 %	(x)
With disability	2772	+/- 537	10%	+/-2.0	11486	+/- 1020	9%	+/- 0.8	368032	+/- 6001	9%	+/- 0.1
65 years and over	9586	+/- 600	100 %	(x)	54012	+/- 342	100%	(x)	890440	+/- 817	100 %	(x)
With disability	2399	+/- 362	25%	+/-3.5	13386	+/- 780	25%	+/- 1.4	299338	+/- 3715	34%	+/- 0.4

Source: 2010-2012 American Community Survey, DP02 "Selected Social Characteristics." Note: Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. MOE = Margin of Error.

HOMELESSNESS

An influx (in-migration) of more affluent retirees and second homeowners has served to drive up housing costs while an economy based on retail trade and seasonal tourism produces lower wages. This also results in higher unemployment rates off-season, and thus restrains economic opportunities in comparison to the rest of the state. A decrease in availability of rental housing is also a consequence of these trends.²⁸

The Cape and Islands Regional Network to Address Homelessness (Regional Network), one of ten regional networks in Massachusetts, performs annual Point-in-Time counts of the homeless. The count, which utilizes HUD's definition of homelessness, includes unsheltered persons residing in places not meant for human habitation and sheltered persons residing in emergency shelters, transitional, or supportive housing for homeless persons.²⁹ The January 2015 count identified a total of 362 homeless persons across three counties (Barnstable, Dukes and Nantucket) and was 394 persons on January 27, 2016, an increase of 38 persons since the previous count.

TABLE 10: ANNUAL HOMELESS COUNTS FOR CAPE COD AND ISLANDS, CONDUCTED IN JANUARY (2015 CONDUCTED IN FEBRUARY)

Year	Total Homeless Persons	% Change
2005	1071	
2006	1008	-5.9%
2007	715	-29.1%
2008	741	3.6%
2009	617	-16.7%
2010	514	-16.7%
2011	493	-4.1%
2012	445	-9.7%
2013	514	15.5%
2014	375	-27.0%
2015	362	-3.5%

Source: Cape Cod and Island Regional Network to Address Homelessness.

Note: The "point in time" count is a snapshot of the number of homeless persons on Cape Cod and Islands and is likely to underrepresent total homeless population. Permanent Supportive Housing (PSH) for formerly homeless was allowed by HUD to be included in the 2005-2009 counts but not in the 2010-2014 counts. This table deducts PSH totals from 2005-2009 so that the same criteria are used for each year.

²⁸ Leadership Council to End Homelessness on Cape Cod and the Islands. *A Ten Year Plan to End Homelessness on Cape Cod and the Islands*. February 2005.

²⁹ HUD's definition of homelessness does not include persons at risk of homelessness or those doubled up with family or friends.

The 2009 *Costs of Homelessness Study*³⁰ by Lee M. Hamilton, Ph.D., identified the following characteristics of the homeless population on Cape Cod: average residence of 22 years on Cape Cod with 42% either having grown up on Cape Cod or spent time there as a child; average educational attainment of just under high school; majority white with 29% minority; majority single, never married; and 39% with children of dependent age. In addition, per the 2009 Study, the average length of time homeless was five years with a median of 2.5 years. Eighty-six percent (86%) reported physical health/injury issues; 78% mental health issues; 80% current or past substance abuse issues.

The 2012-2014 Regional Plan to Address Homelessness on Cape Cod and the Islands³¹ identified five target populations: 1) chronically homeless individuals; 2) veterans; 3) families with children; 4) youth aged 18-24; and 5) seniors.

- Chronically Homeless: Of the total individuals counted in January 2011, 151 individuals or 56% of total were chronically homeless, which is defined by the Federal government as either 1) an unaccompanied homeless individual with a disabling condition who has been continually homeless for a year or more, or 2) an unaccompanied individual with a disabling condition who has at least four episodes of homelessness in the past three years.
- Veterans: Per the January 2011 count, there were 150-200 veterans and their families who were homeless or at risk of homelessness. Veterans can be younger adults returning from Iraq and Afghanistan and older adults who had served in WWII, Korea, and Vietnam.
- Families with Children: Based on the 2011 count and reports from the McKinney-Vento³² school districts, over 200 children on Cape Cod are considered homeless. Homelessness can harm children's physical and mental health as well as social development and can lead to the deterioration of families.
- Youth (Age 18-24 Years): Causes of homelessness among young adults include personal or family financial stressors, emotionally difficult and/or unsafe home situations, incompatibility with others in household, substance abuse, mental health and dual diagnosis.
- Seniors (Age 60+ Years): Numerous factors contribute to homelessness among older adults including retirements and loss of earned income, gap between need and existing programs and benefits, aging poor, lack of affordable, accessible, community-based housing, minimal family supports, chronic medical issues or disabilities, and resistance to seeking assistance.

INCOME

Barnstable

³⁰ Hamilton, Lee M., *Costs of Homelessness: A Study of Current and Formerly Chronically Homeless Individuals on Cape Cod, MA*, 2009.

³¹ Cape and Islands Regional Network to Address Homelessness.

³² The McKinney-Vento Homeless Education Assistance Act is a federal law that ensures immediate enrollment and educational stability for homeless children and youth. McKinney-Vento provides federal funding to states for the purpose of supporting district programs that serve homeless students.

HUD's FY2015 median income for Barnstable Metropolitan Statistical Area (MSA), which includes all towns in Barnstable County, was \$80,300. The estimated Barnstable median family income per the 2008-2012 ACS was just over \$73,938. This was lower than the \$77,313 median family income of Barnstable County and \$84,380 median family income for the state. In the same period, median household income in Barnstable was \$60,745, which was slightly higher than the county at \$60,424 and lower than the state's at \$66,658. The 2008-2012 estimated median family income is a 36% increase over the 2000-estimated median family income for the town, which was \$54,026. Median household income increased roughly 30% over the 2000 estimated median household income of \$46,811. However, the 2010-2014 estimate (ACS) declined to \$58,933.

Households with householders in the middle age cohort, 24-44 and 45-64 years had the highest estimated median incomes in the 2010-2014 estimate at \$64,562 and \$70,572 respectively; whereas households with householders under 25 years had a much lower estimated median income of \$14,665 and households with householders age 65 years and over had estimated median income of \$42,605.

Close to 36% of Barnstable's public school students qualified for free or reduced lunch during the 2013/2014 school year.³³ There are also people in poverty who live in Barnstable: 10.6% of Barnstable's population have income below the federal poverty level including 15.3% of children under 18 years old (2008-2012 ACS). Barnstable's family poverty rate was estimated at 6.6% percent in 2008-2012. The child poverty rate in Barnstable was higher than the overall child poverty rates for Barnstable County (13.7%) and the state's child poverty rate (14%). Of all families, families with single-female householder with children under 5 years had the highest rate of poverty at 43.9% and roughly 29.7% of single-female householders with children under 18 were below poverty level. Statewide 39.5% of single-female householders with children under 5 were below poverty level and 36% in Barnstable County.

The state of Massachusetts defines affordable housing to be housing that a household who earns up to 80% of the regional median income ("Area Median Income" or "AMI") can afford to purchase or rent.

An estimated 17,060 people (38% of total population) in Barnstable lived in households that earned 80% AMI or less in 2006-2010 (ACS). In 2015, 80% AMI for a household of four was \$65,800 for the Barnstable MSA.

TABLE 11: BARNSTABLE HOUSEHOLDS AND FAMILIES BY LEVEL OF INCOME

Income Level	Households				Families			
	Estimate	MOE	%	MOE	Estimate	MOE	%	MOE
Total	19919	+/-478	100%	(X)	12422	+/-391	100%	(X)
Less than \$10,000	1401	+/-295	7%	+/-1.5	411	+/-145	3%	+/-1.2
\$10,000 to \$14,999	896	+/-217	4%	+/-1.1	196	+/-122	2%	+/-1.0
\$15,000 to \$24,999	1657	+/-295	8%	+/-1.5	725	+/-225	6%	+/-1.8

³³ Massachusetts Department of Elementary and Secondary Education (ESE), Barnstable School District Profile, profiles.doe.mass.edu, accessed on 10/7/14.

\$25,000 to \$34,999	1741	+/-333	9%	+/-1.6	722	+/-183	6%	+/-1.5
\$35,000 to \$49,999	2412	+/-333	12%	+/-1.6	1451	+/-303	12%	+/-2.4
\$50,000 to \$74,999	4074	+/-397	20%	+/-2.0	2771	+/-322	22%	+/-2.6
\$75,000 to \$99,999	2801	+/-383	14%	+/-1.9	1920	+/-278	15%	+/-2.2
\$100,000 to \$149,999	2899	+/-324	15%	+/-1.6	2545	+/-1302	20%	+/-2.3
\$150,000 to \$199,999	1011	+/-155	5%	+/-0.8	879	+/-156	7%	+/-1.2
\$200,000 or more	1027	+/-235	5%	+/-1.2	802	+/-182	6%	+/-1.5
Median income (dollars)	\$60,745	+/-	(X)	(X)	\$73,938	+/-	(X)	(X)
		2747				5145		
Mean income (dollars)	\$79,524	+/-	(X)	(X)	\$96,484	+/-	(X)	(X)
		3945				5393		

Source: 2008-2012 American Community Survey. In 2012 inflations-adjusted dollars. Note: Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. MOE = Margin of Error.

TABLE 12: BARNSTABLE INCOME DISTRIBUTION USING AREA MEDIAN INCOME, 2006-2010

Income Distribution Overview	Total	% Total
Household Income <=50% AMI (Low)	9,880	22%
Household Income <=80% AMI (Low/Moderate)	17,060	38%
Household Income <=120% AMI (Low/Moderate/Medium)	27,995	62%
Total Population	45,395	100%

Source: HUD Exchange "FY2014 LMISD By State - All Block Groups." Data derived from the U.S. Census Bureau's 2006-2010 ACS. Note: Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error.

TABLE 13: BARNSTABLE % OF FAMILIES WITH INCOME IN PAST 12 MONTHS BELOW THE POVERTY LEVEL, 2008-2012

Category	Estimate	MOE	% of Total	MOE
Total Families	12,422	+/-391	100%	(x)
Families in Poverty	819.85	NA	6.6%	+/-1.6
Married Families in Poverty with Children Under 18	174.48	NA	5.3%	+/-2.8
Female Householder no Husband Present Families in Poverty with Children Under 18	339.77	NA	29.7%%	+/-11.3

Source: 2008-2012 American Community Survey. Note: Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. MOE = Margin of Error.

The federal poverty threshold for 2015 was \$24,250 annual income for a household of four people).³⁴

Hyannis

According to the 2006-2010 ACS estimates, roughly 68% of Hyannis' population lived in low/moderate-income households (80% AMI or below), whereas the same data source estimated that 38% of Barnstable's total population lived in low/moderate-income households. Based on 2008-2012 ACS estimates about 15% of all families in the Hyannis block groups are below the poverty level (estimate of 221 families in poverty with +/- 112.8 margin of error), whereas Barnstable's family poverty rate was estimated at 6.6% percent in 2008-2012.

TABLE 14: HYANNIS INCOME DISTRIBUTION USING AREA MEDIAN FAMILY INCOME, 2007-2011

Income Distribution Overview	Total	% Total
Household Income <=50% AMI (Low)	3,700	46%
Household Income <=80% AMI (Low/Moderate)	5,425	68%
Household Income <=120% AMI (Low/Moderate/Medium)	6,835	85%
Total Population	8,025	100%

³⁴ U.S. Department of Health & Human Services: Office of the Assistant Secretary for Planning and Evaluation. *2015 Poverty Guidelines*. 9/30/2015. <http://aspe.hhs.gov/2015-poverty-guidelines#thresholds>

Source: HUD Exchange "FY2014 LMISD By State - All Block Groups." Data derived from the U.S. Census Bureau's 2006-2010 ACS. Data are based on samples and are subject to variability. The degree of uncertainty for an estimate arising from sampling is represented through the use of a margin of error. The value shown here is the 90 percent margin of error.

TABLE 15: HYANNIS FAMILIES WITH INCOME IN PAST 12 MONTHS BELOW THE POVERTY LEVEL BY BLOCK GROUP, 2008-2012

Category	Estimate	MOE	%
Total Families	1501	+/-259	100%
Families in Poverty	221	+/-112.8	15%
Married Families in Poverty with Children Under 18	30	+/-48.1	27%
Single-Parent Families in Poverty with Children Under 18	113	+/-94.2	51%

Source: 2008-2012 American Community Survey. Note: Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. MOE = Margin of Error. NOTE: MOE of the percentages for Hyannis block groups ranged from +/-0 to +/-171.43.

ECONOMIC CHARACTERISTICS

According to the 2008-2012 ACS estimates, 36% of Barnstable's population has an occupation in "management, business, science, and arts;" 26% in "sales and office occupations;" and 20% in "service occupations." The two largest industries that employ Barnstable residents are "educational services, and health care and social assistance" (24%) and "retail trade" (13.5%).

TABLE 16: BARNSTABLE POPULATION BY OCCUPATION, 2008-2012

OCCUPATION	Estimate	MOE	%	MOE
Civilian employed population 16 years and over	22,331	+/-768	22,331	(X)
Management, business, science, and arts occupations	7,937	+/-562	35.5%	+/-2.3
Service occupations	4,455	+/-436	19.9%	+/-1.8
Sales and office occupations	5,780	+/-473	25.9%	+/-1.8
Natural resources, construction, and maintenance occupations	2,492	+/-342	11.2%	+/-1.5
Production, transportation, and material moving occupations	1,667	+/-272	7.5%	+/-1.2

Source: 2008-2012 American Community Survey. Data based on samples and are subject to variability. The degree of uncertainty for an estimate arising from sampling is represented through the use of a margin of error. The value shown here is the 90 % margin of error. MOE = Margin of Error.

TABLE 17: BARNSTABLE POPULATION BY INDUSTRY, 2008-2012

INDUSTRY	Estimate	MOE	%	MOE
Civilian employed population 16 years and over	22,331	+/-768	22,331	(X)
Agriculture, forestry, fishing and hunting, and mining	263	+/-134	1.2%	+/-0.6
Construction	2,001	+/-275	9.0%	+/-1.2
Manufacturing	974	+/-250	4.4%	+/-1.1
Wholesale trade	467	+/-159	2.1%	+/-0.7
Retail trade	3,008	+/-379	13.5%	+/-1.6
Transportation and warehousing, and utilities	1,213	+/-251	5.4%	+/-1.1
Information	576	+/-178	2.6%	+/-0.8
Finance and insurance, and real estate and rental and leasing	1,370	+/-248	6.1%	+/-1.0
Professional, scientific, and management, and administrative and waste management services	2,604	+/-344	11.7%	+/-1.5
Educational services, and health care and social assistance	5,349	+/-556	24.0%	+/-2.4
Arts, entertainment, and recreation, and accommodation and food services	2,241	+/-369	10.0%	+/-1.6
Other services, except public administration	1,321	+/-344	5.9%	+/-1.5
Public administration	944	+/-209	4.2%	+/-0.9

Source: 2008-2012 American Community Survey. Data based on samples and are subject to variability. The degree of uncertainty for an estimate arising from sampling is represented through the use of a margin of error. The value shown here is the 90 % margin of error. MOE = Margin of Error.

HOUSING SUPPLY CHARACTERISTICS

OCCUPANCY & TENURE

Barnstable

The 2011-2015 ACS estimated 27,039 housing units in Barnstable, with 19,503 year-round occupied units (72%) and an estimated 6,183 vacant units (23% of total housing units) for seasonal, recreational, or occasional use. An estimated 74% of Barnstable's total occupied housing units are owner occupied while 26% are renter occupied per the 2011-2015 ACS data

Accounting for seasonal units, the vacancy rate for rental was 4.6% and 2.1% for ownership.³⁵ This indicates a severe shortage of rental units in Barnstable. Per the 2011-2015 ACS

Vacancy Rates

Vacancies are an essential measure of the state of the housing market. Vacant units represent the supply of homes that exceeds demand, which is related to economic trends. Vacancy rates are measured as a percent of total housing units. A low vacancy rate can result in pressure on housing prices. A 1.5% vacancy rate for ownership and 7% for rental units are considered natural vacancy rates in a healthy market.

Source: Source: Metropolitan Area Planning Council, *Basic Housing Needs Assessment*, Sept 2014 – in consultation with Barrv Bluestone.

³⁵ Vacancy rate based on author's calculation discounting seasonal units. Source: 2011-2015 ACS tables B25004 and DP04.

estimates, roughly 43% of renter households are 1-person, 29% are 2-person households, and 28% are 3+ person households. Whereas, about 30% of ownership households are 1-person, 44% are 2-person households, and 26% are 3+ person households.

Hyannis

In contrast to Barnstable, Hyannis has a far greater share of renter-occupied units, 56% of all occupied units per 2010 US Census data and roughly 55% per the 2011-2015 ACS data.³⁶ Close to half (48%) of Barnstable's total renter-occupied units are in Hyannis. Approximately 20% of all units in Hyannis are vacant seasonal, recreational, or occasional per 2011-2015 ACS. Hyannis ownership vacancy rate was 2.7% whereas rental vacancy was 7.9% per 2011-2015 ACS.³⁷

NUMBER OF HOUSING UNITS IN STRUCTURE

Barnstable

Barnstable's housing units are predominantly in single-family structures. According to the 2008-2012 ACS estimates, roughly 83% of all housing units in Barnstable were in single-family, detached structures, which was comparable to the share of units in single-family structures in the county (82%) and far greater than the share statewide (52%). Roughly 3% of all housing units in Barnstable were in two-family structures and about 5% in structures with 10 or more units. Statewide, roughly 10% of total housing units were in two-families and 14% of units were in structures with 10 or more units. In addition, the county and state overall had roughly 1% of units in mobile homes whereas Barnstable had 0.2% in mobile homes.

TABLE 20: BARNSTABLE HOUSING UNITS BY NUMBER OF UNITS IN STRUCTURE

Units in Structure	Barnstable, Town				Barnstable County				Massachusetts			
	Estimate	MOE	%	MOE	Estimate	MOE	%	MOE	Estimate	MOE	%	MOE
Total Housing Units	27345	+/- 661	100 %	(X)	160020	+/- 246	100 %	(X)	2,804,206	+/- 439	100 %	(X)
1-unit, detached	22774	+/- 716	83 %	+/- 1.6	131946	+/- 1,096	82 %	+/- 0.7	1,471,460	+/- 5,034	52 %	+/- 0.2
1-unit, attached	596	+/- 171	2%	+/- 0.6	4881	+/- 439	3%	+/- 0.3	141,098	+/- 2,494	5%	+/- 0.1
2 units	772	+/- 239	3%	+/- 0.9	5075	+/- 671	3%	+/- 0.4	291,563	+/- 4,361	10 %	+/- 0.2
3 or 4 units	851	+/- 194	3%	+/- 0.7	6015	+/- 603	4%	+/- 0.4	305,329	+/- 3,534	11 %	+/- 0.1

³⁶ Note: For the purposes of occupancy data presented here, author used ACS data for census tracts 125.02, 126.02, and 153 rather than the more precise Hyannis block groups due to data availability. The 2010 US Census data presented here is based on the block groups defined as: tract 125.02, block groups 2, 3, and 4; tract 126.02, block groups 2, 3, and 4; and tract 153, block groups 2 and 3.

³⁷ Vacancy rate based on author's calculation discounting seasonal units. Source: 2011-2015 ACS tables B25004 and DP04.

5 to 9 units	991	+/- 285	4%	+/- 1.0	4795	+/- 603	3%	+/- 0.4	168,231	+/- 2,781	6%	+/- 0.1
10 to 19 units	598	+/- 166	2%	+/- 0.6	2377	+/- 341	1%	+/- 0.2	120,233	+/- 2,221	4%	+/- 0.1
20 or more units	719	+/- 136	3%	+/- 0.5	3796	+/- 411	2%	+/- 0.3	281,775	+/- 3,237	10%	+/- 0.1
Mobile Home	44	+/- 72	0.2%	+/- 0.3	1104	+/- 293	1%	+/- 0.2	24,118	+/- 945	1%	+/- 0.1
Boat, RV, van, etc.	0	+/- 26	0.0%	+/- 0.1	31	+/- 26	0.0%	+/- 0.1	399	+/- 138	0.0%	+/- 0.1

Source: 2008-2012 American Community Survey. Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. MOE = Margin of Error.

Hyannis

Overall, Hyannis has a greater share of housing units in multi-unit structures as compared to the town as a whole. The 2008-2012 ACS estimates that greater Hyannis³⁸ has a smaller portion of units in single-family, detached structures with only 55% of all units in single-family structures (with 4.0 margin of error). Greater Hyannis had roughly 7% of its units in two-family structures, 10% in three or four unit structures, 11% in five to nine unit structures, and 14% in structures with 10 or more units.

TABLE 21: HYANNIS HOUSING UNITS BY NUMBER OF UNITS IN STRUCTURE

Units in Structure	Barnstable, Town				Hyannis (by Census Tracts)*		
	Estimate	MOE	%	MOE	Estimate	MOE	%
Total Housing Units	27345	+/- 661	100%	(X)	7207	+/- 185.8	100%
1-unit, detached	22774	+/- 716	83%	+/- 1.6	3967	+/- 286	55%
1-unit, attached	596	+/- 171	2%	+/- 0.6	311	+/- 117	4%
2 units	772	+/- 239	3%	+/- 0.9	479	+/- 154.8	7%
3 or 4 units	851	+/- 194	3%	+/- 0.7	693	+/- 171.5	10%
5 to 9 units	991	+/- 285	4%	+/- 1.0	757	+/- 230.5	11%
10 to 19 units	598	+/- 166	2%	+/- 0.6	432	+/- 136.3	6%
20 or more units	719	+/- 136	3%	+/- 0.5	568	+/- 134.3	8%
Mobile Home	44	+/- 72	0.2%	+/- 0.3	0	+/- 20.8	0%
Boat, RV, van, etc	0	+/- 26	0.0%	+/- 0.1	0	+/- 20.8	0%

Source: 2008-2012 American Community Survey *For the purposes of this analysis, Hyannis was defined by Census Tracts 125.02, 126.02, and 153 (rather than the smaller, more precise block groups) due to limited availability of ACS data at the block group level. Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. MOE = Margin of Error. NOTE: MOE of the percentages for Hyannis census tracts ranged from +/-1.3 to +/-7.2.

³⁸ For the purposes of this report "greater Hyannis" is the geographic area included in census tracts 125.02, 126.02, and 153 rather than the smaller, more precise block groups used in other sections of this report. ACS data has limited availability at the block group level and required the larger geography of census tracts to analyze certain data types.

AGE OF HOUSING

Barnstable

According to the 2008-2012 ACS estimates, roughly 61% of Barnstable homes were built between 1960 and 1989. Roughly 55% of the total housing units in Barnstable County were constructed in the same period, whereas only 33% of housing units statewide were constructed in the same period (1960-1989). The 2008-2012 ACS estimates show 5% of homes built in after 2000 in Barnstable and roughly 7% in the county and state. Roughly 12% of existing housing units were constructed in Barnstable before 1940, which is comparable to the county and less than statewide (35%).³⁹ Clusters of older properties are found in neighborhoods along the north and south coasts particularly in village centers. About 57% of owner-occupied units and 66% of renter-occupied units were built prior to 1980. Note that homes predating 1978 may contain lead paint, which can pose health hazards

TABLE 22: BARNSTABLE HOUSING BY AGE

	Barnstable, Town				Barnstable County				Massachusetts			
	Est.	MOE	%	MOE	Est.	MOE	%	MOE	Est.	MOE	%	MOE
Total housing units	27345	+/-661	100%	(X)	160020	+/-246	100%	(X)	2804206	+/-439	100%	(X)
2010 or later	25	+/-28	0%	+/-0.1	140	+/-94	0%	+/-0.1	4326	+/-412	0%	+/-0.1
2000 to 2009	1376	+/-296	5%	+/-1.1	11727	+/-711	7%	+/-0.4	194907	+/-3,031	7%	+/-0.1
1990 to 1999	2460	+/-321	9%	+/-1.2	15611	+/-795	10%	+/-0.5	205609	+/-2,506	7%	+/-0.1
1980 to 1989	6206	+/-597	23%	+/-2.0	34197	+/-1,372	21%	+/-0.9	302725	+/-3,270	11%	+/-0.1
1970 to 1979	6801	+/-524	25%	+/-1.9	33106	+/-1,320	21%	+/-0.8	330310	+/-3,526	12%	+/-0.1
1960 to 1969	3510	+/-458	13%	+/-1.7	20374	+/-975	13%	+/-0.6	291931	+/-3,111	10%	+/-0.1
1950 to 1959	2340	+/-357	9%	+/-1.3	17667	+/-1,074	11%	+/-0.7	324028	+/-3,418	12%	+/-0.1
1940 to 1949	1224	+/-277	4%	+/-1.0	7158	+/-675	4%	+/-0.4	168890	+/-2,697	6%	+/-0.1
1939 or earlier	3403	+/-415	12%	+/-1.5	20040	+/-1,061	13%	+/-0.7	981480	+/-4,891	35%	+/-0.2

Source: 2008-2012 American Community Survey. Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. MOE = Margin of Error.

Hyannis

The housing stock in greater Hyannis is somewhat older than in the town as a whole. A larger share of greater Hyannis' housing stock was built prior to 1940, with roughly 18% of housing units built prior to that time, whereas Barnstable as a whole had only 12% of total units built before 1940. Of Barnstable's housing stock built prior to 1940, roughly 40% is

³⁹ Older, historic housing stock is a key component of Barnstable's community character, however older structures can have increased need for maintenance and repairs, hazardous materials (e.g., lead paint, asbestos, and lead pipes) outdated systems, and may not be easily adaptable for people with mobility impairment.

located in greater Hyannis. Greater Hyannis had only about 3% of its total housing stock built after 2000. Roughly 56% of greater Hyannis housing stock was built between 1960 and 1989.

TABLE 23: HYANNIS HOUSING BY AGE

	Barnstable, Town			Hyannis (By Census Tract)*			
	Estimate	MOE	%	MOE	Estimate	MOE	%
Total housing units	27,345	+/-661	100%	(X)	7207	+/-185.8	100%
2010 or later	25	+/-28	0%	+/-0.1	0	+/-20.8	0%
2000 to 2009	1,376	+/-296	5%	+/-1.1	204	+/-113.6	3%
1990 to 1999	2,460	+/-321	9%	+/-1.2	195	+/-89.8	3%
1980 to 1989	6,206	+/-597	23%	+/-2.0	963	+/-206	13%
1970 to 1979	6,801	+/-524	25%	+/-1.9	1954	+/-287.8	27%
1960 to 1969	3,510	+/-458	13%	+/-1.7	1159	+/-231.9	16%
1950 to 1959	2,340	+/-357	9%	+/-1.3	834	+/-200.7	12%
1940 to 1949	1,224	+/-277	4%	+/-1.0	565	+/-185.4	8%
1939 or earlier	3,403	+/-415	12%	+/-1.5	1333	+/-252	18%

Source: 2008-2012 American Community Survey * Hyannis is defined here by census tracts 125.02, 126.02, & 153 (not block groups) due to limited availability of ACS data at the block group level. Data based on samples and subject to sampling variability. The degree of uncertainty for an estimate arising from sampling is represented through use of a margin of error. The value shown here is the 90 % margin of error. MOE = Margin of Error. NOTE: MOE of the percentages for Hyannis census tracts ranged from +/-1.3 to +/-8.2.

TABLE 24: HYANNIS HOUSING BY TENURE AND AGE

	Census Tract 125.02, Barnstable County, Massachusetts		Census Tract 126.02, Barnstable County, Massachusetts		Census Tract 153, Barnstable County, Massachusetts	
	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total:	1,253	+/-168	2,089	+/-191	1,444	+/-182
Owner occupied:	771	+/-150	1,313	+/-208	224	+/-85
Built 2010 or later	0	+/-12	0	+/-12	0	+/-12
Built 2000 to 2009	0	+/-12	0	+/-12	20	+/-23
Built 1990 to 1999	18	+/-21	0	+/-12	23	+/-26
Built 1980 to 1989	88	+/-51	194	+/-84	17	+/-25
Built 1970 to 1979	153	+/-85	449	+/-112	68	+/-38
Built 1960 to 1969	189	+/-85	238	+/-111	0	+/-12
Built 1950 to 1959	149	+/-77	195	+/-122	10	+/-16
Built 1940 to 1949	27	+/-25	123	+/-104	51	+/-38
Built 1939 or earlier	147	+/-75	114	+/-58	35	+/-45
Renter occupied:	482	+/-111	776	+/-224	1,220	+/-183
Built 2010 or later	0	+/-12	0	+/-12	0	+/-12
Built 2000 to 2009	10	+/-16	0	+/-12	44	+/-35
Built 1990 to 1999	10	+/-16	32	+/-37	75	+/-66
Built 1980 to 1989	41	+/-33	149	+/-91	179	+/-74
Built 1970 to 1979	163	+/-89	387	+/-178	241	+/-105
Built 1960 to 1969	138	+/-76	103	+/-78	153	+/-91
Built 1950 to 1959	22	+/-27	41	+/-46	78	+/-58
Built 1940 to 1949	0	+/-12	51	+/-41	82	+/-58
Built 1939 or earlier	98	+/-61	13	+/-20	368	+/-163

Source: 2008-2012 American Community Survey* Hyannis is defined here by census tracts 125.02, 126.02, & 153 (not block groups) due to limited availability of ACS data at the block group level. Data based on samples and subject to sampling variability. The degree of uncertainty for an estimate arising from sampling is represented through use of a margin of error. The value shown here is the 90 % margin of error. MOE = Margin of Error.

According the 2008-2012 ACS estimates by Hyannis census tracts, roughly 84% of owner-occupied housing units predates 1980 and about 78% of renter-occupied housing pre-dates 1980. Note that homes predating 1978 may contain lead paint, which can pose health hazards.

OWNERSHIP HOUSING BY COST

Barnstable

Estimated median value of owner-occupied homes in Barnstable were somewhat higher than the comparison group consisting of immediately abutting towns and the state overall, but lower than Barnstable County as a whole. The town's estimated median value of owner-occupied homes per the 2008-2012 ACS was \$357,800. Barnstable's immediate abutting towns of Mashpee, Sandwich, and Yarmouth have estimated median values that range from \$314,700 in Yarmouth to \$354,400 in Sandwich. Barnstable County's estimated median value is \$373,600.

TABLE 25: ESTIMATED MEDIAN VALUE OF OWNER-OCCUPIED HOMES, 2008-2012

Geography	Estimated Median Value	MOE
Yarmouth	\$314,700	+/-10722
Massachusetts	\$335,500	+/-742
Mashpee	\$337,300	+/-11775
Sandwich	\$354,400	+/-6261
Barnstable, Town	\$357,800	+/-8333
Barnstable County	\$373,600	+/-3742
Source: 2008-2012 American Community Survey. Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. MOE = Margin of Error.		

Data from The Warren Group show the median sale price in 2014 for all sales of single-family homes and condominiums in Barnstable at \$390,000 was higher than that of surrounding towns, the county, and the state. The closest median sale price for all sales was the statewide median of \$329,000. Likewise, and to a greater extent, the median sale price in 2014 for single-family sales in Barnstable of \$432,500 was higher than that of surrounding towns, the county, and the state. The closest median sale price for sales of single-family homes was the county with a median of \$340,000.

TABLE 26: MEDIAN SALE PRICE OF ALL SALES IN BARNSTABLE WITH COMPARISONS, 2014

Geography	Median Sales Price of All Sales (Jan-Aug 2014)
Yarmouth	\$248,000
Mashpee	\$307,000
Sandwich	\$310,000
Barnstable County	\$325,000
Massachusetts	\$329,000
Barnstable, Town	\$390,000
Source: The Warren Group, Town Stats, accessed; showing median sales price for all sales of single family and condominiums.	

TABLE 27: MEDIAN SALE PRICE OF SINGLE-FAMILY SALES IN BARNSTABLE WITH COMPARISONS, 2014

Geography	Median Sales Price Single Family (Jan-Aug 2014)
Yarmouth	\$257,500
Sandwich	\$323,000
Massachusetts	\$335,000
Mashpee	\$339,900
Barnstable County	\$340,000
Barnstable, Town	\$432,500
Source: The Warren Group, Town Stats, accessed; showing median sale price for single family only.	

Hyannis⁴⁰

Greater Hyannis generally has lower values of owner-occupied homes than in the town as a whole. In greater Hyannis, the median value of owner-occupied units per the 2008-2012 ACS by census tract ranged from roughly \$189,800 (census tract 153) with +/- \$32,069 margin of error to \$345,100 (census tract 125.02) with +/- \$69,427 margin of error. Tract 125.02 includes high-end homes in the Fish Hills neighborhood with waterfront property that contribute to its higher median value.

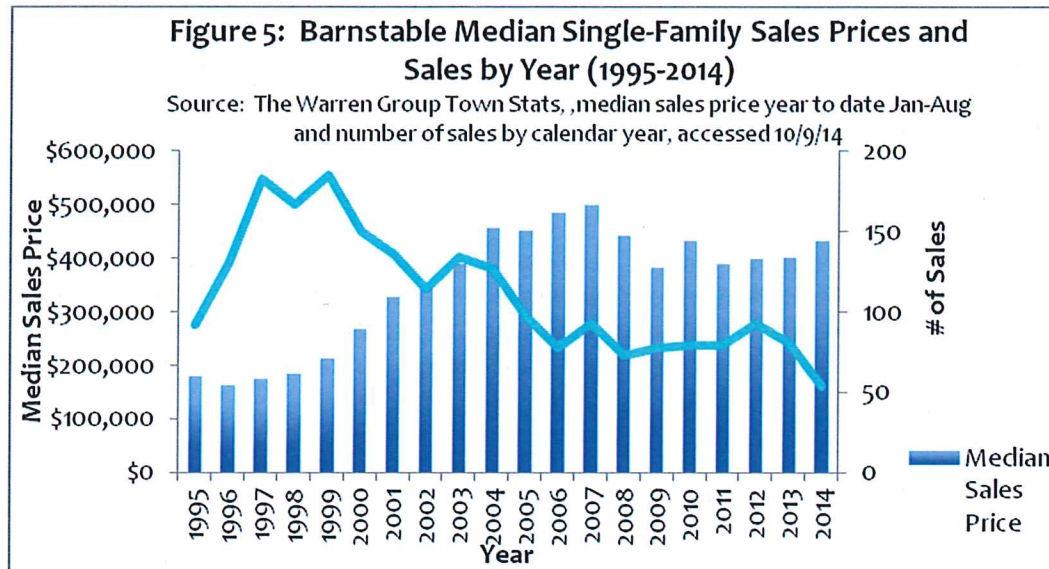
TABLE 28: ESTIMATED MEDIAN VALUE OF OWNER-OCCUPIED HOMES, 2008-2012

Geography	Estimated Median Value	MOE
Census Tract 153	\$189,800	+/- 32069
Census Tract 126.02	\$228,500	+/-9005
Census Tract 125.02	\$345,100	+/- 69427
Barnstable, Town	\$357,800	+/-8333
Source: 2008-2012 American Community Survey. Data are based on samples and subject to variability. The degree of uncertainty for an estimate arising from sampling is represented through use of a margin of error. The value shown here is the 90% margin of error. MOE = Margin of Error.		

⁴⁰ Note: The Warren Group data is not available for Hyannis separately from the Town.

Single-Family Home Market Barnstable

Consistent with statewide housing trends, data from The Warren Group show that the median sales price for a single-family home in Barnstable increased by approximately 62% from 2000 to 2014 from \$267,500 in 2000 to \$432,500 in 2014 (year to date).⁴¹ Median sales prices for single-family homes peaked in 2007 at \$499,999, after which they began to decline. The number of sales for single-family homes ranged from 130 to 185 per year from 1996 to 2001 and then declined to a low of 73 sales in 2008 (Note: 2014 number sales is Jan to Aug year to date).



Data from the Multiple Listing Service (MLS) for sales occurring in the Barnstable between October 2013 and 2014 show that 58% of all single-family sales had three-bedrooms with an average sales price of \$374,899. The average days on the market for all single-family structures sold was 129 days and the average sales price was \$528,654 (median \$335,050). Also, according the MLS data, 85% of single-family structures sold in the same period had three bedrooms or more.

TABLE 29: BARNSTABLE SINGLE-FAMILY HOUSING MARKET ACTIVITY OCTOBER 2013-2014

	Number Sold	% Number Sold	Average Days on the Market	Average Sales Price
All Bedrooms	710	100%	130	\$527,102
2 Bedrooms	108	15%	119	\$250,653
3 Bedrooms	413	58%	112	\$374,899
4 Bedrooms	141	20%	154	\$721,820
5+ Bedrooms	48	7%	232	\$1,886,703

Source: Multiple Listing Service, provided by Gael Kelleher, Director of Real Estate, Housing Assistance Corporation.

⁴¹ The median sale price increased by 17% when adjusting for inflation using the Consumer Price Index Inflation Calculator.

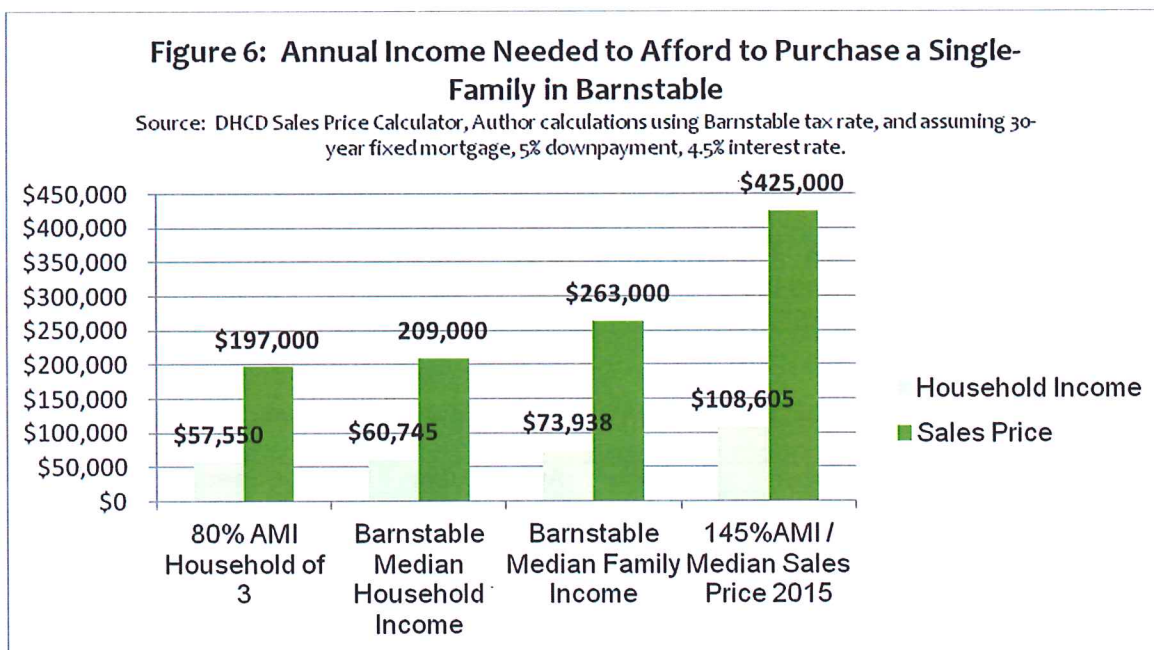
Hyannis

While The Warren Group data are not available at the village/neighborhood level, only town-wide, MLS data is available for Hyannis.⁴² According to MLS data for Hyannis for October 2013-2014, 145 single-family structures sold, which is about 20% of all single-family sales in Barnstable in this period.⁴³ The average price sold was \$289,864 (median \$241,500) and the average days on the market was 123. The average price sold for a single family in Hyannis is close to half the average price sold in the town as a whole and the median was roughly \$94,000 less than town-wide.

Buying a Home in Barnstable

Despite the drop in home values that occurred after the housing market / economic downturn started in 2007, homeownership will continue to be challenging for moderate income households and will likely be unattainable for lower income households, especially with increasing utility costs and tighter lending requirements.

Household incomes have not kept pace with increased housing costs. As seen in the figure below, a household of four with 80% AMI could afford to purchase a home up to \$197,000; at Barnstable's median household income, a household could afford to buy a home no more than \$209,000; and at Barnstable's median family income, a household could afford to buy a home no more than \$263,000. However, a home priced at the median sales price in Barnstable in 2015 of \$425,000 would require an income of roughly \$108,605 to afford that purchase price (roughly 145% AMI).



With the area median household income of \$74,900 affording a home of up to \$267,000 and the median sales price of a single-family home in 2015 of \$425,000, there is a gap of

⁴² Note: MLS boundaries for Hyannis are not known by this author and are likely to be somewhat inconsistent with the census block groups or census tracts for Hyannis, as defined by this report.

⁴³ Multiple Listing Service, provided by Gael Kelleher, Director of Real Estate, Housing Assistance Corporation.

\$158,000. Note that per the 2009 Housing Production Plan, Barnstable's affordability gap was calculated at about \$95,000 resulting from a softened market. However, in 2007 the gap was \$217,500.

TABLE 30: APPROXIMATE COST OF SINGLE-FAMILY UNITS IN BARNSTABLE, 2014

2014 Assessed Value Single-Family	Maximum Income	Single-Family Homes Assessed in Price Range	
		Units	%
Less than \$197,000	80% AMI (\$57,550)	1,921	9%
Less than \$209,000	Median household income (\$60,745)	2,570	12%
Less than \$263,000	Median family income (\$73,938)	6,879	30%

Source: Town of Barnstable Assessor's Office, October 2014. Note: assessed value is assumed to be roughly 93% of actual value or potential sale price. 80% AMI income figure based on 3-person household. Incomes based on 2008-2012 American Community Survey. In 2012 inflations-adjusted dollars. Note: Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error.

Ownership Affordability for Current Households Barnstable

Generally, housing is 'affordable' if the household pays no more than 30 percent of its annual income on housing. Households who pay more than 30 percent of their income for housing are considered "cost-burdened" and may have difficulty affording necessities such as food, clothing, transportation, and medical care. For owners, housing costs include mortgage payment, utilities, association fees, insurance, and real estate taxes.

Communities with more than 30% cost burdened households are considered to have an affordability problem. The 2008-2012 ACS estimates that 42% of Barnstable homeowners spent more than 30% of their household income on housing-related costs and are therefore "cost-burdened." Additionally, 17% of Barnstable owners spend more than 50% of their income on housing costs.

TABLE 31: BARNSTABLE HOMEOWNER HOUSING COST BURDEN, 2007-2011

% Household Income Spent on Housing Costs	Owner	% Owner	Total	% Total
<=30%	8,820	57%	11,160	55%
>30% to <=50%	3,785	25%	4,915	24%
>50%	2,690	17%	3,800	19%
not available	140	1%	240	1%
Total	15,435	100%	20,120	100%

Source: Comprehensive Housing Affordability Strategy (CHAS) per 2007-2011 ACS Estimates. Note: Although CHAS data did not provide margin of error data, they are derived from ACS estimates, which are based on samples and are subject to sampling variability.

Of Barnstable's total homeowner households, the 2007-2011 ACS estimates roughly 42% have at least 1 of 4 housing problems. Roughly 52% of homeowners with incomes between 80% and 100% AMI have housing problems and 55% of homeowners with incomes between 50% and 80% AMI. The portion of homeowner households with housing problems increases with lower incomes. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.

TABLE 32: BARNSTABLE HOMEOWNER HOUSING PROBLEMS, 2007-2011

Income as % of Area Median Income	1 of 4 Housing Problems	% Housing Problems	No Housing Problems	Cost Burden	Total
<=30% AMI	1265	85.33%	95	140	1500
>30% to <=50% AMI	1110	71.61%	440	0	1550
>50% to <=80% AMI	1065	54.56%	890	0	1955
>80% to <=100% AMI	990	51.83%	920	0	1910
>100% AMI	2055	24.12%	6465	0	8520
Total	6485	42.01%	8810	140	15435

Source: Comprehensive Housing Affordability Strategy (CHAS) per 2007-2011 ACS Estimates. Note: Although CHAS data did not provide margin of error data, they are derived from ACS estimates, which are based on samples and are subject to sampling variability. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.

TABLE 33: BARNSTABLE HOMEOWNER COST BURDEN BY INCOME CATEGORY, 2007-2011

Income by Cost Burden (Owners only)	Cost burden > 30%	%	Cost burden > 50%	%	Total	%
Household Income <= 30% HAMFI	1265	20%	980	36%	1500	10%
Household Income >30% to <=50% HAMFI	1115	17%	625	23%	1550	10%
Household Income >50% to <=80% HAMFI	1065	16%	485	18%	1955	13%
Household Income >80% to <=100% HAMFI	990	15%	320	12%	1910	12%
Household Income >100% HAMFI	2040	32%	280	10%	8520	55%
Total	6475	100%	2690	100%	15435	100%

Source: Comprehensive Housing Affordability Strategy (CHAS) per 2007-2011 ACS Estimates. Note: Although CHAS data did not provide margin of error data, they are derived from ACS estimates, which are based on samples and are subject to sampling variability.

Hyannis

Based on the 2008-2012 ACS estimates for the Hyannis block groups, roughly 58% of all households are considered cost burdened and 57% of all homeowners are considered cost burdened, with about 24% severely cost burdened, meaning they spend more than 50% of gross income on housing costs. Note that the ACS estimates for this dataset have particularly high margins of error, which should be factored in to any analysis of the data.

TABLE 34: HYANNIS BLOCK GROUPS HOMEOWNER HOUSING COST BURDEN, 2008-2012

% Household Income Spent on Housing Costs	Owner	MOE	% Owner	Total	MOE	% Total
Total Cost Burdened ($\geq 30\%$)	935	+/-228.3	57%	1956	+/-337.5	58%
$\leq 30\%$	675	+/-179.3	50%	1420	NA	42%
$>30\%$ to $\leq 50\%$	454	+/-162.9	24%	942	+/-245.95	28%
$>50\%$	481	+/-162.2	24%	1014	+/-134	30%
Total	1634	+/-244.6	100%	3376	+/-434.4	100%

Source: 2008-2012 ACS. Data are based on a sample and are subject to variability. The degree of uncertainty for estimates arising from sampling is represented through the use of a margin of error. The value shown here is the 90 % margin of error. MOE = Margin of Error. NOTE: MOE of the percentages for Hyannis block groups ranged from +/-7.53 to +/-39.85

RENTAL HOUSING BY COST

Barnstable

The estimated median gross rent for Barnstable for 2008-2012 was \$1,081 (+/- 75), which was higher than estimated median gross rent statewide but lower than Barnstable County's estimated median gross rent (\$1,094) as well as the surrounding communities of Mashpee, Sandwich, and Yarmouth, which ranged from \$1,266 to \$1,356. The estimated annual income needed to afford median gross rent in Barnstable is roughly \$43,240, which is roughly \$9,100 over the estimated renter median income in Barnstable County of \$34,130.⁴⁴ To afford the median gross rent in Barnstable would require an hourly wage of about \$22.5, assuming 40 hours per week, 52 weeks per year.

TABLE 35: MEDIAN GROSS RENTS FOR 2008-2012

	Median Gross Rent (MGR)	MOE	Hourly Full-Time Wage Needed to Afford MGR	Monthly Income Needed to Afford MGR	Annual Income Needed to Afford MGR
Massachusetts	\$1,056	+/-5	\$22.0	\$3,520.00	\$42,240.00
Barnstable, Town	\$1,081	+/-75	\$22.5	\$3,603.33	\$43,240.00
Barnstable County	\$1,112	+/-29	\$23.2	\$3,706.67	\$44,480.00
Yarmouth	\$1,266	+/-74	\$26.4	\$4,220.00	\$50,640.00
Sandwich	\$1,353	+/-311	\$28.2	\$4,510.00	\$54,120.00
Mashpee	\$1,356	+/-108	\$28.3	\$4,520.00	\$54,240.00

Source: 2008-2012 American Community Survey. Data based on samples and are subject to variability. The degree of uncertainty for an estimate arising from sampling is represented through the use of a margin of error. The value shown here is the 90 % margin of error. MOE = Margin of Error. "Monthly Gross Rent" includes estimated utilities in addition to contract rent. "Monthly Income Needed. . ." is calculated based on Median Gross Rent of 30% gross income.

⁴⁴ National Low Income Housing Coalition, "Out of Reach 2014: Massachusetts." Nlihc.org/oor/2014/ma, accessed 10/15/14.

Wages Needed to afford Fair Market Rent in Massachusetts

In Massachusetts, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,252. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,174 monthly or \$50,090 annually. Assuming a 40-hour-work week, 52 weeks per year, this level of income translates into a Housing Wage of \$24.08.

In Massachusetts, a minimum wage worker earns an hourly wage of \$8.00. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 120 hours per week, 52 weeks per year. Or a household must include 3.0 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Massachusetts, the estimated mean (average) wage for a renter is \$17.47. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 55 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.4 workers earning the mean renter wage in

The tables below portray market rental listings based on two snapshot of listing data on Craigslist Cape Cod: Oct-Nov 2014 and Sept 2015. In 2014, of the total nine units listed, four were affordable units restricted to low-income households: three at Village Green and one was an accessory apartment. Of the total units listed, eight units were year-round with no age restrictions (including the four affordable units). Rental listing prices appear to be in a range in line with or below fair market rents (FMR). Whereas in 2015, there were six year-round rental units listed including one with 1-bedroom, three with 2-bedrooms, and two with 4-bedrooms. None listed in the 2015 snapshot appeared to be affordable units. Four of the units listed in the 2015 snapshot are located in Hyannis, one in Marstons Mills, and one in Osterville. In addition to these units, there were four winter-only units (not-year round).

TABLE 36: YEAR-ROUND ONLY MARKET RENTAL RATES FOR BARNSTABLE (OCT-NOV 2014)

	1 bedroom # \$	2 bedroom # \$	3 bedroom # \$	4 bedroom # \$	Total Listings
Total	4 \$812-\$1204	4 \$1,080-\$1300	1 \$1,240	2 \$1,885-\$2,500	11
Village Green (Affordable Units)	1 \$812	1 \$1,080	1 \$1,240	0 na	3
Accessory Apartment (Affordable Unit)	1 \$1,204	0 na	0 na	0 na	1
FY 2015 Fair Market Rents	\$920	\$1,234	\$1,614	\$1,695	

Source: Craigslist Cape Cod, accessed 10/14/14, 11/7/14, 11/8/14, and 11/10/14 search "apartments/housing for rent" in "Barnstable." Capecod.craigslist.org. Fair Market Rents based on Barnstable Town, MA MSA, www.huduser.org, accessed 10/14/14. Note: Forty-two units that were also listed as available at Hyannis House (55+ community) are not included in this table as listings were likely multiples of same units.

TABLE 36A: YEAR-ROUND-ONLY MARKET RENTAL RATES FOR BARNSTABLE (SEPT 2015)

	1 bedroom # \$	2 bedroom # \$	3 bedroom # \$	4 bedroom # \$	Total Listings
Total	1 \$999	3 \$1,170-\$1,300	0	2 \$1,885 – \$2,500	6

Source: Craigslist Cape Cod, accessed 9/9/15 search "apartments/housing for rent" in "Barnstable." Capecod.craigslist.org.

According to the National Low Income Housing Coalition, the estimated mean renter wage in Barnstable County is \$10.67. At this wage with a full-time job, a renter could afford a monthly rent of \$555. In order to afford a one-bedroom apartment at FMR, a renter with mean wage would need to work at least 63 hours per week to afford a one-bedroom and at least 85 hours per week for a two-bedroom apartment. Barnstable County's mean renter wage is close to \$7 lower than the state mean renter wage (\$17.47) but has a higher median rent of \$1,112 compared with the state median rent of \$1,056. In other words, renters in Barnstable County generally earn lower wages and pay higher rent than renters statewide.

Hyannis

As seen from the snapshot Craigslist analysis above, the only rental units listed in the 2014 snapshot in Hyannis were age restricted to 55+ years at Hyannis House. In the 2015 snapshot, the four rental listings in Hyannis consisted of a one-bedroom unit of about 600 s.f.; two 2-bedroom units (Cape Crossroads and Hyannis House); and one 4-bedroom. Based on the 2008-2012 ACS estimates, the median gross rent for Hyannis census tracts range from \$808 for tract 153 (+/-77 margin of error) to \$1,091 for tract 125.02 (+/-151 margin of error).

TABLE 37: MEDIAN GROSS RENTS FOR HYANNIS, 2008-2012

	Median Gross Rent	MOE
Barnstable, Town	\$1,081	+/-75
Census Tract 125.02	\$1,091	+/-151
Census Tract 126.02	\$1,016	+/-180
Census Tract 153	\$808	+/-77

Source: 2008-2012 American Community Survey. Data based on samples and subject to sampling variability. The degree of uncertainty for estimates arising from sampling is represented through the use of a margin of error. The value shown here is the 90 % margin of error. MOE = Margin of Error. NOTE: Block group data not available for this dataset, therefore the table shows Hyannis by census tracts.

Rental Affordability for Current Households Barnstable

Communities with more than 30% cost burdened households are considered to have an affordability problem. An estimated 48% of Barnstable renter households were “cost-burdened,” spending more than 30% of their household income on housing-related costs. Roughly 24% of renters spent between 30% and 50% of income on housing costs and 24% spend more than 50% of income on housing costs.

TABLE 38: BARNSTABLE RENTER HOUSING COST BURDEN, 2007-2011

% Household Income Spent on Housing Costs	Renter	% Renter	Total	% Total
<=30%	2,340	50%	11,160	55%
>30% to <=50%	1,130	24%	4,915	24%
>50%	1,110	24%	3,800	19%
not available	100	2%	240	1%
Total	4,685	100%	20,120	100%

Source: Comprehensive Housing Affordability Strategy (CHAS) per 2007-2011 ACS Estimates. Note: Although CHAS data did not provide margin of error data, they are derived from ACS estimates, which are based on samples and are subject to sampling variability.

TABLE 39: BARNSTABLE RENTER HOUSING COST BURDEN BY INCOME CATEGORY, 2007-2011

Income by Cost Burden (Renters only)	Cost burden > 30%	%	Cost burden > 50%	%	Total	%
Household Income <= 30% HAMFI	925	41%	715	64%	1320	28%
Household Income >30% to <=50% HAMFI	670	30%	325	29%	810	17%
Household Income >50% to <=80% HAMFI	535	24%	70	6%	980	21%
Household Income >80% to <=100% HAMFI	30	1%	0	0%	370	8%
Household Income >100% HAMFI	80	4%	0	0%	1210	26%
Total	2240	100%	1110	100%	4685	100%

Source: Comprehensive Housing Affordability Strategy (CHAS) per 2007-2011 ACS Estimates. Note: Although CHAS data did not provide margin of error data, they are derived from ACS estimates, which are based on samples and are subject to sampling variability.

Hyannis

Based on the 2008-2012 ACS estimates for the Hyannis block groups, roughly 58% of all households are considered cost burdened and 55% of all renters are considered cost burdened, with about 29% spending more than 50% of gross income on housing costs. Note that the ACS estimates for this dataset have particularly high margins of error, which should be factored in to any analysis of the data.

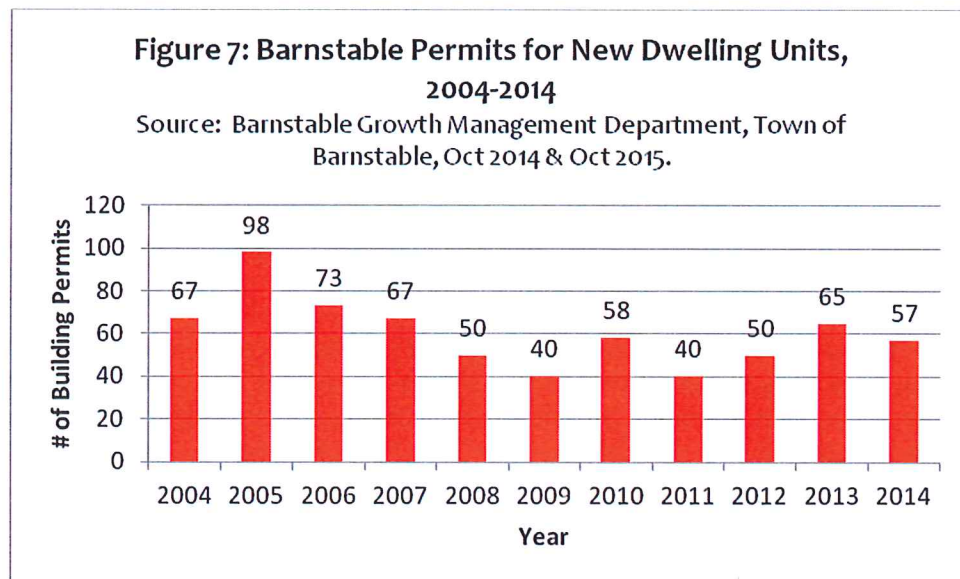
TABLE 40: HYANNIS BLOCK GROUPS RENTER HOUSING COST BURDEN, 2008-2012

% Household Income Spent on Housing Costs	Renter	MOE	% Renter	Total	MOE	% Total
Total Cost Burdened (>=30%)	1,021	+/-250.1	55%	1956	+/-337.5	58%
<=30%	745	+/-211.6	40%	1420	NA	42%
>30% to <=50%	488	+/-185	26%	942	+/-245.95	28%
>50%	533	+/-166.9	29%	1014	+/-134	30%
Total	1870	+/-297.2	100%	3376	+/-434.4	100%

Source: 2008-2012 ACS. Data are based on a sample and are subject to variability. The degree of uncertainty for estimates arising from sampling is represented through the use of a margin of error. The value shown here is the 90 % margin of error. MOE = Margin of Error. NOTE: MOE of the percentages for Hyannis block groups ranged from +/-7.53 to +/-33.29

HOUSING UNIT GROWTH & BUILDING ACTIVITY

Between 2004 and 2014, Barnstable issued an average of 60.5 building permits annual for new dwelling units, with a low of 40 (2009 and 2011) and a high of 98 (2005). Building activity decreased with 2008's Great Recession after the 2005 high. Most recently, the number of permits issued increased from 40 to 65 permits annually from 2011 to 2014.



Most of the permits were issued for new single-family dwellings. Per the U.S. Bureau of the Census "Building Permit Estimates", permits issued between 2010-2014 were for a total of 191 housing units, 179 of which were single family dwellings (12 units units were in buildings of 3-4 units).⁴⁵ Note, the census data is an estimate, and typically differs somewhat from town permit records.

⁴⁵US Census Bureau. <http://censtats.census.gov/bldg/bldgprmt.shtml>. accessed 07/01/16.

AFFORDABLE HOUSING

OVERVIEW

For the purposes of this analysis, affordable housing is housing that is restricted to individuals and families with qualifying incomes and asset levels, and receives some manner of assistance to bring down the cost of owning or renting the unit, usually in the form of a government subsidy, or results from zoning relief to a housing developer in exchange for the income-restricted unit(s). Affordable housing can be public or private. Public housing is managed by a public housing authority, established by state law to provide affordable housing for low-income households. Private income-restricted housing is owned and operated by for-profit and non-profit owners who receive subsidies in exchange for renting to low- and moderate-income households.

The Massachusetts Department of Housing and Community Development (DHCD) maintains a Subsidized Housing Inventory (SHI) that lists all affordable housing units that are reserved for households with incomes at or below eighty percent AMI under long-term legally binding agreements and are subject to affirmative marketing requirements. The SHI also includes group homes, which are residences licensed by or operated by the Department of Mental Health or the Department of Developmental Services for persons with disabilities or mental health issues.

The SHI is the state's official list for tracking a municipality's percentage of affordable housing under M.G.L. Chapter 40B (C.40B). This state law enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if less than ten percent of year-round housing units in a town consist of income-restricted or subsidized housing for low-moderate income households. It was enacted in 1969 to address the shortage of affordable housing statewide by reducing barriers created by local building permit approval processes, local zoning, and other restrictions.

BARNSTABLE AFFORDABLE UNITS

As of September 2014, there were 1,372 units in Barnstable on the State's Subsidized Housing Inventory (SHI), including 1,177 rental units (86 percent) and 175 ownership units (13 percent).⁴⁶ Of the total affordable rental units, according to the Growth Management Department's (GMD) records, there are 869 income-restricted units.⁴⁷ Of these, 672 (77 percent) units are in Hyannis. Of 130 total ownership units (per GMD records), there are fifty affordable ownership units in Hyannis, or about thirty-nine percent of town-wide affordable ownership units.

Approximately 41 percent (563 units) of the total SHI units were created through comprehensive permits under C.40B. In addition, 196 affordable rental units have been

⁴⁶ Note: The SHI includes 21 "mixed" units, which include both ownership and rental. These units are at Life Inc. I and II (550 Lincoln Rd. Ext.), The Residences at 615 Main, Village Marketplace on Stevens Street, and Stoneridge Crossing on Center Street.

⁴⁷ MGL C.40B allows all units in a mixed-income rental development to count on the SHI, however only 20-25% are required to be income-restricted units.

created through the Town's Accessory Affordable Apartment Program (AAP).⁴⁸ The accessory units created are 22 percent studio apartments, 61 percent one-bedroom, and 16 percent two-bedroom units.

The town would need at least 683 subsidized housing units to surpass its 10 percent Chapter 40B affordable housing goal.

Roughly seventy-nine percent of the units listed on the SHI are restricted as affordable in perpetuity. Of the twenty-one percent of units that are not restricted in perpetuity, roughly eight percent (116 units) have affordability restrictions that will expire within ten years (prior to 2024). These include the following:

- One-hundred rental units at Fawcetts Pond Village (148 W. Main Street) with end of term in 2015
- Six rental units at Cape Cod Group Homes (47 Cedar St) with end of term in 2020
- Ten ownership units at various locations (Cape Cod Commission HOR Program) with terms ending in 2015 and 2016

Special Needs Housing

Special needs housing includes housing for people with cognitive and physical disabilities, including group homes as well as accessible/adaptable units, and emergency shelters, transitional housing, and permanent supportive housing for formerly homeless persons. The SHI lists 141 units in group living environments (GLE) (10 percent of total units) consisting of MA Department of Mental Health group homes, MA Department Developmental Services (DDS) GLE, Cape Head Injury Program homes, Cape Cod GLE, and AEI GLE. In addition, the Captain Eldridge House, owned by the Barnstable Housing Authority, provides eighteen units of congregate/shared living for elderly and/or disabled individuals requiring minimal services. DDS group living environments consist of sixty-nine units in Barnstable. In addition, private market-rate facilities for individuals with cognitive/intellectual disabilities include the Hyannis campus of Life, Inc. and scattered site Halyard Services (condominiums owned by Halyard Services clients). DMH group homes consist of fifty-two units in Barnstable. Two point-in-time searches of Massachusetts Accessible Housing Registry listed no accessible units in Barnstable for people with physical disabilities, indicating a need for more accessible units (web searches conducted 10/17/14 and 12/2/14).

As described in the Barnstable Consolidated Plan FY2015-2019, the region has one shelter for individuals - the NOAH Shelter in Hyannis operated by HAC - that has a capacity of sixty beds and that serves an average of five-hundred people a year. There are a variety of family shelters in the region that have a capacity of about seventy units/beds. While the focus of the Council of Churches over the last decade has been to provide permanent supportive housing (PSH), especially for the chronically homeless, there are approximately eighty transitional housing beds available for homeless individuals. The average length of stay in emergency shelter is four months, and eleven months in transitional housing.

⁴⁸ The Accessory Affordable Apartment Program (Section 9, Article II of the Code of the Town of Barnstable) has been implemented since 2000. The Program's main objective is to use existing housing stock to provide affordable housing by allowing the creation of new accessory affordable units either in the dwelling or within an existing detached structure on owner-occupied dwelling properties. The affordable apartment units are subject to a Comprehensive Permit.

During this past year, the Day Shelter (housed in the same location as the overnight NOAH Shelter) has begun operation. The Day Shelter is open during daytime hours, to provide a safe place for homeless individuals. Duffy Health Center is now providing case management to individuals. There are also various referral services available. While not expanding the capacity of current shelters, there is an ongoing effort to continue to provide emergency shelters and transitional housing for the homeless and continue to support the efforts of the Council of Churches to continue its Overnights of Hospitality program and local efforts.

TABLE 41: BARNSTABLE EMERGENCY SHELTER, TRANSITIONAL HOUSING, AND PERMANENT SUPPORTIVE HOUSING UNITS FOR HOMELESS/FORMERLY HOMELESS PERSONS

	Target Population	Emergency Shelter Units	Transitional Housing Units	Permanent Supportive Housing Units
Angel House	Families	13		
NOAH	General	60	0	0
Pilot House	Substance abuse recovery (Sober house)	17	0	0
Pilot Plus	Substance abuse recovery (Sober house)	0	0	5
CHAMP Homes	Substance abuse recovery (Sober house)	0	0	44
CHAMP House II and III	Substance abuse recovery (Sober house)	0	0	14
Bayside Cottage	Women transitioning from prison	0	4	0
Cape Cod Supportive Housing (DMH Scattered Site)*	Dept. of Mental Health clients	0	0	20
Kit Anderson/Larry Doughty House*	Dept. of Mental Health clients	0	6	0
Chase House	Substance abuse recovery (Sober house)	0	0	6
Housing First (Scattered site)	HIV/AIDS	0	0	6
Home and Healthy for Good	General	0	0	12
Homeless not Helpless	Substance abuse recovery (Sober house)	0	0	0
Spring Street Project	Chronically disabled	0	0	0
Vinfen	Mentally ill	0		2
Eve's House	Women	0	14	0
Admiral Cooke House	Men	0	9	0
Faith House	Men	0	12	0
Elise House	Women	0	5	0
Total		90	40	109

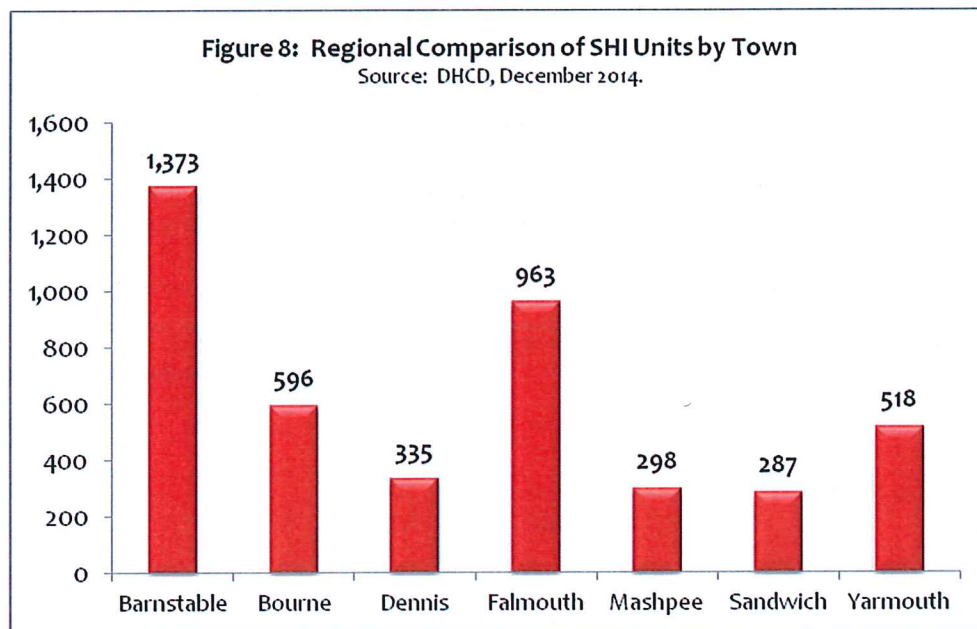
Sources: Hamilton, Lee M., Costs of Homelessness: A Study of Current and Formerly Chronically Homeless Individuals on Cape Cod, MA, 2009 and Cape Cod & The Islands Regional Network to Address Homelessness (Policy Board meeting minutes 9/9/2011).

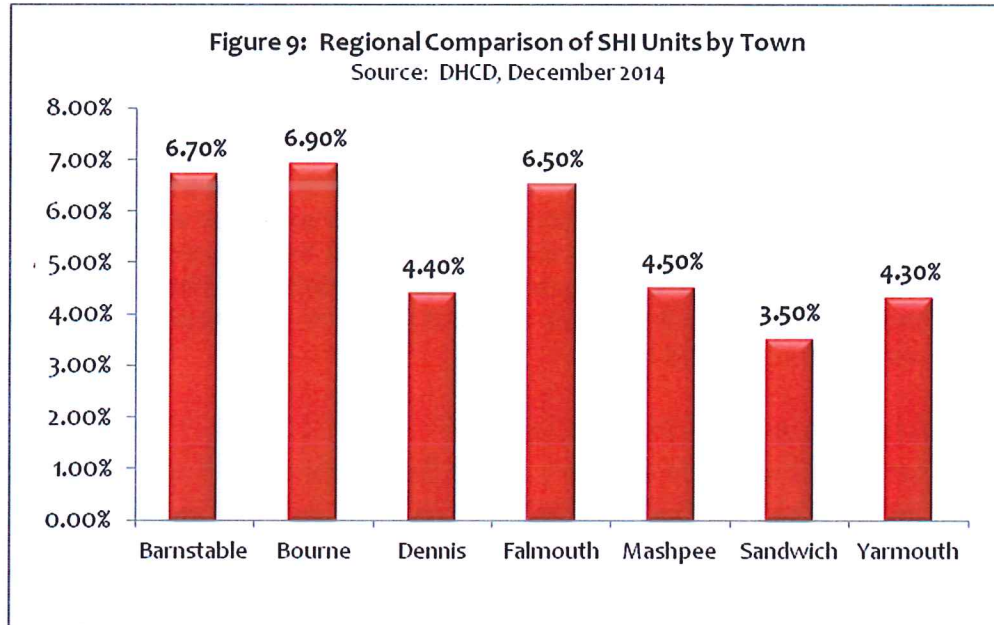
In addition, the Cape Cod Center for Women provides a 24-hour safe house at an undisclosed location for emergency shelter and Independence House in Hyannis provides twenty-eight safe homes for battered women and their children.

In general, the shift from institutionalized care for special needs populations to community-based services has created greater need for affordable housing with supportive services. Regional and local efforts to provide emergency and transitional shelter as well as permanent supportive housing for formerly homeless persons have supported a substantial decline in the homeless population in the past ten years (2005-2014). The Regional Network is preparing further analysis regarding needs to assist the current homeless population and for homelessness prevention in the region.

Regional Analysis of SHI Units

Per DHCD's most current available inventory, dated December 5, 2014, the Upper and Mid-Cape communities range between 3.5 percent (Sandwich) to 6.9 percent (Bourne) of affordable housing as percent of total year-round housing units. Barnstable, having a greater share of total year-round housing units, has the greatest absolute number of affordable units (1,373).





Wait Lists for Affordable Rental Units

To help gauge supply and demand for affordable housing in Barnstable, the wait lists for Barnstable Housing Authority Units are summarized below. Waits for public housing units total close to 1500 households in 2014 and increased to 1,635 in 2015 (note that some households are on multiple wait lists). Demand is high for Housing Authority units, particularly for the Stage Coach Residents, with over twenty households on the wait list per unit. Family units are also in high demand with over five households on the wait list per unit.

TABLE 42: HOUSING AUTHORITY UNITS AND WAIT LISTS (2014, UPDATED 2015).

Type of Unit	# Units	# Households on Wait List		Ratio (Households on wait list for every 1 unit)	
		2014	2015	2014	2015
Congregate	18	11	8	0.6	0.4
Elderly/Young Disabled	423	615	656	1.5	1.6
Family	111	497	618	4.5	5.6
Special 1BR/Studio/SRO Units (Aunt Sarah's)	108	142	111	1.3	1.1
Stage Coach Residents	12	228	242	19	20.2
Total	672	1,493	1,635	2.2	2.4

Source: Lorri Finton, Executive Director, Barnstable Housing Authority, 9/18/14 and 9/15/15.

Compilation of wait lists for private affordable rental units would be useful for further analysis of demand for affordable rental units.

Wait Lists for Housing Choice Rental Vouchers

Rental assistance to afford housing can be obtained through vouchers, where the subsidy is used by a tenant to find rental housing in the private market and is paid to a private landlord. There are two rental voucher programs available in Massachusetts: the federal Section 8 program and the Massachusetts Rental Voucher Program (MRVP).

In 2014, 1,344 vouchers were administered by Barnstable Housing Authority and the Housing Assistance Corporation. There were 183 Section 8 Mobility Vouchers, 20 Alternative Housing Vouchers for Disabled, 896 Section 8 Housing Choice Vouchers, 180 Section 8 Rental Assistance, and 203 MRVP vouchers. There is a significantly greater demand for vouchers than supply. In October 2014, there were over 270 households on the wait list for the MRVP vouchers and over 4,500 on the wait list for Section 8 vouchers. In September 2015, there were 207 households on the wait list for the MRVP vouchers.

PLANNED AFFORDABLE PROJECTS

The demand for affordable housing continues to be greater than the supply, and affordable housing production at the regional level has not kept pace with demand for these units relative to market rate housing production or with the loss of existing income-restricted units due to their term of affordability expiring. In Barnstable, there are 161 affordable units permitted or under construction across eleven development projects as described in the table below. Six of the developments were permitted through a comprehensive permit, two were through inclusionary zoning, and two were through private initiated affordable housing development and one through multi-family affordable housing. Forty-seven of the permitted units count on the SHI. Two of the developments are rental housing the Village Green project is permitted to create sixty units of rental and Lyndon Court 42 units. Six of the projects are in Hyannis (with 122 units total). Other projects are in Barnstable, Cotuit, and Osterville.

TABLE 43: PLANNED OR PERMITTED AFFORDABLE HOUSING DEVELOPMENTS IN BARNSTABLE (SEPT. 2015)

Project	Village	Tenure	# Aff. units	# Market units	Affordable bedroom	Market bedroom	Permit Type	SHI Status
Permitted Not Yet Under Construction								
Barrell Hill	Barnstable	Owner	1	10	TBD		inclusionary	no
Old Stage Rd	Centerville	owner	2	0	2 – 2 beds	n/a	Comp permit	no
Lyndon Court	Hyannis	Rental	42	0	21- 1 21- 2	n/a	MAH	no
Village Green	Hyannis	Rental	60	0	14- ones, 42- twos, 4 threes	n/a	comp permit	no
Permitted Under Construction								
Cotuit Meadows	Cotuit	Owner	31	124	3	3	comp permit	13
Schooner Village	Hyannis	Owner	6	29	3	3	PIAHD	6
Settlers I	Hyannis	Owner	5	20	1 four, 4 threes	4 fours, rest 3s	comp permit	0
Settlers II	Hyannis	Owner	6	29	3	3	PIAHD	6
Flagship	Hyannis	Owner	3	29			inclusionary	2
Cotuit Center Residences	Cotuit	Owner	2	6	1- two, 1- one	4-tvos, 2 ones	comp permit	no
Osterville Landing	Osterville	Owner	3	8	3	3	comp permit	no
Total			161	255				47

Source: Barnstable Growth Management Department, provided by Arden Cadrin, Housing Coordinator, September 2015.

Regional Housing Trends and Policy⁴⁹

The Barnstable County Nexus Study conducted for the Cape Cod Commission in 2005 confirmed that the creation of affordable housing is extremely challenging on Cape Cod, which has lower average wages and higher housing costs than state averages. In a region dominated by lower-wage service sector and tourism-related employment, it is critical to have a sufficient amount of housing that is affordable in order to attract and retain a diverse workforce. Without an adequate supply of affordable housing, Cape Cod's employers would need to import a significant share of the year-round workforce from outside the region, and the social and economic diversity that has helped to sustain the Cape's character and attractiveness to visitors would be reduced.

High housing costs result from the increased demand for second and/or retirement homes and from local zoning and other regulatory policies. The fastest-growing segment of the Cape's population in the last decade was the 45-59 age group. This group and baby boomers in general will continue to play a significant role in the region's housing market. One third of the Cape's housing stock is used for seasonal purposes. With an average income nearly double that of the region's, second home owners can compete for the existing housing stock and drive housing prices higher overall.

In an effort to control growth and to protect the region's groundwater, most Cape communities over the last 20-plus years have adopted large-lot zoning bylaws. The combination of escalated land prices and this type of zoning has rendered the creation of affordable housing nearly impossible without some sort of relief from limits on development density. More than 87 percent of the newly constructed affordable housing units created in the region over the last six years has been permitted with higher density under the Chapter 40B comprehensive permit process.

To create the 5,000-plus affordable units that are needed to achieve the 10-percent regional goal by 2015, progress must be made in all of the following areas: (1) significant local zoning changes that promote affordable housing and allow the density that makes affordable housing creation financially feasible; (2) enhanced wastewater infrastructure that no longer relies on individual Title 5 systems; and (3) increased resources-both public and private-devoted to affordable housing. Significant citizen support and political will are needed to make progress on all of these fronts.

⁴⁹ Cape Cod Commission. *Cape Cod Regional Policy Plan*, as amended August 17, 2014, pg. 82. Accessed on 9/29/14.

Chapter 3: Development Constraints & Limitations

The focus of this chapter is to detail Barnstable's development constraints and limitations. This also includes analysis of environmental constraints, infrastructure capacity, and regulatory barriers. The information presented in this section is largely based on other planning documents, including the *2010 Comprehensive Plan* and *2010 Open Space and Recreation Plan*.

In addition, the information and conclusions are further informed through consultations with municipal officials including representatives from the following departments/divisions: Natural Resources, Growth Management, former Citizen Advisory Committee, Public Works/Highway, the Water districts, and School Department.

The *2010 Comprehensive Plan* finds that Barnstable's ". . . natural environments are distinctive and varied. Together with the built environment, they form the essential character and identity of the area. To maintain Barnstable's character, natural resources must be protected."⁵⁰

Barnstable's *2010 Open Space and Recreation Plan* (2010 OSRP) summarizes the Town's development constraints and limitations as follows:⁵¹

Barnstable faces challenges in protection and enhancing the vibrancy, variety, and quantity of its natural, historic, and cultural resources. Many of the challenges the Town faces relate to the pace and location of development over the past half century, as well as other natural or economic trends. The challenges include:

- Concerns about pollution of ponds, estuaries and groundwater resulting from nutrient loading and bacterial contamination.
- Coastal erosion leads to increased efforts to armor the shoreline, which in turn can upset the natural sediment flow and create additional erosion pressures. Related concerns are the impacts of erosion and flooding associated with relative sea level rise;
- Biodiversity and habitat fragmentation is of concern given the extent of land development that has altered or diminished habitat;
- Protection of the Town's scenic roads is needed to preserve the character of Barnstable's villages.
- Barnstable has 17 sites that are considered tidally restricted wetlands, due primarily to inappropriately sized culverts and pipes.
- There are several mapped Environmental Justice areas in Barnstable. These areas include some of the most densely populated, densely developed areas in Town.

⁵⁰ Town of Barnstable. *Town of Barnstable Comprehensive Plan 2010*. 2010

⁵¹ Town of Barnstable. *Town of Barnstable Open Space and Recreation Plan*. 2010

ENVIRONMENTAL CONSTRAINTS

Specific environmental elements that impact housing development include landscape character, geology, soils, topography, groundwater, freshwater ponds and lakes, coastal and estuarine resources, plant communities & wetlands, Areas of Critical Environmental Concern (ACEC) designation, rare and endangered species, critical habitat, scenic views, and hazardous waste sites, as further described below. The following sections are excerpted from the 2010 OSRP, unless otherwise noted.

LANDSCAPE CHARACTER

Barnstable's landscapes vary from wooded upland areas covered by oaks and pines to seashore habitats of salt marshes, beach grasses and dunes, to highly developed commercial and residential areas.

The boundaries with the sea are flat, there are no rocky cliffs, and the sea and shore form a shifting pattern of sandy beaches, dunes, estuaries and marshes. Also significant are the inland wetland areas, including pond and lakeshore areas, cranberry bogs and associated red maple and cedar swamps. There are numerous wetlands throughout the Town because of low elevations and high groundwater levels.

Barnstable is traversed by the Mid-Cape Highway, Route 6, which bisects the Town in the east-west directions. The land for several miles in each direction is currently covered by the oak/pine forests and contains numerous ponds and lakes. A significant amount of this land has been preserved in a natural state by purchase for open space or by conservation restrictions.

To the south, the land levels off in topography and the fresh watercourses connect to the bays and inlets that lead to the Sound. Several of the older village centers are characterized by small commercial strip development and dense single-family residential development.

Land north of the moraine and Route 6 slopes more abruptly toward Cape Cod Bay. This area is protected by the Old King's Highway Regional Historic District. The Old King's Highway Commission is charged with protecting the visual and historic character of the land north of Route 6 and is responsible for maintaining much of the visual colonial era character along Route 6A.

Further to the north are the Great Marshes and the barrier beach Sandy Neck, which has been designated as the Sandy Neck/Barnstable Harbor Area of Critical Environmental Concern (ACEC). Areas of Critical Environmental Concern are places in Massachusetts that receive special recognition because of the quality, uniqueness and significance of their natural and cultural resources.

As a regional commercial center, Barnstable includes densely developed commercial areas dominated by auto-oriented strip development.

GEOLOGY

The geology of the Town of Barnstable is the result of glacial activity during the Wisconsin stage of the Pleistocene epoch, 15,000 to 25,000 years ago. The retreat of the ice sheets from their maximum stage of advance, at the islands of Martha's Vineyard and Nantucket,

resulted in deposition of rock debris (known as glacial drift) over the original bedrock, which now underlies the surface of the town at depths of between 150 to 400 feet below sea level.

Glaciers left behind two major types of drift formations: moraine and outwash plain. The moraine is a ridge of debris that accumulated when the glacier remained more or less stationary for a long period of time. The outwash plain is composed of sand and gravel washed out of the moraine by meltwater streams during this period. In the present-day landscape, these two formations are reflected in the hills of the Sandwich moraine, which runs across the town from east to west along the course of the Mid-Cape highway, and in the Mashpee and Barnstable outwash plains, which extend from the moraine to the south shore.

SOILS ARE CLEARLY DIVIDED BY THE MORaine, WITH CLAY-LIKE, GENERALLY NON-PERMEABLE SOILS TO THE NORTH, AND THE SANDY GROUND OF THE OUTWASH PLAIN STRETCHING SOUTH TO NANTUCKET SOUND.

Numerous ponds and lakes were formed within the outwash plain when blocks of ice left behind by the glacier melted and left 'kettle holes' that were later filled by groundwater. Many host rare plant species, including wildflowers that attract threatened butterflies, moths and dragonflies.

The numerous barrier beach and salt marsh systems within the town, including Sandy Neck and the extensive Great Marshes on the north shore, were formed from coastal processes over the last several thousand years. The Great Marshes area, protected by Sandy Neck, is the largest salt marsh on Cape Cod, and is a state designated Area of Critical Environmental Concern (ACEC).

The geologic formations of the town have been a determinant of land use patterns. The difficult topography of the 'knob and kettle' landscape of the moraine, along with problems accessing groundwater and poor soils characterized by sands mixed with clays, cobbles and boulders, have caused it to be developed slowly in comparison with the rest of the town.

Relatively large areas of the moraine, including the West Barnstable Conservation Area and Old Jail Lane preserve, remain undeveloped. The comparatively level topography of the outwash plain, combined with readily available groundwater and the ease of on-site sewage disposal in the sandy soils, resulted in extensive development from the nineteenth century onward. This growth was centered primarily along the south shore and in the villages, but spread in recent decades to include Centerville, Hyannis and Marston Mills.

SOILS

Soil types in the Town of Barnstable correspond with the geologic formations described above. In general, five major soil associations are found within the Town of Barnstable.

Soils in Barnstable more suited for residential uses:

Plymouth-Barnstable Association – very stony and extremely stony and bouldery soils on moderate to steep slopes. Soils of this association present moderate to severe limitations for residential and other intensive uses due to the degree of slope, plus the presence of many stones and boulders.

Carver-Windsor-Hinckley Association - coarse sandy soils on nearly level to strongly sloping terrain. These are the characteristic soils of the outwash plain, and present only slight to moderate limitations to residential, commercial and industrial uses due to relatively level terrain and the ease of on- site sewage disposal in coarse sands and gravels.

Enfield-Agawam Association - well-drained, loamy soils underlain by sands on nearly level to moderately sloping terrain. The resulting soils are among the most suitable within the Town for agriculture, due to the relatively level slope, lack of stone, and loamy composition that retains moisture and nutrients. Like the soils of the Carver-Windsor-Hinckley association, the Enfield-Agawam soils are generally suitable for residential development and on-site sewage disposal.

Soils in Barnstable least suited for residential uses:

Belgrade-Raynham-Hinesburg Association - moderately well drained soils, poorly drained soils, and soils with hardpan on nearly level and gently sloping terrain. The better-drained soils of this association are highly suitable for farming, and in the past have been extensively cleared for this purpose. In general, this soil association has severe limitations for residential or other uses that require on-site septic disposal, due to a high water table and/or slow percolation rate.

Tidal Marsh-Dune Sand-Sanded Muck Association - low-lying soils subject to regular tidal overflow, partly stable droughty sands and very poorly drained organic soils. This association includes Sandy Neck, the Great Marshes, and other beaches, salt marshes and inland wetlands throughout the town. Tidal marshes comprise about 50 percent of this association; dune sand and coastal beach about 25 percent; and muck and peat soils the remainder. This soil association in general provides excellent wildlife habitat, with tidal marshes fulfilling a particularly critical role, both as wetland wildlife habitat and for finfish and shellfish resources.

Agricultural Soils

As noted in Barnstable's *2005 Open Space and Recreation Plan*, 10,482 acres (26%) of the town's land area are classified as agricultural soils of prime, State, or local importance. Of these, 4,657 acres are prime farmland soils and rank among the most productive in Massachusetts. Prime soils are mainly concentrated in the Marston Mills area, on soils of the Enfield-Agawam Association, and in portions of the north shore, on better drained soils of the Belgrade-Raynham- Hinesburg Association. Surprisingly, several of the soils of the Plymouth-Barnstable Association are classified as agricultural soils of State and local importance, indicating that portions of the moraine could potentially be used for agricultural purposes.

TOPOGRAPHY

Elevations within the Town of Barnstable range from sea level along the north and south shores to a maximum of approximately 230 feet above sea level on the moraine, near the Sandwich town line, within the West Barnstable Conservation Area. The moraine generally declines in altitude from west to east, to a maximum elevation of around 100 feet at the Yarmouth town line, the eastern boundary of Barnstable. Similarly, the maximum elevation of the outwash plain located farther south declines from around 120 feet above sea level at the Sandwich line to around 50 feet at the Yarmouth line.

As previously noted, the most extensively sloping terrain is generally found within the irregular 'knob and kettle' landscape of the moraine. The outwash plain has for the most part level to moderately sloping terrain, with the exception of the numerous glacial kettle holes, which are frequently characterized by moderate to extremely steep slopes abutting water bodies, wetlands, or occasionally dry upland bottoms.

With 170 miles of coastline, Barnstable also has extensive areas of coastal landforms, including beaches, barrier beaches, bluffs and dunes. These coastal landforms are an important part of the scenic landscape, and serve significant ecological functions. Coastal landforms provide a first line of defense against coastal flooding and wave-induced erosion. The natural erosion of coastal landforms from wind and waves supplies sediments to down-drift public and private beaches. The landforms also provide habitat for a variety of species.

Coastal landforms are under threat due to encroachment by development, growth in the number of hard engineered coastal structures, increased storm activity and relative sea level rise. As more coastal land is developed, it is more difficult for landforms to migrate inland in response to erosion.

GROUNDWATER

Barnstable's public drinking water supply source is its underground sole source aquifer. Public wells draw water from wide surface areas known as Zones of Contribution to Public Water Supply wells, which occupy approximately 30 percent of the area of the town. Barnstable has three groundwater protection zones, which, together, cover 100% of the town:

- Wellhead Protection Overlay District
- Groundwater Protection Overlay District
- Aquifer Protection Overlay District

The Aquifer Protection Overlay District consists of all areas of the town, except those areas within the Groundwater and Wellhead Protection Overlay Districts. The Wellhead Protection Overlay District consists of the area within the five- year time of travel zone to existing, proven future and potential future public water supply wells. The Groundwater Protection

Overlay District consists of all those areas within Zones of Contribution to existing, proven future and potential future public water supply wells.

In general terms, the groundwater system can be described as the saturated zone of water-bearing glacial deposits beneath the land surface. The upper surface of this zone, known as the water table, lies at depths beneath the land ranging from more than 100 feet in the highest part of the moraine to 0 to 10 feet along the shores and in the vicinity of ponds and lakes. In cross-section, the groundwater body is shaped like a lens, with the highest elevations of the water table being found along the groundwater divide, which in Barnstable roughly parallels the east-west axis of the moraine. Groundwater flows from the higher water table contours along the divide north and south to the lower elevations near the town's shores and beaches.

Barnstable's groundwater system, like the whole of Cape Cod, is replenished entirely by precipitation. The level of the water table fluctuates seasonally due to evaporation, precipitation and water withdrawals. The major threat to the aquifer is from contamination due to land use impacts.

The Hyannis Water Pollution Control Facility and the transfer station in Marston Mills are potential point sources of pollution located upland of public water supply wells. The industrial zone at Independence Park resides in Hyannis' and Barnstable's primary drinking water supply areas, as does the Barnstable Municipal Airport.

On-site septic systems, which account for the vast majority of wastewater treatment in the town, are a possible source of groundwater pollution if located in unsuitable soils, at high density, or in close proximity to water bodies or the groundwater.

FRESHWATER PONDS & LAKES

Freshwater lakes and ponds in the Town of Barnstable are significant scenic, recreational, and wildlife habitat resources. All of the town's ponds and lakes intersect the groundwater table. The majority of these water bodies are located on the outwash plain, having formed in kettle holes. They range from the 596-acre Wequaquet Lake, the third largest fresh water body on Cape Cod, to numerous smaller ponds of just a few acres in size. Freshwater features are shown on Map 6C.

A Great Pond is defined as any lake or pond that is ten acres or more in size in its natural state. Permitting of structures such as a dock or pier in a Great Pond is subject to review by MassDEP Waterways in accordance with MGL Chapter 91. Barnstable has 26 Great Ponds.

The town has 61 ponds of at least two acres. They contain a total area of 2.9 square miles. Many of these smaller ponds are used for swimming, boating, fishing, and ice fishing. They also provide habitat for waterfowl and fish.

Barnstable also has ponds identified as having characteristics of Coastal Plain Ponds, a habitat community of global significance. The Hyannis Coastal Plains Ponds—Mary Dunn, Lamson, Israel, Israel Pond and pondlets, Flintrock, Campground and Lewis Ponds—have shores and surrounding vegetation supporting habitat for significant populations of very rare plant and animal species. Most of these ponds are shallow, with average depths from 0.6 to 3.4 feet, and several occasionally dry up in the summer. The inundation/desiccation cycle is part of the coastal plain pond shore ecology. Seasonal fluctuations in the water level help to create and maintain the special Coastal Plain Pond Shore, which provides habitat for some important rare species.

However, dramatic changes in hydrology can threaten these habitats. Groundwater levels in the area of the ponds are strongly affected by nearby public water supply wells and are subject to seasonal changes in groundwater levels of three to four feet.

Freshwater streams or rivers within the Town of Barnstable are shallow and are largely not navigable. Several town rivers (for example, the Bumps, Centerville, and Marston Mills Rivers) are groundwater-fed streams running north-south across the outwash plain, receiving drainage from surrounding shallow watersheds and frequently connecting existing kettle hole ponds or lakes, thereby creating runs for herring and other anadromous fish to gain access to the ponds and lakes to spawn. In addition to the natural runs, several artificial channels have been excavated to serve as herring runs, and two are still in use: a 2,000-foot channel running from the outlet of Middle Pond to the Marston Mills River, and channels connecting Wequaquet Lake, Long Pond, and the Centerville

COASTAL & ESTUARINE RESOURCES

Barnstable's vast and varied coastal resources include expanses of exposed shoreline along Nantucket Sound, extensive tidal flats on Cape Cod Bay, and more protected estuarine areas in its numerous embayments. Each type of coastal area offers different recreational and ecological benefits, and faces different threats and management challenges. With a strong commitment to preserving the health and vitality of its coastal waters and the activities they support, the town is actively engaged in comprehensive planning and focused management activity in these areas.

The Town recognizes that the future health of its estuaries is tied to its ability to address nutrient loading in its estuaries. Watershed sources of nitrogen include septic systems, road run off and use of fertilizer.

While not the only contributors of nitrogen in estuaries—sediment regeneration and atmospheric deposition are two other sources—they are sources that can be effectively controlled by local action.

In order to understand the extent of nutrient overloading and craft effective management responses, the town participated in the Massachusetts Estuaries Project (MEP). The MEP analyses quantified the extent of nutrient loading in several Barnstable's embayments, and helped make the link between nutrient overloading and impacts to eelgrass and other indicators of estuarine health. MEP Technical Reports have been completed for Popponesset Bay, Rushy Marsh, Three Bays, Centerville River and Lewis Bay. The Technical Reports set forth the nutrient thresholds that are the basis for Total Maximum Daily Loads (TMDLs) for Total Nitrogen enforced by Mass DEP and the US EPA, and which provide the targets for wastewater planning. A TMDL represents the amount of a pollutant, in this case nitrogen, that a water body can receive and still remain healthy. TMDLs call for dramatic reductions in watershed nutrient loads in almost all embayments: Centerville River, Cotuit Bay, Lewis Bay, North Bay, Popponesset Bay System, Warrens Cove, and West Bay.

PLANT COMMUNITIES & WETLANDS

The Town of Barnstable contains a number of diverse vegetative communities which are ecologically significant, and which help to define the visual character of the town. The wide diversity of vegetation performs many critical functions. Plant species moderate weather extremes, help maintain the quality of the soil and air, protect against erosion, and absorb runoff, therefore protecting groundwater supplies. Vegetation provides useful habitats for wildlife, including shelter and food, breeding and overwintering habitat. Some wild plants, such as those producing berries, provide food for humans. Trees, shrubs and groundcover have aesthetic value, and are a major component of Barnstable's visual quality.

Natural Heritage maintains a list of all MESA-listed species observed and documented in each town. These species are listed because they are threatened (T), Endangered (E) or of Special Concern (SC).

In total Barnstable has 30 MESA-listed species, eight of which are threatened species and seven are endangered.

Wetlands in Barnstable include extensive areas of salt marsh. Barrier beaches, coastal beaches, dunes and bluffs are among the coastal landforms that make up the town's 170 miles of coastal shoreline. Freshwater wetlands also are a large-scale resource. Open water surface area totals over 1,800 acres, or 17% of the Town's surface area. In addition, there are associated bordering vegetated wetlands, swales, creeks, and bogs.

These vast and varied wetland resource areas provide a number of important ecological services. They provide habitat for terrestrial and aquatic plants and animals, they filter pollutants before they enter water bodies or groundwater, and in many cases they provide a buffer against storm damage.

Vernal pools are a particularly vulnerable wetland resource area. Vernal pools are temporary bodies of water, isolated in low spots in woodlands. They can be easily overlooked. These fish-free environments are perfect places for fairy shrimp, spotted salamanders, wood frogs and a variety of insects. Vernal pools are also important recharge areas for the aquifer. According to the MANHESP there are 30 certified vernal pools in the Town of Barnstable, up from 13 certified pools noted in the 2005 OSRP.

The town has nineteen sites identified in the Cape Cod Atlas of Tidally Restricted Salt Marshes compiled by the Cape Cod Commission. The restrictions are due primarily to inappropriately sized culverts and pipes, which run under roadways. In some cases, the restrictions impair shellfish resources or anadromous fish runs, or lead to issues of degraded water quality. Barnstable is among the Cape Cod towns eligible for and actively seeking federal funding to restore tidally restricted salt marshes under the Cape Cod Water Resource Protection Project. Opportunities to purchase land adjacent to tidally restricted salt marshes can lend additional protection to these resource areas, which often are associated with fish runs or other unique habitat features.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)

The 9,125-acre area encompassing Sandy Neck, Barnstable Harbor and the Great Marshes is one of eight state-designated Areas of Critical Environmental Concern (ACEC) on Cape Cod. ACECs are state designations for areas which have "unique natural and human resource values whose protection requires regional as well as local consideration."⁵²

This ACEC contains one of the largest barrier beach systems in New England, as well as extensive shellfish resources, salt marsh, numerous MESA-listed species and more than half of the town's certified vernal pools.

⁵² Executive Office of Energy and Environmental Affairs. <http://www.mass.gov/eea/agencies/dcr/conservation/ecology-acec/areas-of-critical-environmental-concern-acec.html>. accessed 07/01/16.

RARE AND ENDANGERED SPECIES

NHESP maintains a list of Endangered, Threatened and Special Concern wildlife species in each town. There are thirty-two MESA-listed animal species in Barnstable. A variety of snakes, salamanders, frogs and turtles have been sited. Invertebrates noted in the Town include rare moths, such as the Coastal Heathland Cutworm (*Abagrotis nefascia benjamini*), the Dune Noctuid Moth (*Oncocnemis riparia*), and other species.

The spread of roadways and subdivisions has reduced and greatly fragmented the habitat of many native wildlife species.

Many of these species have already been replaced with species which have adapted to suburban environments; others remain threatened by development.

Cape Cod is considered a birder's paradise because of its location along the Atlantic Flyway, one of the most important corridors for migratory birds. Barnstable's extensive shoreline provides important habitat for shorebird nesting, breeding, foraging and for shelter during the winter. Sandy Neck, Sampson's Island/Dead Neck, Kalmus and Long Beaches are designated habitats for rare and endangered shorebird species.

As a coastal community, fisheries are an element of Barnstable's local economy and community way of life. Saltwater fin fisheries include bluefish, white perch, striped bass, tautog, scup and winter flounder. Small boat commercial fisherman, rod and reel and pot fishermen, and commercial charters operate out of Barnstable and Hyannis Harbors, Lewis Bay, Popponesset Bay and Three Bays.

Ponds provide high quality freshwater fisheries habitat. Trout are stocked in Hamblin, Hathaway, Shubael and Lovells Ponds. Three streams in Barnstable, the Santuit River, Marston Mills River, and Bridge Creek are also stocked with trout. Smallmouth bass, yellow perch and other species are also found in the Town's ponds. Anadromous fish live most of their lives in salt water, but use fresh water for breeding and spawning. Anadromous fish runs include the Centerville, Marston Mills and Santuit Rivers.

A variety of commercially and recreationally significant shellfish resources also are abundant in the town. There are more than 6,000 acres of shellfishing area within the town, as reported in the 2010 OSRP.

Barnstable Harbor and its surrounding marshes are considered prime shellfish habitat. Species harvested from the area include soft shell clams, quahogs, sea clams, razor clams, blue mussels and scallops. The most abundant of these species are soft shell clams, quahogs, and blue mussels. The Great Marsh, and the Huckins, Little Thatch and Great Thatch Islands are ideal for soft shell clamming. Natural quahogs are also found in the Eel Grass Cove, Mussel Point and Calves Pasture areas. Natural mussel beds are found off Mussel Point and Bone Hill.

The Three Bays estuarine system, encompassing Cotuit, North and West Bays and the Marston's Mills River is another important shellfish resource area. Approximately 85% of the town's commercial quahog harvest comes from areas within the Three Bays.

Shellfishing is a commercially and recreationally significant activity in Barnstable. Approximately 2,363 people shellfish for recreational purposes in town. The number of commercial shellfishing permits, now at forty-seven, is controlled in order to prevent overfishing. The Town effectively manages its extensive shellfish resources. The town has an active propagation program for quahogs and, on a more limited basis, oysters.

CRITICAL HABITATS

Critical habitats in Barnstable have been identified by the NHESP, Core BioMap, and Cape Cod Wildlife Conservation Project.

NHESP BioMap⁵³

The Massachusetts Natural Heritage and Endangered Species Program (NHESP) developed a BioMap to identify the areas most in need of protection in order to protect the native biodiversity of the Commonwealth. Core Habitats represent habitat for the most viable rare plant and animal populations and include exemplary natural communities and aquatic habitats. The BioMap produced for Barnstable indicates three major NHESP Core Habitat areas that include and surround the Town's three largest conservation areas: West Barnstable Conservation Area, Sandy Neck barrier beach, and the Division of Fisheries and Wildlife Land. While much of this land is protected, there are significant areas within the Core Habitats that are not permanently protected open space and should be considered as high priority parcels for land acquisition.

Ninety-two verified natural communities were identified in the town's Core Habitats, as reported in the 2005 OSRP. These natural communities support hundreds of species of vegetation, including 246 vascular plant species, and twenty-three aquatic vascular plant species. These include four state-defined *Critically Imperiled* natural communities: Coastal Interdunal Marsh/Swale, Maritime Juniper Woodland/Shrubland, Maritime Oak-Holly Forest/Woodland, and Maritime Pitch Pine On Dunes. The Estuarine Intertidal Salt Marshes is considered a *Vulnerable* natural community that includes many notable species.

Cape Cod Wildlife Habitat Conservation Project

The central goal of the Cape Cod Wildlife Habitat Conservation Project, conducted by The Compact of Cape Cod Conservation Trusts, Inc., is *to preserve and enhance biodiversity on Cape Cod*. To achieve this ambitious goal, the project focused upon the identification, mapping and ranking of natural communities, including existing areas held for conservation or other open space purposes.

⁵³ Massachusetts Executive Office of Energy and Environmental Affairs. <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/land-protection-and-management/biomap2/>. accessed 07/01/16.

The results of this analysis provide a comprehensive view of the best *potential* wildlife habitats on Cape Cod based upon natural community type (i.e. vegetation cover, geologic and hydrologic features), size, condition and landscape context. One of the greatest threats to wildlife populations on Cape Cod is the continued fragmentation of habitat resulting from land development practices.

On a town-wide basis, the predominant habitat type is Uncategorized Forest totaling 30.7 percent of the total, the majority of which exists in the large conservation areas on the east and west borders of town. Salt marsh is a distant second at 9.54 percent of the total acreage and Ponds/Lakes came in third at 4.67 percent of the total.

Notably, more than 44 percent of the town is considered developed, compared to the regional figure of 17 percent, which clearly indicates the more urban nature of Barnstable compared to other towns on Cape Cod.

Additional findings:

- Barnstable is one of four towns with the most remaining forested woodland with 12,348 acres;
- Barnstable contains the most extensive amount of salt marsh with just over 3,800 acres or about 27 percent of the total for Cape Cod;
- Barnstable ranks second in percentage of total acreage dedicated to coastal habitat categories combined (barrier beach/dune system, barrier beach, coastal beach, coastal dunes and coastal bluff);
- Barnstable has 468 acres of vegetated wetlands including shrub swamps, wooded swamps, fresh marsh and bogs, second only to Truro;
- The town with the largest combined acreage for wooded swamp habitat (deciduous, coniferous and mixed) with 624 acres;
- Barnstable has the largest proportion of fresh marsh within its boundaries with 265 acres or about 11.4 percent of the region's total;
- Barnstable leads the Cape with 242 acres (20 percent) dedicated to growing cranberries;
- As the largest town, Barnstable also contains the most open water with 1,868 acres or about 17 percent of the total area.

Ongoing development poses a major threat to the protection of significant habitats. Of particular concern is the subdivision of large tracts of land for residences, which replace native vegetation with impervious surfaces and lawns.

SCENIC VIEWS

Barnstable offers beautiful views of several landscape types including marsh, woodland, beach, dune, open water, and sky. The Massachusetts landscape Inventory (reported in the 2005 OSRP) identifies Barnstable's Sandy Neck as a notable area with the seaward sections of the barrier beach designated as Distinctive and the more inland section as Noteworthy. Most of the interior of Barnstable is considered by the inventory as common scenic landscape.

Scenic views are enhanced by the cultural landscape, which includes views of fishing and sailboats, beachgoers, people walking the shore, and wharves punctuating the horizon. These cultural landscapes add to the visual experience of those who visit Barnstable. The combination of natural and cultural scenery is the sort of beauty people want to experience when they come to Cape Cod.

Much of what a visitor or resident sees of a town is from the street. Views and vistas are influenced by roadway width and layout, the presence or absence of setbacks and sidewalks, local architecture and dominant trees and vegetation. Barnstable has 65 scenic roadways and is a member town of the Old Kings Highway District Commission, which reviews development along scenic and historic Route 6A.

HAZARDOUS WASTE SITES

According to monitoring data from the Massachusetts Department of Environmental Protection, there are 24 confirmed active sites that handle hazardous materials in the Town of Barnstable. Additionally, there are 30 sites or release locations that continue to be monitored or investigated by Massachusetts Department of Environmental Protection. There are 194 sites (Response Action Outcome sites) where a hazardous material release may have occurred, but response actions were sufficient to establish that no significant risk of hazardous materials release is present or no substantial hazard exists.

HISTORIC & CULTURAL RESOURCES

HERITAGE RESOURCES

Formally established in 1639, Barnstable has a rich colonial heritage that is extant in many buildings, cemeteries, homesteads and neighborhoods throughout the town. Every village has unique historical assets that reflect its history and development including the town's historic cemeteries, the Hyannis Main Street/Waterfront Local Historic District, National Register Historic Districts, and the Old King's Highway Regional Local Historic District. The town has 16 National Register Districts and two Local Historic Districts.

The 2010 Draft Historic Preservation Plan for the Town of Barnstable provides a comprehensive inventory of the town's historic resources as well as an assessment of threats and management issues and an action plan for safeguarding historic resources.

SENSITIVE ARCHAEOLOGICAL AREAS

As described in Barnstable's *2010 Comprehensive Plan*, Barnstable has areas of primary, secondary, and tertiary sensitivity.

When the European settlers first encountered Barnstable some 360 years ago, they found a land inhabited by indigenous people. These inhabitants, primarily Wampanoag, lived in this area for seven or eight millennia, hunting, fishing, gathering and growing crops on the land. During the summer months, they camped on Sandy Neck and the southern shorelines and spent winters on the northern side of Barnstable. The first European colonists utilized trails and developed settlements near the Wampanoag. They also learned some of their survival and subsistence skills.

Because of what we have learned about the way the land was used before European settlement, areas that are most likely to hold additional archaeological resources are known. These areas are categorized by archaeological sensitivity - meaning that the likelihood that artifacts are present is rated according to location in the following three areas:

Primary: Areas within 1,000 feet of a marine or marine related ecosystem. These areas have a high probability of containing prehistoric archaeological sites.

Secondary: Areas within 500 feet of a pond or lake greater than 500 feet in width. These areas are likely to contain prehistoric archaeological sites, particularly if found in association with a primary sensitivity area.

Tertiary: Areas immediately adjacent to ponds and lakes of less than 500 feet in width, and areas immediately adjacent to freshwater ecosystems. These areas may contain prehistoric archaeological sites, particularly when located in association with primary or secondary sensitivity areas.

Archaeological resources are protected in Barnstable through the Conservation Commission. Under town by-laws, the Commission has the authority to require, as a condition of a permit, archaeological surveys where proposed work within resource areas may have an impact on archaeological sites. The Conservation Commission works with the Historical Commission to determine which projects are likely to impact sites. The Historical Commission and Old Kings Highway Chairmen receive and review Conservation Commission agendas for work in areas likely to be archeological sites.

INFRASTRUCTURE CAPACITY

This section reviews the town's infrastructure capacity including drinking water, wastewater and storm water, transportation, and schools. This section is based on information and direct excerpts from the the *2010 Comprehensive Plan* unless otherwise noted.

DRINKING WATER

In Barnstable, four water companies provide water via localized distribution systems to approximately 49,571 customers. The non-municipal water suppliers are Barnstable Fire District (BFD), Centerville-Osterville-Marston Mills Fire District (COMM) and the Cotuit Fire District (CFD). The only town owned supplier is the Hyannis Water Company, formerly the Barnstable Water Company (BWC).

These water suppliers own and maintain 443 miles of mains, 16 interconnections between the water suppliers in Barnstable and abutting towns, 41 wells and 10 storage tanks. They pump over 2 billion gallons of water per year and own approximately 1,233 acres of watershed property.

Water suppliers make decisions as to the expansion or extension of the water infrastructure based on their own judgment and availability of funds. The water districts maintain their own infrastructure and plan their own capital expenditures to improve the supply and distribution systems, increase pumping capacity, and respond to other water quality/quantity issues. Where no public water supply is available, residents and businesses rely on individual on-site wells for their potable water needs.

Currently the Water Quality Advisory Committee, a group that includes representatives from all water suppliers, meets several times a year to discuss and coordinate water supply issues across all jurisdictions.

Summary of Capacity for Four Water Districts

Hyannis

The Water Supply Division, an enterprise account-funded division under the Department of Public Works, was created by action of the Town Council following the acquisition by the Town of Barnstable of the assets of the Barnstable Water Company in May, 2005. This Division is responsible for management of the water distribution system primarily utilized by the residents and businesses in Hyannis.

The Water Supply infrastructure system for Hyannis consists of two water treatment facilities, 12 well pumping stations, a number of which have self-contained corrosion control systems, two storage standpipes and approximately 100 miles of distribution piping, which date to 1911. The system has approximately 7,334 service connections.

Total yield plus storage capacity is about 9.13 million gallons (MG), which exceeds average daily summer withdrawal of about 5 million gallons per day (MGD). Total yield and storage exceeds withdrawals.

- Average Daily Withdrawals Summer: 5 MGD
- Average Daily Withdrawals Winter: 2.5 MGD
- Active Wells: 12
- Current Total Yield: 6.56 MGD
- Storage Tanks: 2
- Storage Capacity: 2.57 MG

The district is undertaking phased upgrades of infrastructure and is in the process of locating sites for four more wells. The plan is that existing wells will eventually be retired when replaced with new wells.

Cotuit

In 2014, the Cotuit Water Department provided 225,261,000 gallons of drinking water to 2,256 homes, businesses, and public buildings. The district has five wells and three storage tanks. Total yield plus storage capacity is about 5.29 MG, which exceeds average daily summer withdrawal of about 2 MGD. Total yield and storage exceeds withdrawals.

- Average Daily Withdrawals Summer: 0.8-2 MGD
- Average Daily Withdrawals Winter: 0.35-0.5 MGD
- Active Wells: 5
- Current Total Yield: 4.39 MGD
- Storage Tanks: 3 (Plan to reduced to two tanks during Fall 2015)
- Storage Capacity: 0.9 MG (Plan to remove one storage tank will reduce capacity to 0.8 MG)

The district is in the process of building a new storage tank (eventually retiring two tanks) implementing a meter changing program, and ongoing maintenance.

Centerville/Osterville/Marston Mills (COMM)

COMM is the largest water district in Barnstable, with 12,046 service connections and 252 total miles of water mains (per 2013 Annual Report). The district has 22 wells and three storage tanks. Total yield plus storage capacity is about 18.8 MG, which exceeds the average daily summer withdrawal of about 9 MGD. Total yield and storage exceeds withdrawals.

- Average Daily Withdrawals Summer: 8-9 MGD
- Average Daily Withdrawals Winter: 3.5 MGD
- Active Wells: 22
- Current Total Yield: 12 MGD
- Storage Tanks: 3
- Storage Capacity: 6.8 MG

In 2014, the district completed the design phase for a new pumping facility (Hayden 23). In addition, also in 2014, the district implemented a full interior and exterior recoating of 3.3 MG tank off the Service Road.

In addition, the district is undertaking a cross-connection program: A cross-connection occurs whenever a potable drinking water line is directly or indirectly connected to a non-potable piece of equipment or piping. An unprotected or inadequately protected cross connection could contaminate drinking water.

Barnstable

The Barnstable Fire District, which is the smallest water district in Barnstable, has 1,927 service connections and 49.86 miles of distribution mains (per 2011 Annual Report). The district has five wells and three storage tanks. Total yield plus storage capacity is about 4.16 MG, which exceeds the average daily summer withdrawal of about 0.8 MGD. Total yield and storage exceeds withdrawals.

- Average Daily Withdrawals Summer: 0.8 MGD
- Average Daily Withdrawals Winter: 0.28 MGD
- Active Wells: 5
- Current Total Yield: 1.69 MGD
- Storage Tanks: 3
- Storage Capacity: 2.47 MG

The district recently completed the construction of Well #5 with contributions made by the Larusso Charitable Trust. In addition, the district is undergoing repainting one of the storage tanks and replacing some water mains on Route 6A. In 2011, the district completed a comprehensive inventory of infrastructure and catalog the age and construction water mains.

WASTEWATER

As described in the *2010 OSRP*, the majority of Barnstable's residential and commercial areas depend upon on-site Title V septic systems for wastewater disposal. There is municipal sewer service available in a small area of Barnstable Village, portions of Hyannis, and Independence Park.

The service area in Barnstable Village includes the county complex and areas near the harbor basin. This system is a force main with a low capacity, which is difficult to tap into for system expansion. The Wastewater Pollution Control Facility is located off of Beares Way and Route 28 in Hyannis. However, the facility has experienced some groundwater mounding in this location, and studies are ongoing to determine locations where offsite disposal of effluent from this plant can be accommodated.

The Citizens Advisory Committee, which met from 2006-2015 and was recently disbanded, was charged with advising the town on the Comprehensive Water Management Plan. In August 2015, the Barnstable Town Council amended the Town Code to create a new Water Resources Advisory Committee to advise the town on the completion of implementation of its Water Resource Management Planning Project.

Water Pollution Control Division⁵⁴

The Water Pollution Control Program, an enterprise account-funded program under the Department of Public Works, manages a wastewater collection, treatment and disposal system, including the operation and maintenance of a secondary wastewater treatment plant, 30 sewage pump stations and 55 miles of sewer lines. The Program also includes the operation of a pretreatment program and a laboratory for testing the quality of sewage and septage to prevent the introduction of toxic wastes into the system and to ensure compliance with Federal and State regulations. In addition, the Program manages an accounts receivable and billing system for users of the sewer system. The Program provides owners of properties with on-site septic systems with a means of disposing of septage pumped routinely from their systems to prevent premature failure of the system and contamination of the groundwater.

Wastewater Facility Plan⁵⁵

The Town of Barnstable is working on a town-wide nutrient management plan that will provide the basis of the Town's Comprehensive Wastewater Management Plan (CWMP). The town completed the MEPA/DRI review process for what is known as the Wastewater Facility Plan (WWFP) in 2007 for upgrades and expansion of the Hyannis Water Pollution Control Facility. The WWFP resolved wastewater disposal issues relative to wastewater disposal site capacity and identified nine areas of concern (AOCs) for sewer hook-up. The approval conditions required an Adaptive Management Plan for monitoring conditions around the wastewater facility as it approaches a discharge rate of 3.7 MGD prior to attaining its design capacity of 4.2 MGD. The additional MGD may require the use of an approved remote site known as the Route 132 site.

The town has implemented upgrades at its present facility and has completed a sewer extension project for Stewart's Creek area. Plans to sewer the Lake Wequaquet area were not approved by the town due to cost, unclear objectives, and segmentation from the comprehensive plan.

The town's Department of Public Works is currently (as of Fall 2015) undergoing preparation alternative wastewater management plans.

Water Resource Protection

As described in the 2010 OSRP, Three Bays and Centerville River are classified as Class SA Outstanding Resource Waters, as is Barnstable Harbor, excluding waters along the western portion of the harbor. Under the Massachusetts Surface Water Quality Standards (310 CMR 4.00) Class SA waters are an excellent habitat for fish, other aquatic life and wildlife, including for their reproduction, migration, growth and other critical functions, and for

⁵⁴ Town of Barnstable, Water Pollution Control, <http://www.townofbarnstable.us/waterpollution/> . accessed 07/01/16

⁵⁵ Cape Cod Commission. *Cape Cod Regional Wastewater Management Plan: Status of Local Planning*. March 2013,

use for primary and secondary contact recreation. The classification system represents the water quality that the embayment should support, not the existing level of water quality.

The environmental, economic and cultural values associated with Barnstable's water resources have been touched on above. Yet the continued health and vitality of the resource, and particularly estuarine waters and freshwater lakes and ponds, continues to be the subject of intense study and planning. Overexposure to nutrients coming primarily from watershed land uses threatens fresh and marine waters. In marine waters, nitrogen is the limiting pollutant, while in freshwater bodies it is phosphorous. In either case, an excessive amount of the limiting nutrient causes eutrophication and ultimately a loss or total lack of oxygen necessary for healthy plant and animal life.

Total Nitrogen TMDLs have been issued for seven embayments in Barnstable and call for dramatic reductions in watershed nitrogen loads.

These reductions are being sought through capital improvements and other nitrogen management strategies identified in the Wastewater Facilities Plan, Comprehensive Wastewater Management Plan for Stewarts Creek, and the Nutrient Management Plan.

In addition, in 2009, the town completed an *Action Plan for the Barnstable Ponds* for Barnstable's 182 freshwater ponds, totaling 1,856 acres – 25 of these ponds are larger than 10 acres (Great Ponds). This plan provides recommendations to integrate management of the inland ponds into an overall nutrient management plan.

STORMWATER

As the roadway network and number of paved parking surfaces grow to serve new residential and commercial development, so will the need to effectively and safely manage the stormwater that flows from these impervious surfaces. Stormwater runoff from roadways and paved areas has impacted drinking water supply, shellfish beds and other natural resources. Infrastructure must be designed and extended to capture and treat the runoff before it reaches environmentally sensitive areas. The town must continue to implement a stormwater management plan.

Stormwater carries bacteria and petrochemicals that can degrade water quality and aquatic habitat. Bacterial pollution has resulted in the closure of some shellfish areas. The town has an aggressive Coastal Discharge Mitigation Program which seeks an annual appropriation for the installation and maintenance of stormwater management improvements. Despite the progress resulting from this program, it is believed that not all stormwater management problems have yet been identified and annual funding is not able to address the number of new and maintenance projects.

Open space planning can help to reduce the threat of degraded water quality by focusing on purchases that can reduce development potential, provide opportunities for treated wastewater discharge, and filter pollutants from run-off before they enter an estuary or pond.

SOLID WASTE DISPOSAL

The various types of solid waste produced in the town are handled at the Barnstable Solid Waste Management Facility in Marston Mills. The transfer station area encompasses approximately 64 acres and has been used for dumping, landfill, transfer and recycling purposes for more than sixty years. The Residential Solid Waste Transfer Station and Recycling Facility in Marston Mills is now open seven days a week. Barnstable residents have two options for recycling: 1) to take their recyclables to the Residential Solid Waste Transfer Station and Recycling Facility in Marston Mills, or 2) to have their commercial trash hauler collect their recyclables curbside. The cost of curbside collection by private haulers varies. There is no charge for basic recycling to residents of the Town of Barnstable at the Residential Transfer Station and Recycling Facility.

TRANSPORTATION

Public Transit

Public transit in Barnstable includes local fixed route and limited demand bus service, inter-city bus service that can link passengers to rail service, air service from Barnstable Municipal Airport in Hyannis and ferry service to the Islands.

The Cape Cod Regional Transportation Authority (RTA) has built, on the 10.8-acre railroad terminal site owned by the state, the Hyannis Transportation Center (HTC) that serves as a bus terminal, a maintenance facility, and the RTA office. The Town of Barnstable wants the Center to act as a "hub", with coordination of satellite parking, shuttle, railroad, bus, airport, and ferry services.

Given its location in an area where air, bus, ferry and automobile travel options converge, these intermodal goals are sound. The Town is engaged in a bikeway project that provides a link from the Cape Cod Bikeway to HTC transportation options and downtown Hyannis. The Steamship Authority, a primary provider of water transportation for freight and passengers traveling to the Islands, has a parking lot near the HTC. While the Steamship Authority does have a seasonal shuttle service, it is not sufficient to address existing demand. Currently there is no direct public transit or pedestrian connections for island ferry passengers from the airport, remote parking or the HTC. Needed improvements include shuttle service between the airport and the HTC, increased local and regional bus service and remote parking with intermodal connections for travelers going to and coming from the Islands.

Inter-city and intra-city bus service does not provide an adequate alternative to the automobile. Ridership and intermodal efficiency could be increased by integrating and coordinating all modes of transportation such as railroad, ferries, parking facilities, and the Barnstable Municipal Airport.

Roadways

The importance of the roads is evidenced by the approximately 40 million vehicle trips that the more than 40,000 residents made using the network of roads and the tens of millions more trips local business generated during the same period. Deferred maintenance and increasing traffic loadings result in an accelerated deterioration of the roadways.

The road network consists of three major regional east-west roads –Route 6A, Route 6 and Route 28, and four regional roads that connect to the east-west roads -Willow Street, Route 132, Phinney's Lane and Route 149. Connecting to these, an intricate network of local streets reflects incremental development over hundreds of years; however, the majority of residential subdivision roadway construction has taken place over the last 30 years.

Barnstable's roadway system is strained by local and regional residential and commercial growth.

There are 498 miles of public roadways within Barnstable's corporate limits. Of this total, approximately 220 miles are town owned roads. The town is solely responsible for the maintenance and upkeep of these roadways. Privately owned public roads are roads created through subdivision control or other means that have not been accepted by the town according to the provisions of Massachusetts General Law.

There are 174.37 miles of private roads within Barnstable. Many private roads carry a great deal of traffic and play an important role in the movement of traffic throughout the town. In the past, the town has performed limited maintenance and emergency repairs on private roads to guarantee emergency vehicle and school bus access. This policy should be evaluated each year during the capital budget process.

Additional roadways are categorized as: 27 miles of ancient ways; 50.24 miles of county roads; 27.73 miles of state roads; and .03 miles of roadway classified as "other".

Traffic Congestion Areas

In consultation with the Barnstable Highway Division of the Department of Public Works, the following roadway segments experience severe congestion, particularly during peak.

Route 28 between Yarmouth road and the Airport rotary.

Mitigation: As described by the Cape Cod Commission⁵⁶, in 2008, the state's MassHighway department completed the "Hyannis Access Study," which highlighted significant vehicle congestion and safety problems for motorists trying to gain access to the downtown Hyannis area. The study focused on the Airport Rotary and the Route 28/Yarmouth Road intersection, and recommended further study of the Yarmouth Road/Willow Street corridor.

⁵⁶ Cape Cod Commission, *Hyannis Access Study Implementation*, <http://www.capecodcommission.org/index.php?id=321>, accessed 07/01/16.

In 2010, the Cape Cod Commission, with the help of a task force of transportation professionals, business leaders, and municipal officials, completed the Yarmouth Road Corridor Study. The study concluded with a recommended concept plan for that corridor and its intersection with Route 28.

In 2011, the Commission, again with the help of a task force and representatives from the Town of Barnstable, began to review a previously prepared design of Route 28 from the Airport Rotary to the Barnstable/Yarmouth town line, taking into consideration large-scale development along sections of Route 132 (from the Cape Cod Mall traffic signal to the Airport Rotary). In 2013, the Hyannis Access Study Implementation project resulted in the identification of a preferred long-term solution for this roadway.

The preferred plan includes the following major design features:

- Replace Airport Rotary with a roundabout and Route 28 to Route 132 underpass.
- Widen Route 28 to four lanes with a median
- Install a roundabout at Ridgewood Avenue
- Improve pedestrian and bicyclist accommodations

Route 28 Centerville-Hyannis Corridor Study⁵⁷

Mitigation: The Town of Barnstable and the Cape Cod Commission began a corridor study of Route 28 (Falmouth Road) from Old Stage Road to Bearses Way. The study is focusing on improving safety, reducing congestion, and accommodating all users. The section of Route 28 from Old Stage Road to Bearses Way is a priority for investigation because it is often congested, particularly in the summer months. Congestion is a barrier to reliable and convenient access to Hyannis, the largest commercial destination on Cape Cod and the location of the Cape Cod Hospital, the Barnstable Municipal Airport, the Cape Cod Regional Transportation Authority, the Hyannis Transportation Center, and the Steamship Authority.

The Cape Cod Commission, under the 2014 Unified Planning Work Program, is conducting a transportation planning study with the goal to develop alternatives that will provide safe and convenient access within the study area for all users of the roadway system including pedestrians, bicyclists, and motorists.

Draft 5-Year Plan for Roadway Projects⁵⁸

The 5-year plan for Barnstable DPW roadway projects has been developed to aid in the coordination of utility and other projects in or adjacent to roadways. It has also been a tool for organizing work more efficiently. The plan is meant to be flexible but the first two years of the plan are intended to be firm. The project priorities have been developed using the Barnstable Pavement Management System for guidance to produce a mix of cost effective projects and projects to address severely distressed roads.

⁵⁷ Cape Cod Commission, *Transportation, Projects*, <http://www.capecodcommission.org/index.php?id=178> . accessed 07/01/16.

⁵⁸Town of Barnstable. *Barnstable DPW Draft 5-Year Plan for Roadway Projects*, June 19, 2015.

The plan emphasizes preventive maintenance of roads in good condition, rather than reconstructing roads in poor condition. In terms of lifetime cost and long term pavement conditions, this will result a more economical and healthy roadway system. The plan emphasizes the use of town funds for preventative maintenance (Crack sealing, chip seals, and other surface treatments) over repair strategies (mill and overlay, reclamation, and reconstruction).

Sidewalks

There are approximately 66 miles of sidewalks throughout the town with a majority located in villages and commercial areas. The Department of Public Works and the Engineering Department use The Town of Barnstable Sidewalk, developed with the Growth Management Department, to guide sidewalk repair, improvement and construction. This planning study documents the need for additional sidewalks that must be prioritized among other capital improvement projects.

The Sidewalk Plan includes projects prioritized by location near village centers, recreation lands, local and regional service areas; school priorities; and interconnections to existing sidewalk networks.

Bikeways

Barnstable has two bike paths totaling 4.8 miles in length. Bike paths are characterized by a separated right of way while bike routes are roadways with wide shoulders that have been designated for bicycle use. Barnstable has 41.2 miles of bike routes. Plans are underway to extend the Cape Cod Rail Trail through Yarmouth and into Barnstable via the eastern part of town – it is expected that 100% design submission will be submitted to the state Department of Transportation in 2016 and the project would go out to bid in 2017, as reported in *The Barnstable Patriot*.⁵⁹

SCHOOLS

The Town of Barnstable's public schools consist of four elementary schools (K-3), two charter schools, an intermediate school (grades 6-7), and a high school (grades 8-12). One charter school, the Barnstable Community Horace Mann Charter, serves grades K-3 and the other charter school, Barnstable United School, serves grades 4-5.

Enrollment

Overall, enrollment decreased in the 20-year period 1996-2015 from 7,063 students to 5,655.

Table 44: Barnstable Public School Enrollment

Year	Total District Students (PK-12)	BHMCS (1999-2012)	BCHMCPS (2004- Present)	Total
1996	7063			7063
1997	7003			7003
1998	7069			7069
1999	7029			7029

⁵⁹ Szmit, Kat, "Rail Trail Extension Nears Reality," *The Barnstable Patriot*, April 10, 2015.

2000	6474	581		7055
2001	6310	615		6925
2002	6136	508		6644
2003	6229	530		6759
2004	5586	980		6566
2005	5101	899	351	6351
2006	4728	922	434	5927
2007	4543	911	473	5785
2008	4457	854	474	5667
2009	4354	841	472	5667
2010	4293	793	335	5421
2011	4153	817	334	5304
2012	4144	806	317	5267
2013	4941		286	5227
2014	4900		294	5194
2015	4933		291	5224

The percentage of school-age residents enrolled in Barnstable public schools remained relatively steady between 2011 and 2014 from about 91.6% to 91.7% of total school-age residents. This is slightly higher than enrollment levels in the state overall, which was 90.8% in 2011 and 91.2% in 2014.

Due to the decreasing enrollments, Barnstable closed five schools between 2003 and 2009: Hyannis Grade 5 (2003), Osterville Bay Elementary (2008), Osterville Elementary (2009), Cotuit Elementary (2009), and Marston Mills Elementary (2009).

Facility and Staffing Capacity

Existing school facilities provide adequate capacity to meet the following School Committee guidelines for student to teacher ratio at roughly 95% across the district:

- Preschool -15:1
- Grades K-3 - 22:1
- Grades 4-7 - 24:1
- Grades 8-12 – 25:1

However, in comparison with the Massachusetts School Building Authority's recommended facility capacity, all of Barnstable's elementary sites exceed the recommended capacity. Modular construction projects are aimed at closer aligning facilities at Barnstable West Barnstable, Centerville, and Hyannis West elementary schools. The intermediate and high school buildings have additional capacity for student growth.

Special Needs

Special needs education population in Barnstable was 16.4% of total enrollment during the 2014-2015 school year. Students are educated in a variety of settings including regular, substantially separate classrooms, Educational Collaborative Schools, and other private/public schools. Federal and State laws require special need students to be educated in the “least restrictive environment,” which often means in-district.

Since 2012, the Barnstable School District has partnered with the New England Center for Children to provide an in-district education to students with Autism Spectrum disorders. Many of these students would have historically been educated outside of Barnstable. The partner classrooms include a high instructor to student ratio and small class size (no larger than eight students). Currently (as of Fall 2015) there are two partner classrooms at West Villages, one at Barnstable United, and one at Barnstable Intermediate.

There has been a significant increase in Barnstable’s English Language Learner (ELL) populations with 149 students in 2011 (about 3.6% of total students) to 360 students in 2015 (about 7.3% of total students). While this is a substantial increase, the percentage of ELL students in Barnstable is lower than statewide (8.5% of students statewide are ELL students). ELL students require specialized teachers and classes. With Barnstable’s space issues, this may result in higher general education student-teacher ratios.

Projections

Barnstable’s internal 5-year enrollment projections indicate that enrollment will be relatively stable with minor decreases year to year. Currently, there is not plan to close additional facilities. Enrollment projections are partially based on birth trends – Barnstable’s total annual births between 1997 and 2006 averaged 475 while 2007-2013 the average decreased to 420 total annual births and this trend is expected to continue for several years.

REGULATORY BARRIERS

This section describes land use and environmental regulations that impact residential development including the local zoning ordinance, Inclusionary Zoning provisions, Affordable Accessory Apartment provisions, state and local wetlands regulations, and local historic district designations.

ZONING

Residential Districts

Single-Family on Two-Acre Lots

The Pond Village (Barnstable) District of Critical Planning Concern (PVDCCPC), also referred to as the R-2C district, permits only single-family houses by right with two-acre minimum lot area. In addition, the district permits renting of rooms in a single-family for not more than three nonfamily members and family apartment. The town adopted the two-acre zoning for single-family uses in the Town's Resource Protection Overlay District in 2001, which encompassed 31,294 total acres or 26,817 acres excluding surface and marine water bodies. The resulting reduction of build-out capacity at least 3,432 single-family houses.⁶⁰

Single-Family on One-and-a-Half Acres

The RG district permits only single-family houses by right with one-and-a-half-acre minimum lot area. This district does not

Residential Districts

RB	Residence B District
RC	Residence C District
RC-1	Residence C-1 District
RC-2	Residence C-2 District
RC-2C	Residence 2-C (Pond Village District)
RD	Residence D District
RD-1	Residence D-1 District
RF	Residence F District
RF-1	Residence F-1 District
RF-2	Residence F-2 District
RG	Residence G District
RAH	Residence AH District
MAH	Multi-Family Affordable Housing MAH District

Office Districts

HO	Highway Office District
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Commercial Districts

B	Business District
BA	Business A District
MB-A1	Marine Business A1 District
MB-A2	Marine Business A2 District
MB-B	Marine Business B District
VB-A	Village Business A District
HB	Highway Business District
UB	Urban Business District
S&D	Service and Distribution District
SD-1	Service and Distribution District
MMV	Marston Mills Village District
WBVBD	West Barnstable Village Business District

Hyannis Village Zoning Districts

HVB	Hyannis Village Business District
MS	Medical Services District
SF	Single Family Residential District
OM	Office/Multi-Family Residential District
HD	Harbor District
HG	Hyannis Gateway District
TD	Transportation Hub District

Industrial Districts

IND LIMITED	Industrial Limited District
IND	Industrial District

⁶⁰ Town of Barnstable, Growth Management Department, *Downtown Hyannis Growth Incentive Zone Application* (December 28, 2005), 19.

permit renting of rooms or family apartments.

Single-Family on One-Acre Lots

These districts permit only single-family houses by right with one-acre minimum lot area: RB, RC-1, RD-1, RF, and RF-2. In addition, these districts permit renting of rooms in a single-family house for not more than three nonfamily members.

Districts RC, RD, and RF-1 also permit only single-family houses by right with one-acre minimum lot area but do not permit renting of rooms.

Single-Family & Affordable on One-Acre or 10,000 s.f. Lots

In the RAH district, single-family houses are also permitted by-right with one-acre minimum lot area or 10,000 s.f. minimum area if connected to municipal sewer. The district also permits affordable single-family houses that are eligible for inclusion on the Subsidized Housing Inventory and that must be sold or leased to a non-profit corporation or governmental agency to provide housing to eligible tenants or buyers. The district also permits more than one single-family dwelling constructed on a lot if the area of the lot is no less than 10,000 s.f. per unit.

The RAH district is located on Old Strawberry Hill Road near Anthony Drive in Hyannis.

Single-Family on Half-Acre Lots

The SF Single Family Residential District permits single-family dwelling on half-acre (20,000 s.f.) lots. In addition, the district permits artist's lofts, renting of rooms for not more than three nonfamily members, and family apartment.

MAH Residential District

The purpose of this section is to authorize by special permit privately initiated affordable housing by for-profit or not-for-profit organizations. The district permits single-family houses by right on two-acre minimum lots. By special permit, the district permits multifamily affordable housing developments that are connected to the municipal sewer system. The district allows multifamily affordable housing development of up to eight units per acre with greater density allowed of 16 units per acre for redevelopment of a structure previously used as a nursing home or convalescent home if developed as 100% affordable.

The MAH district is located on Route 28 near Old Strawberry Hill Road in Hyannis.

DEVELOPMENT OF REGIONAL IMPACT

Upon a determination by the Building Commissioner that an application for site plan review for a development requiring a special permit under the SCCRCOD constitutes a development of regional impact (DRI) under Section 12(h) of the Cape Cod Commission Act, 1990 Mass. Acts, Ch. 716, a referral shall be made to the Cape Cod Commission, accompanied by a request that a joint review process of the proposed development be established between the Cape Cod Commission and the Planning Board. The joint review process shall include joint hearings between the Planning Board and the Cape Cod Commission, as feasible.

GROWTH INCENTIVE ZONING

Barnstable created the Downtown Hyannis Growth Incentive Zone (GIZ) in 2006. The town applied for this designation from the Cape Cod Commission to allow more local control by raising the Development Regional Impact thresholds. This streamlines the regulatory approach to provide an incentive for investment in Downtown Hyannis. The GIZ also includes provides density bonuses and offsets and creates design and infrastructure parameters. The GIZ includes multiple districts, including those described below.

Select Definitions

An **artist loft** is defined as a place to be used as both a dwelling and place of work by an artist, artisan, or craftsperson.

Workforce housing is defined as residential dwelling units affordable to families earning 81% to 120% of the area median income.

HVB Hyannis Village Business District

The HVB district allows apartments (multifamily dwellings) as a permitted principal use, not including mixed-use development, with a maximum density of 12 units per acre. Developments on Hyannis Main Street require permitted non-residential ground floor uses including retails, restaurants, and offices.

MS Medical Services District

The MS district permits multifamily housing by-right as a permitted principal use of up to six units per acre (or 12 bedrooms per acre). The district also permits multifamily housing by special permit of up to 7 units per acre with an increase to 12 units per acre with 25% of the units for workforce housing. Multifamily housing in this district is not required to provide inclusionary housing.

OM Office/Multifamily Residential District

Permitted uses by-right in the OM district include multifamily housing totaling not more than 12 units per acre (or 24 bedrooms per acre) and mixed-use developments. The district also allows multifamily housing by special permit of up to 16 units per acre (32 bedrooms per acre) with at least 25% workforce housing.

HD Harbor District

This district permits mixed-use developments with residential units located above the ground floor and artist's lofts. By special permit, the district permits multifamily housing with up to seven units per acre.

HG Hyannis Gateway District

The HG district permits mixed-use and multifamily housing of up to four units per acre (eight bedrooms per acre) by right as a permitted principal use. In addition, by special permit, the district allows multifamily housing of up to 16 units per acre (or 32 bedrooms per acre) that includes at least 25% workforce housing.

Village Districts

West Barnstable Village Business District

This district permits single-family houses on minimum one-acre lots. The dwelling unit can be attached to a nonresidential accessory apartments are permitted as an accessory use.

Marston Mills Village Zoning District

This district permits mixed-use development by right where the building footprint does not exceed 5,000 square feet and total gross floor area does not exceed 10,000 square feet with retail or office use on the first floor, residential apartment units above not to exceed four apartment units. The district also permits up to seven apartment units in a mixed-use building as well as artist lofts by special permit. In addition, an apartment incidental to a nonresidential use is permitted as an accessory use.

Business Districts

The B and UB business districts allow multifamily dwellings as a principal permitted use by-right with minimum lot area of 5,000 s.f. per unit.

The VB-A Business District permits single-family houses and apartments (multifamily dwellings) located above the first floor.

Overlay Districts

The town has undertaken measures to protect natural resources and significant habitats, including: adopting the Resource Protection Overlay District with a minimum lot size of two acres in most areas of town; promoting Open Space Residential Design subdivisions; and mapping sensitive habitat areas to use as a guide for permitting development.

Resource Protection Overlay District

This district includes the recharge areas to the Centerville River, Popponessett and Shoestring Bays, and Three Bays area of Cotuit and Osterville and provides greater resource protection than underlying zoning with a minimum two-acre lot area.

Open Space Residential Design Subdivisions

The Open Space Residential Design (OSRD) provisions allow clustering of single-family houses. The density provisions include incentive for 100% affordable development by allowing base density calculation to include lots that would not be practically buildable.

Private-Initiated Affordable Housing Development

This Private-Initiated Affordable Housing Development (PI-AHD) provisions permit privately-initiated affordable housing by special permit. At least 20% of dwelling units must be affordable and eligible for inclusion on the Subsidized Housing Inventory. The minimum lot area requirements are 10,000 s.f.

SCCRCOD Senior Continuing Care Retirement Community Overlay District

The purpose of this section is to encourage the development of residential communities designed to offer shelter, convenience, services and personal medical care, including nursing facility services, to senior persons. This district allows independent living, assisted living, and nursing home care.

Floodplain District

Designated in special flood hazard areas within the Town designated as Zone AE, AO, or VE on the Barnstable County Flood Insurance Rate Map as defined by the 100-year base flood elevations. New construction or substantial improvements of residential structures must have lowest floor elevation not less than the base flood elevations, among other requirements to protect properties in the floodplain.

Groundwater Protection Overlay Districts

The purpose of this section is to protect the public health, safety, and welfare by encouraging nonhazardous, compatible land uses within groundwater recharge areas. The overlay districts consist of three districts, which, together, cover all of the Town: Aquifer Protection Overlay District (AP); Groundwater Protection Overlay District (GP), and Well Protection Overlay District (WP).

The GP and WP districts restrict lot coverage to more than 15% or 2,500 s.f. of impervious surface. If all recharge is disposed of on site then up to 50% of total upland is permitted to be impervious. In addition, a minimum of 30% of the total upland area shall be retained in its natural state.

Shopping Center Redevelopment Overlay District

This district prohibits multifamily housing.

Former Grade 5 School Planned Unit Development Overlay District

The purpose of this district is to promote flexibility in the design and development of land within the district. Permitted uses including residential uses such as garden apartments, townhouses, multifamily housing, assisted living developments, and mixed-use developments.

Barnstable District of Critical Planning Concern for Growth Management⁶¹

In 2001, the Town of Barnstable became the first town on Cape Cod to nominate a town-wide District of Critical Planning Concern (DCPC), per the Cape Cod Commission Act, to address issues arising from rapid growth in the community. This designation was upheld by the Supreme Judicial Court. The resulting town-wide growth cap limited the number of residential building permits issued per year. Beginning in 2005, residential building permits were limited to 96 market rate permits and 36 affordable permits per year.

In 2005, the Town nominated the Pond Village DCPC, which consisted of 125 acres in Barnstable Village, to adopt two-acre zoning. The Town estimated that single-family residential development potential was reduced from 30 lots to a total of 13 lots.

⁶¹ Downtown Hyannis Growth Incentive Zone Application, 20.

Inclusionary Zoning

The Town adopted an Inclusionary Zoning ordinance in 1999 to assure that “an appropriate share of the remaining undeveloped land in the Town is used to meet the Town’s critical need for affordable housing, and to promote inclusion of a fair share of the costs of construction of affordable housing in all residential and nonresidential land development activity within the Town.” The ordinance requires that developments of over 10 units include at least 10% deed restricted affordable units.

In the Downtown Hyannis GIZ, a developer may apply to the town for an alternative development agreement if it provides at least as much benefit as the Inclusionary Zoning provisions.

Shared Elderly Housing

The Zoning Board of Appeals may grant special permits to allow for the use of structures as shared housing to provide care and shelter for persons with special needs due to age or disability. Said special permits shall be issued only with respect to owner-occupied single-family residences to be occupied by not more than six persons not less than 65 years of age or in approved instances persons of lesser age in need of special care, in addition to the family residents in the dwelling, and shall be conditioned upon the maintenance of proper licensed status as a shared residence under the laws of the commonwealth, and upon such other requirements as the Zoning Board of Appeals deems appropriate with respect to safety, parking, screening and other amenities designed to mitigate the impact of the use upon the neighborhood, and may be conditioned as to time and ownership in the discretion of the Board.

ACCESSORY AFFORDABLE APARTMENT PROGRAM

The Accessory Affordable Apartment Program (Section 9, Article II of the Code of the Town of Barnstable) implements part of Barnstable's Affordable Housing Plan. Since its beginning in 2000, the Program's main objective is to use existing housing stock to provide affordable housing. The Program allows creation of new accessory affordable units for single-family properties and multi-family properties.

Single-Family Properties

The single-family property must be owner-occupied on a year-round basis and either:

1. Contain a pre-existing un-permitted apartment unit; or
2. Create a new apartment unit within a new or existing attached structure; or
3. Create a new apartment unit within an existing detached structure

Multi-Family Properties

The property must be legally permitted as a multi-family dwelling, but contain one or more units above the number allowed.

Permitting and Funding

These affordable apartment units are subject to a Comprehensive Permit issued by the Zoning Board of Appeals Hearing Officer.

Growth Management staff assists the property owner throughout the permitting process by:

- Working with the property owner to determine if their property is eligible for the program
- Assisting property owners, if they are eligible, with funding application for eligible costs associated with creating an accessory affordable department

Funding is available for eligible rehab costs of up to \$5,000 of CDBG funds and up to \$20,000 of CPA funds, both offered as deferred loans.

WETLAND REGULATIONS

State Laws

Barnstable's wetlands are protected through Massachusetts General Laws (MGL) c.131 s.40, the Wetlands Protection Act, and MGL c.258, the Rivers Protection Act.

The Wetlands Protection Act regulates many types of work in resource areas, including vegetation removal, re-grading, and construction of houses, additions, decks, driveways, and commercial or industrial

Barnstable Housing Production Plan FY2018

Wetlands

Coastal wetlands are directly adjacent to the ocean and include beaches, salt marshes, dunes, coastal banks, rocky intertidal shores, and barrier beaches.

Inland wetlands are areas where water is at or just below the surface of the ground. Although these wetlands can appear dry during some seasons, they support certain plants and soils. Inland wetlands include marshes, wet meadows, bogs, and swamps.

Source: MA Department of Energy and Environmental Affairs, *Protection Wetlands in*

buildings in a wetland and in the buffer zone (within 100 feet of a wetland).

The Rivers Protection Act, which is a 1996 amendment to the Wetland Protection Act, provides protection to rivers by regulating activities within 200 feet of the mean annual high water line on each side of a river.

The MA Department of Environmental Protection has permanent restriction orders on selected wetlands in over 50 communities under the Inland and Coastal Wetlands Restriction Acts, which provided added protection for selected wetlands. DEP registered some of the wetlands in Barnstable in 1981.

Local Ordinance

In addition, Barnstable's local wetlands ordinance provides additional protection per Chapter 237 of the Barnstable Town Code. The local ordinance states that no person shall "remove, fill, dredge, or alter in or within 100 feet of the following resource areas: surface water body; vegetated wetland or un-vegetated wetland; any land under said waters; any land subject to flooding or inundation by groundwater, surface water, tidal action or coastal storm flowage" except as permitted by the Conservation Commission.

DEMOLITION DELAY ORDINANCE

Per Part 1 of the General Ordinances, CH. 112, Article 1, Protection of Historic Properties, Article 1, the Historical Commission has authority to applications for demolitions and partial demolitions of properties more than 75 years old, located outside of the town's two local historic districts, the Old King's Highway Historic District and the Hyannis Main Street Waterfront Historic District. When the Commission finds that the building is significant, demolition can be postponed for eighteen months. This process allows the property owner time to incorporate the present building into new plans or find other individuals who would be interested in purchasing the building and preserving it. Through the years, significant buildings have been preserved through the joint efforts of the Commission and the property owners.

With the exception of Chatham, which also has an 18-month delay, and Barnstable, all other Cape municipalities have six or 12-month delays or no delay.

LOCAL HISTORIC DISTRICTS

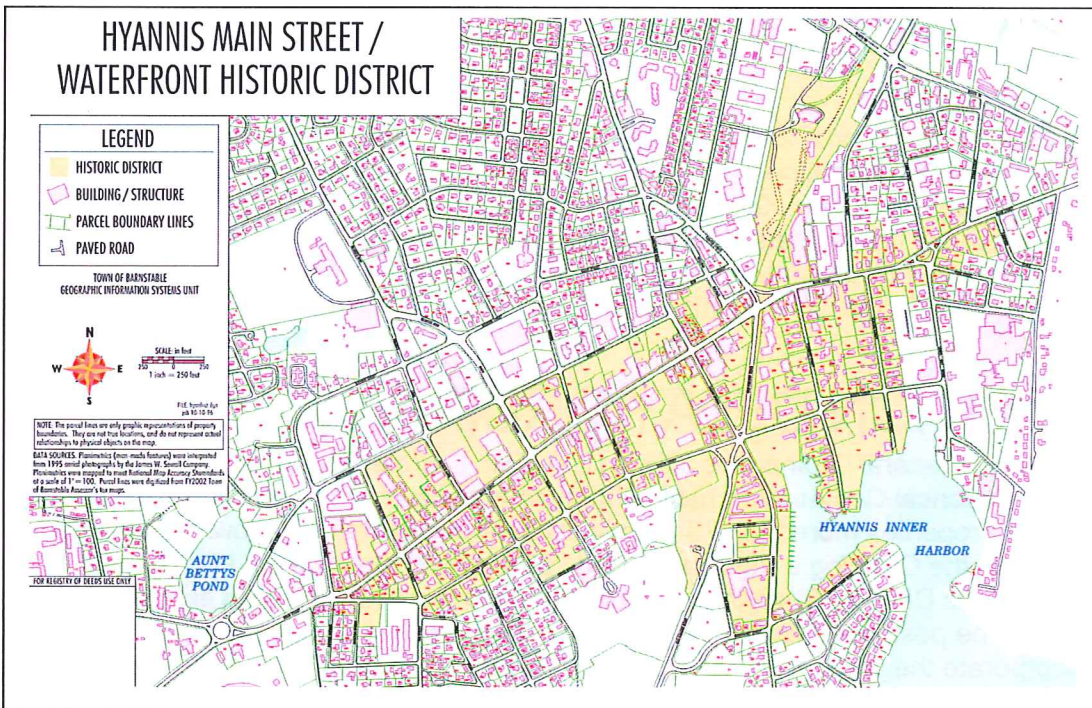
Barnstable has two local historic districts per Massachusetts General Law, Chapter 40C: to preserve and protect the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns; to maintain and improve the settings of those buildings and places; to encourage new designs compatible with existing buildings in the district.

In a local historic district, before any exterior architectural feature that is visible from a public way is altered, the plans to carry out that alteration must first be approved by a local historic district commission. In this way, needless demolitions and alterations can be permanently

prevented. In Barnstable, the two local districts are the Hyannis Main Street/Waterfront Local Historic District and the Old King's Highway Regional Local Historic District, as described in more detail below.

Hyannis Main Street/Waterfront Local Historic District⁶²

The Hyannis Main Street Waterfront Historic District (HHDC) was created in 1996 as part of the ongoing efforts to address revitalization and historic preservation in downtown Hyannis. The HHDC promotes the preservation of the unique historic character of downtown Hyannis



and Hyannis Inner Harbor. The Commission strives to create a desirable place to live, work and enjoy through the preservation, maintenance and improvement of historic vernacular.

Old King's Highway Regional Local Historic District⁶³

The Old King's Highway Regional Historic District was established in 1973; it is the largest historic district in the nation. The district is designated as the area north of Route 6 (the Mid Cape Highway) from Sandwich to Orleans. Each Town has their own Historic District Committee. The Town of Barnstable's Old King's Highway Historic District Committee reviews applications for any change in the exterior of buildings and structures, fences and signs, and applications for new construction or demolition. The Town of Barnstable OKH Committee considers the historical value and significance of existing buildings, and all

⁶² The description of Hyannis Main Street/Waterfront Local Historic District is excerpted from the Town of Barnstable website at <http://www.townofbarnstable.us/HyannisMainStreet/>

⁶³ The description of Old King's Highway Regional Local Historic District is excerpted from the Town of Barnstable website at <http://www.town.barnstable.ma.us/OldKingsHighway/>

applications are reviewed for general design, proportion of building elements, texture, materials and color. Settings, site design and layout and relative size of buildings are also taken into consideration.

SUMMARY OF DEVELOPMENT CONSTRAINTS

Barnstable is primarily constrained by the critical need to protect water quality, the area's sensitive ecosystems, and culturally/historically significant resources. The town's zoning regulations, including the growth management district (DCPC), local wetlands regulations, and local historic districts reflect the town's concern to protect these resources. In particular, many of the zoning overlay districts aim to provide additional protection for natural resources including the Resource Protection Overlay District, Open Space Residential Design Subdivision, Floodplain District, and Groundwater Protection Overlay districts.

The town also encourages growth in locations that are less environmentally sensitive and have greater infrastructure capacity, particularly in the Hyannis Growth Incentive Zone. Additionally, the town encourages the development of affordable housing through the Growth Incentive Zone, other village districts, Private-Initiated Affordable Housing Development overlay district, MAH Residential District, RAH district, Inclusionary Zoning, and the Affordable Accessory Apartment Program.

The zoning provisions provide for multi-family and/or mixed-use development in nine districts by-right, consisting of roughly 990 acres, or about 2% of the town's total net land area (excluding water bodies). Roughly half of this land is located in the Hyannis Growth Incentive Zone. Additionally, the MAH Residential District, which is about three acres total, permits multi-family affordable housing by special permit.

According to analysis performed by the Town GIS Department, Barnstable has about 16,100 acres of undevelopable land, about 43% of total land area, and 15,263 acres of environmentally and culturally sensitive land, about 41% of total land area. This leaves roughly 5,756 acres, about 16% of total land area, that is not undevelopable or constrained due to environmental or cultural sensitivity.

Chapter 4: Implementation Capacity & Resources

This section describes Barnstable's capacity and resources for implementation of affordable housing initiatives including Barnstable Growth Management Department, Barnstable Housing Authority, Barnstable Council on Aging and multiple non-profit organizations. Barnstable has access to a wide range of affordable housing advocates and experts working with the homeless, seniors, victims of domestic abuse, and the disabled as well as families and individuals in need of affordable housing.

LOCAL & REGIONAL ORGANIZATIONS

GROWTH MANAGEMENT DEPARTMENT

In September of 2005, the Town of Barnstable created Growth Management Department which established one agency to better coordinate the Town's growth and development activities. This Department includes a multi-disciplinary team to oversee the following important responsibilities:

- Coordinate a long-term vision for the future of the Town and its villages
- Bridge the long-term vision with the regulatory review of private development
- Coordinate capital improvements towards that overall vision

The Department manages important functions including regulatory review, comprehensive planning, community development, economic development. This department is also overseeing the development of this Housing Production Plan.

The Department conducts ongoing community education, encouraging discussions with the community to discuss affordable housing and publishing information on the town website and informative programs on the local channel 18 television channel.

The Growth Management Department (GMD) coordinates efforts between the Town's CDBG program, and CPA program. The town also coordinates the Consolidated Planning efforts with the Cape Cod Commission and makes referrals to the HOME Consortium when appropriate.

BARNSTABLE HOUSING AUTHORITY

The Barnstable Housing Authority was established in 1948, and since that time has been producing and managing low-income subsidized housing in Barnstable. The agency currently administers approximately 1,052 units of housing including the management of public housing units as well as rental subsidies as follows:

- 155 units of state-aided Chapter 667 elderly/handicapped

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- 18 units of state-aided congregate housing for frail, elderly and disabled
- 52 units of state-aided Chapter 689 special needs
- 52 units of state-aided Chapter 705 family
- 75 units with state-aided Massachusetts Rental Vouchers
- 20 units of Alternative Housing Voucher Program housing for disabled individuals
- 68 units of federal 46-3 elderly/handicapped housing
- 170 units with HUD Section 8 rental assistance
- 90 units with Section 8 Mobility Vouchers
- 16 units of Single Room Occupancy Sect 8 Mod Rehab. for homeless Veterans
- 35 units with vouchers under the federally funded Shelter Plus Care Program for people with HIV/Aids
- 9 units for families with disabilities through the Cape Ministries program
- 5 Units under the Pilot House Plus Program for homeless individuals
- 52 units under the Rental Acquisition Program (RAP) including 2 funded by Neighborhood Stabilization Program
- 12 Tax Credit units for families and individuals
- 200 units under the Disabled Independent Adult Living Program (DIAL)
- 93 Section 8 Vouchers under the Fair Share Program

The Barnstable Housing Authority is an important partner with the Town of Barnstable in not only developing new units of affordable housing for individuals and families, including special needs individuals, but also managing such units and administering important rental subsidies that enable lower income families and individuals to remain in the community by renting units in the private housing stock.

BARNSTABLE HOUSING COMMITTEE

The mission of the Barnstable Housing Committee is “to promote the production and preservation of balanced housing resources that address the unmet needs of the Town of Barnstable.” The Housing Committee facilitates the development of and equal access to affordable housing. It advises the Town Manager and Town Council on housing proposals from developers who are seeking to work with the Town through the state’s Local Initiative Program (LIP) and also makes recommendations regarding any programs and policies related to reaching the Town’s affordable housing goals such as making a minimum of 10% of its housing affordable in perpetuity. The Committee members actively participate in the review of Chapter 40B comprehensive permit applications, working closely with the Zoning Board of Appeals. Comprehensive permit applicants are encouraged to meet with the Housing Committee in the early stages of project planning.

BARNSTABLE HUMAN SERVICES COMMITTEE (HSC)

In 2005, the Town of Barnstable established the Human Services Committee (HSC) “to improve the human condition of all citizens of the Town of Barnstable and to be an advocate

for its most vulnerable populations.” As such the Committee advises the Town Council on a host of issues including those related to housing and the homeless. HCS administers the “In from the Streets” program, an expansion of the former “In from the Cold” program, which brings together human service groups and the Barnstable Police Department in an effort to locate and reach out to those who are living outdoors in the Village of Hyannis. These homeless individuals are screened for their compatibility with the Program, receive supportive housing, undergo an assessment and are then linked to services with the goal of them again becoming contributing members of the community.

BARNSTABLE COUNCIL ON AGING

The Barnstable Council on Aging is a town department that supports the quality of life of the community's elders through a wide variety of services. These activities include an information and referral service on a wide range of issues, community-based services to promote independent living such as a free shuttle van to local stores and services, and in-home support services. The Council relies heavily on local volunteers to support its activities and operates a senior center.

The Council on Aging also works with the town on a program that abates taxes for qualifying seniors in exchange for services to the town. In addition to this work program, the town also operates a variety of tax exemption programs for income-eligible seniors, veterans, surviving spouses, etc. that reduce property tax bills.

HABITAT FOR HUMANITY OF CAPE COD

Habitat for Humanity is an ecumenical, non-profit Christian ministry dedicated to building simple, decent homes in partnership with families in need that has grown over the past two decades into one of the largest private homebuilders in the world. The organization has almost 1,600 U.S. affiliates and over 2,000 affiliates worldwide, including one on the Cape that has been able to build new homes for first-time homebuyers through donated land, materials, labor and funding as well as other special financing strategies. The organization has built 23 units in Barnstable including 16 units through its Danvers Way project; two (2) additional scattered site homes; one home on Ginger Lane, 2 on Sesame St and 2 on Old Stage Road, all are currently included in the Town's Subsidized Housing Inventory.

HOUSING ASSISTANCE CORPORATION (HAC)

The Housing Assistance Corporation (HAC) has a mission to "promote and implement the right of all people on Cape Cod and the Islands to occupy safe and affordable housing." This non-profit organization is working throughout the Cape as a sponsor of affordable housing developments and has a wide range of financial and educational resources available for renters, existing homeowners and first-time homebuyers including HOME Program funding and rental subsidies.

HAC has been designated as a Community Housing Development Organization (CHDO) to help the town promote new affordable housing development. It has received CPA funding to introduce a homeowner purchase program in Barnstable to purchase, repair, and resell units to qualifying first-time homebuyers, subsidizing the resale price. HAC also received CDBG-NSP funding that enabled the organization to acquire, rehab and resell a foreclosed home in Hyannis to qualifying first-time homebuyers.

BARNSTABLE COUNTY HUMAN SERVICES

This County Department has recently taken over administration and oversight of the HOME Program funds on behalf of the Barnstable County HOME Consortium. Funds are available to any of the 15 Cape Cod Towns for a variety of affordable housing programs, on a competitive basis.

CAPE AND ISLANDS REGIONAL NETWORK ON HOMELESSNESS

The Regional Network is collaborative effort of state, county and local government, social service providers, housing agencies, faith-based organizations, the business community, and individuals working together to prevent and end homelessness. The Regional Network is the entity that carries out the responsibilities of the HUD Continuum of Care Program.

COMMUNITY ACTION COMMITTEE OF CAPE COD AND THE ISLANDS, INC.

The Community Action Committee of Cape Cod and the Islands, Inc. (CACCI), founded in 1965 as one of the state's Community Action Agencies, is a private, non-profit organization that helps low- and moderate-income people improve their quality of life through a wide range of programs and services. The agency's efforts are focused primarily in the areas of housing, emergency shelter, advocacy for elders, and childcare.

CACCI is also the convener for the Leadership Council to End Homelessness on Cape Cod and the Islands, which is part of the national system of Continuums of Care supported by the federal Department of Housing and Urban Development (HUD) to provide an ongoing comprehensive, long-term strategic planning effort to maintain a seamless continuum of shelter, housing, and supportive services to end homelessness. The Leadership Council has over 35 participating groups and organizations that creates a network of support for its activities including homeless service providers, non-profit agencies, private businesses, housing developers, public housing authorities, representatives from local, county, and state government, the faith-based community and formerly homeless individuals. Primary activities include:

- Oversees the submission of annual funding applications to HUD (the Super NOFA / Vento Homeless Assistance grant application process which has brought more than \$3 million to the region and includes the creation of 19 new permanent supportive housing beds for homeless and disabled individuals and maintains over 100 beds for homeless individuals and families)
- Oversees the implementation and monitoring of the Council's Ten Year Plan to End Homelessness
- Conducts the annual "point in time" count of the number of homeless
- Facilitates monthly meetings and the coordination of various subcommittees

LIFE, INC.

Since 1993, Living Independently Forever (LIFE, Inc.) has been serving adults with learning disabilities through a model program created within its condominium communities on Cape Cod. LIFE, Inc. is a private, non-profit organization that provides support and resources in the areas of vocation, education, social and community involvement, and daily living, encouraging each resident's aspirations, strengths and abilities. The organization has built several projects in the Town of Barnstable including 16 mixed rental and ownership units through its LIFE I and II projects and another four (4) units through a third phase.

CAPEABILITIES

CapeAbilities, formerly Nauset, Inc., is non-profit organization that for more than 35 years has been providing housing, jobs, and therapeutic services for individuals with developmental disabilities on Cape Cod. The organization's mission is to "serve individuals with disabilities by educating, counseling, and providing residential therapeutic, social, and employment supports so as to empower them to achieve meaningful and valued roles in society". CapeAbilities has sponsored housing in Barnstable using CDBG funds to purchase a group home.

CHIPS HOUSE

The Cape Head Injured Persons' Housing and Education Group, Inc., also known as CHIP, is a private, non-profit organization that was established in 1992 to provide support and assistance for head injured residents of Cape Cod and has been committed to providing community-based housing for these individuals. The housing includes support services so that the disabled residents can maximize their functional potential and achieve their highest level of independence in the community. The organization has developed CHIP's House and CHIP's House II in Barnstable, each with ten (10) units.

CHAMP HOMES

Champ Homes provide multi-generational housing for individuals who are physically disabled, in recovery from drug or alcohol abuse, mentally ill, and with other assorted needs. A major component of Champ Homes' community-based housing program is to form a close-knit family in the housing based on mutual love and spirituality.

OTHERS

In addition to the above non-profit organizations and agencies, the Town of Barnstable has worked

cooperatively with private developers including McShane Construction, Chatham Real Properties, and Williams Construction, among others.

LOCAL & REGIONAL HOUSING FUNDS

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Barnstable is an entitlement community and, therefore, receives federal Community Development Block Grant Funds (CDBG) on an annual basis from the U.S. Department of Housing and Urban Development (HUD). The town's CDBG program prioritizes affordable housing projects and projects that help low and moderate income persons have access to Job training and opportunities. The Town of Barnstable expects to receive \$274,347 for the 2016 funding year.

CDBG funds also help eligible homeowners connect to town sewer to help make it affordable while addressing environmental concerns. To support housing needs and stimulate reinvestment in downtown Hyannis, HUD recently granted the Town's requested designation for a Downtown Hyannis Neighborhood Revitalization Strategy Area, which allows relief from certain regulatory requirements to make it easier to implement CDBG programs that foster economic empowerment for low- and moderate-income persons. For example, NRSA designation would allow for CDBG funds to be allocated to support housing for a greater mix of income levels.⁶⁴

HOUSING AUTHORITY BUY DOWN PROGRAM

Beginning in 2008, CDBG funds have been granted to the Barnstable Housing Authority (BHA) to assist Chapter 705⁶⁵ family housing participants to buy down the price of purchasing their own home. This program was piloted in program year 2007 and was successful in moving two low income families out of public housing and into their first homes. The BHA has continued to request CDBG funds to support this program with a most recent allocation of \$50,000 in the CDBG 2015 Program Year for one income-eligible family living in a BHA rental unit to purchase a home. This is not an ongoing program – the BHA must request funding on an annual basis.

⁶⁴ "Over-income" households can occupy units as long as at least 51% of the units benefit low- and moderate- income households.

⁶⁵ The family housing program (Chapter 200 and Chapter 705) is a state-funded program that aims to provide housing for low-income families in neighborhoods throughout the state. Local housing authorities (LHAs) create housing developments for low-income families by constructing new units and/or acquiring existing homes or condominium units.

COMMUNITY PRESERVATION FUNDS

In September of 2000, the Community Preservation Act (CPA) was enacted to provide Massachusetts cities and towns with another tool to conserve open space, preserve historic properties and provide affordable housing. This enabling statute established the authority for municipalities in the Commonwealth to create a Community Preservation Fund derived from a surcharge of up to 3% of the property tax with a corresponding state match of up to 100% funded through new fees at the Registry of Deeds and Land Court. Once adopted, the Act requires at least 10% of the monies raised to be distributed to each of the three categories: 1). open space & recreation; 2) historic preservation; and 3) affordable housing. The Act allows flexibility in distributing the majority of the money to any of the three uses as determined by the community. The Act further requires that a Community Preservation Committee of five to nine members be established, representing various boards or committees in the community, to recommend to the legislative body, in this case Town Council, how to spend the Community Preservation Fund.

In November 2004, the voters of the Town of Barnstable adopted the CPA. Barnstable approved a 3% surcharge without any exemptions. Like other communities on Cape Cod, Barnstable voted to convert the 3% property tax surcharge that had been committed to the Land Bank for the purchase and conservation of open space into funding to support the Community Preservation Fund. As a result, the town was able to continue to receive state matching funds, as state support for the Land Bank had run out, without raising additional taxes.

The Community Preservation Committee includes nine members representing the Historic Commission, Housing Authority, Conservation Commission, Recreation Commission, and a Town Council liaison.

The total amount of CPA funds available during the 2014 program year was \$7,940,585. Of that amount, \$1,068,971 was dedicated to affordable housing activities and the undesignated amount of \$4,113,292 was available for any of the three areas: affordable housing, historic preservation, or open space projects.

See list of projects below. (what time frame do we want to report on/list awards?)

- Creation of two (2) affordable units on Old Stage Rd, Centerville awarded \$100,000 in 2015
- Acquisition and renovation of Founders Court Apartments, Hyannis, an affordable rental community of 32 units, awarded \$500,000 in 2015
- Awarded \$25,000 for a Housing Study in 2014

HOME FUNDS

The Barnstable County HOME Consortium includes all municipalities in Barnstable County and provides federal HOME Program funding to support the financing of a wide variety of

housing activities. These funds are available to all towns participating in the Consortium, including Barnstable, and are administered by the Barnstable County Human Services Department. HOME funds awarded to local projects have resulted in the creation of 1,230 affordable housing units in Barnstable County. Another 131 units are under construction with commitments to projects that will create another 114 units.

The HOME Program has provided funding for acquisition and rehabilitation of rental housing, homeowner repairs, rental assistance and first-time homeownership. More than 200 households benefited from a homeowner repair program on the Cape and more than 615 households have received assistance from the down payment/closing cost program, which is administered by the Housing Assistance Corporation (HAC).

HOME funding for Barnstable has totaled \$1,256,500 for 13 separate projects with 160 total units and 145 affordable units, more than any other community on the Cape. HOME funding has also supported down payment and closings costs of \$599,251 for 119 loans in Barnstable as well as Homeowner Repair Program funding of \$378,694 for 54 loans.

The recent HUD determination that HOME funds, either project-based or homebuyer-based, cannot be used in any transaction that involves the state's universal deed rider has significantly impacted the region's ability to support homeownership. Towns and lenders embraced the universal rider because it survived foreclosure (towns' interest) and was saleable to Fannie Mae (lenders' interest). The Consortium's ability to support small-scale ownership projects that rely on no state resources but significant town support and CPA funds has been hampered. In addition, there are a number of first time homebuyers looking to purchase town-supported, deed restricted units that now will not have access to the region's only pool of down payment and closing cost assistance.

LOMBARD TRUST FUND

The Lombard Trust Fund is dedicated to helping Barnstable residents with incomes between 125% and 150% of the federal poverty level. Funds can be used for one-time assistance with basic necessities such as housing, utility expenses, transportation expenses, sewer payments, local town taxes, or education. In the 2014 program year, \$91,500 was expended to provide rental assistance for forty-two families in addition to funding to individuals for non-housing items and to social services organizations.

AFFORDABLE HOUSING AND ECONOMIC DEVELOPMENT TRUST FUND

Barnstable's Affordable Housing and Economic Development Trust Fund was established in 2007 to help preserve the affordability of existing housing units that would otherwise be lost because the resale formula in the existing deed rider would make them unaffordable. Therefore, the Fund would also help preserve the character of the Town and its socioeconomically diverse population. Both Community Preservation funding and affordable

housing mitigation funds, including proceeds from the inclusionary zoning ordinance, have helped capitalize the Fund and help also leverage CDBG funds.

SENIOR CITIZEN TAX WORK-OFF ABATEMENT

To be eligible for the Town of Barnstable Senior Citizen Tax Work-Off Abatement a property owner must meet the following criteria:

- Reach 60 years of age by July 1st of the fiscal tax year for which the tax credit is will be given
- Own and occupy a residential property in the town in the immediate fiscal year preceding the fiscal year applying to volunteer services
- Single income of no more than \$30,000, Married income of no more than \$40,000
- Cannot be a compensated employee of the town during the fiscal year for which the tax credit is sought

TECHNICAL ASSISTANCE PROGRAM GRANTS (TAP)

The Cape Cod Commission provides grant funding for Cape communities to access technical assistance in promoting affordable housing. TAP grants that have been received by Barnstable total \$28,500 in funding and include the following:

- \$3,000 to Habitat for Humanity of Cape Cod for its Danvers Way project in Hyannis
- \$3,000 to the Housing Land Trust of Cape Cod for engineering work for a HLT-owned 6-acre parcel in Marston Mills
- \$3,000 to the Town of Barnstable for its 2003 Housing Needs Assessment
- \$3,000 to the Barnstable Housing Authority for engineering work on a BHA-owned parcel
- \$3,500 to the Housing Assistance Corporation towards an appraisal and architectural work on 11 lots in Hyannis
- \$5,000 to the Barnstable Housing Authority for engineering work on a BHA-owned parcel
- \$5,000 to the Town of Barnstable for engineering and legal work on a variety of Town-owned parcels
- \$3,000 to the Barnstable Housing Authority for a consultant to conduct an endangered species review for BHA-owned land.

MCKINNEY-VENTO HOMELESSNESS ASSISTANCE ACT FUNDING

Federal McKinney/Vento funding is provided to support the range of needs of those individuals and families who are homeless or at risk of homelessness through several programs. McKinney-Vento Homeless Assistance Grants fund local, regional, and state homeless assistance programs through the Continuum of Care (CoC) process. A CoC is a geographical administrative unit through which federal homeless assistance funds are distributed.

PRIORITY DEVELOPMENT FUND GRANTS (PDF)

Through the Department of Housing and Community Development, the state has administered the Priority Development Fund Program, which provides grant funding to support housing development efforts, particularly those that reflect smart growth principles. The Town of Barnstable received three

(3) such grants in 2006 and 2007 including the following:

- A grant to support the development of Stage Coach Road of \$40,000. This grant was originally awarded in November 2006, but was extended through April 2009. The funding was used for predevelopment work for a BHA-owned site to develop 12 units of rental housing, which the BHA has been actively pursuing. The project was slowed down for a period of time due to the need to hire a consultant to conduct an endangered species review, which was funded by a Cape Cod Commission TAP grant. Project was completed and occupied ...
- The PDF grant of \$50,000 was awarded in April 2006, and was fully expended on predevelopment for a Town-owned parcel on Old Mill Road. The RFP was issued but not awarded.
- A PDF grant of \$25,000 was awarded in September 2007 for the town's Pearl Street project and an extension has been granted through March 2010. The Town purchased 46 Pearl Street with CDBG funds with plans to renovate the property into affordable apartments. The PDF grant was used to hire a consultant to prepare a pro forma for the project and architectural plans. Some additional work was done on the property to remove lead and asbestos through CPA funding.

CAPE COD COMMISSION HOUSING MITIGATION FUNDS

There are two potential sources of funds for affordable housing from the Cape Cod Commission, assuming there is a Development of Regional Impact (DRI) or new commercial development occurs in town during the next five (5) years. First, residential projects subject to Commission review are required to set-aside 10% of the units for affordable housing. The applicant has the option of meeting this requirement through the provision of on-site units/lots, use of off-site units/lots, a cash contribution, or some combination of these options. Second, commercial projects subject to Commission review are required to provide mitigation for the impacts that below-average-wage jobs have on the need for affordable housing determined by the 2005 Barnstable County Nexus Study.

BUY CAPE COD AND THE ISLANDS INITIATIVE

Massachusetts Housing Finance Agency (MassHousing) has partnered with three lenders to promote affordable homeownership opportunities on Cape Cod, Martha's Vineyard, and Nantucket as part of the MassHousing Buy Cities Program. The program makes mortgage financing of up to 100% of the purchase price for a new home available to qualified homebuyers and allows homeowners who want to refinance their property up to 100% of fair market value of the home. The mortgage loans include the MassHousing MIPlus® mortgage insurance, which will pay a borrower's monthly principal and interest payments for up to six months in the event of job loss. This is a collaborative effort between MassHousing, Bristol County Savings Bank, First Citizens' Federal Credit Union, and Cape Cod Five Cents Savings Bank. Households with a combined income of up to \$108,405 are eligible for the Buy Cape Cod and the Islands program – with higher income thresholds on Martha's Vineyard and Nantucket.

GATEWAY CITY-HOUSING DEVELOPMENT INCENTIVE PROGRAM

Under M.G.L. c. 23A section 3A, Barnstable is designated a Gateway City. A Gateway City is one where:

- Population is greater than 35,000 and less than 250,000
- Median household income is below the state average
- Rate of educational attainment of a bachelor's degree or higher is below the state average.

As a Gateway City community, Barnstable has access to The Housing Development Incentive Program (HDIP), which provides Gateway Cities with a development tool to

increase residential growth, expand diversity of housing stock, support economic development, and promote neighborhood stabilization in designated areas. The program provides two tax incentives to developers to undertake substantial rehabilitation of properties for lease or sale as multi-unit market rate housing:

- A local-option real estate tax exemption on all or part of the increased property value resulting from improvements (the increment), and
- State tax credits for Qualified Substantial Rehabilitation Expenditures (QSREs) that are awarded through a rolling application process.

Gateway Cities that want to participate in the HDIP must propose HD Zones where they want to encourage redevelopment and revitalization, and prepare HD Zone Plans for promoting market rate housing development in these designated areas for DHCD approval.

The HDIP has an annual cap of \$10 million. Developers may apply to DHCD for HD Tax Credits of up to \$2 million for QSREs of the market rate units. Eligible activities include substantial rehabilitation of a property that will result in multi-unit housing development, containing a minimum of 80% market rate units. There are no restrictions on the size of projects. A proposed project may be comprised of one or more buildings on one or more contiguous parcels of land, provided they are permitted and financed as a single undertaking. Eligible construction activities include:

- Major redevelopment, repair and renovation of properties
- Limited new construction such as construction of upper stories, expansion of a building's footprint, and redevelopment of a site after demolition

Eligible development costs include both hard and soft construction costs associated with the development of the market rate units. Acquisition costs are ineligible expenses.

NEIGHBORHOOD STABILIZATION PROGRAM FUNDS (NSP)

The Town of Barnstable received Federal Neighborhood Stabilization Program funds of \$400,000 to address the foreclosure crisis in the community in 2009. The town partnered with Barnstable Housing Authority and Housing Assistance Corporation to acquire foreclosed properties in designated areas to be used for affordable rental housing and home ownership opportunities. The program produced two affordable rental units and one affordable homeownership units; 25% of the funds produced housing for households at or below 50% of the area median income. All units are deeded to remain affordable in perpetuity.

Appendices

APPENDIX A: DHCD AFFIRMATIVE FAIR HOUSING MARKETING GUIDELINES

The Commonwealth of Massachusetts has a compelling interest in creating fair and open access to affordable housing and promoting compliance with state and federal civil rights obligations. Therefore, all housing with state subsidy or housing for inclusion on the SHI shall have an Affirmative Fair Housing Marketing Plan. To that end, DHCD has prepared and published comprehensive guidelines that all agencies follow in resident selection for affordable housing units.

In particular, the local preference allowable categories are specified:

- *Current Residents.* A household in which one or more members is living in the city or town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing, or voter registration listing.
- *Municipal Employees.* Employees of the municipality, such as teachers, janitors, firefighters, police officers, librarians, or town hall employees.
- *Employees of Local Businesses.* Employees of businesses located in the municipality.
- *Households with Children.* Households with children attending the locality's schools.

These were revised on June 25, 2008, removing the formerly listed allowable preference category, "Family of Current Residents."

The full guidelines can be found here:

<http://www.mass.gov/hed/docs/dhcd/hd/fair/afhmp.pdf>.

APPENDIX B: INTERAGENCY BEDROOM MIX POLICY

INTERAGENCY AGREEMENT

Regarding Housing Opportunities for Families with Children

This Interagency Agreement (this "Agreement") is entered into as of the 17th day of January, 2014 by and between the Commonwealth of Massachusetts, acting by and through its Department of Housing and Community Development ("DHCD"), the Massachusetts Housing Partnership Fund Board ("MHP"), the Massachusetts Housing Finance Agency (in its own right and in its capacity as Project Administrator designated by DHCD under the Guidelines for Housing Programs in Which Funding is Provided By Other Than a State Agency, "MassHousing"), the Massachusetts Development Finance Agency ("MassDevelopment") and the Community Economic Development Assistance Corporation ("CEDAC"). DHCD, MHP, MassHousing, MassDevelopment and CEDAC are each referred to herein as a "State Housing Agency" and collectively as the "State Housing Agencies".

Background

A. DHCD's 2013 Analysis of Impediments to Fair Housing Choice ("AI") includes action steps to improve housing opportunities for families, including families with children, the latter being a protected class pursuant to fair housing laws, including the federal Fair Housing Act, as amended (42 U.S.C. §§ 3601 *et seq.*) and Massachusetts General Laws Chapter 151B. In order to respond to development patterns in the Commonwealth that disparately impact and limit housing options for families with children, such steps include requiring a diversity of bedroom sizes in Affordable Production Developments that are not age-restricted and that are funded, assisted or approved by the State Housing Agencies to ensure that families with children are adequately served.

B. The State Housing Agencies have agreed to conduct their activities in accordance with the action steps set forth in the AI.

C. This Agreement sets forth certain agreements and commitments among the State Housing Agencies with respect to this effort.

Definitions

1) "Affordable" - For the purposes of this Agreement, the term "Affordable" shall mean that the development will have units that meet the eligibility requirements for inclusion on the Subsidized Housing Inventory ("SHI").

2) "Production Development" - For purposes of this Agreement "Production Development" is defined as new construction or adaptive reuse of a non-residential building and shall include rehabilitation projects if the property has been vacant for two (2) or more years or if the property has been condemned or made uninhabitable by fire or other casualty.



Agreements

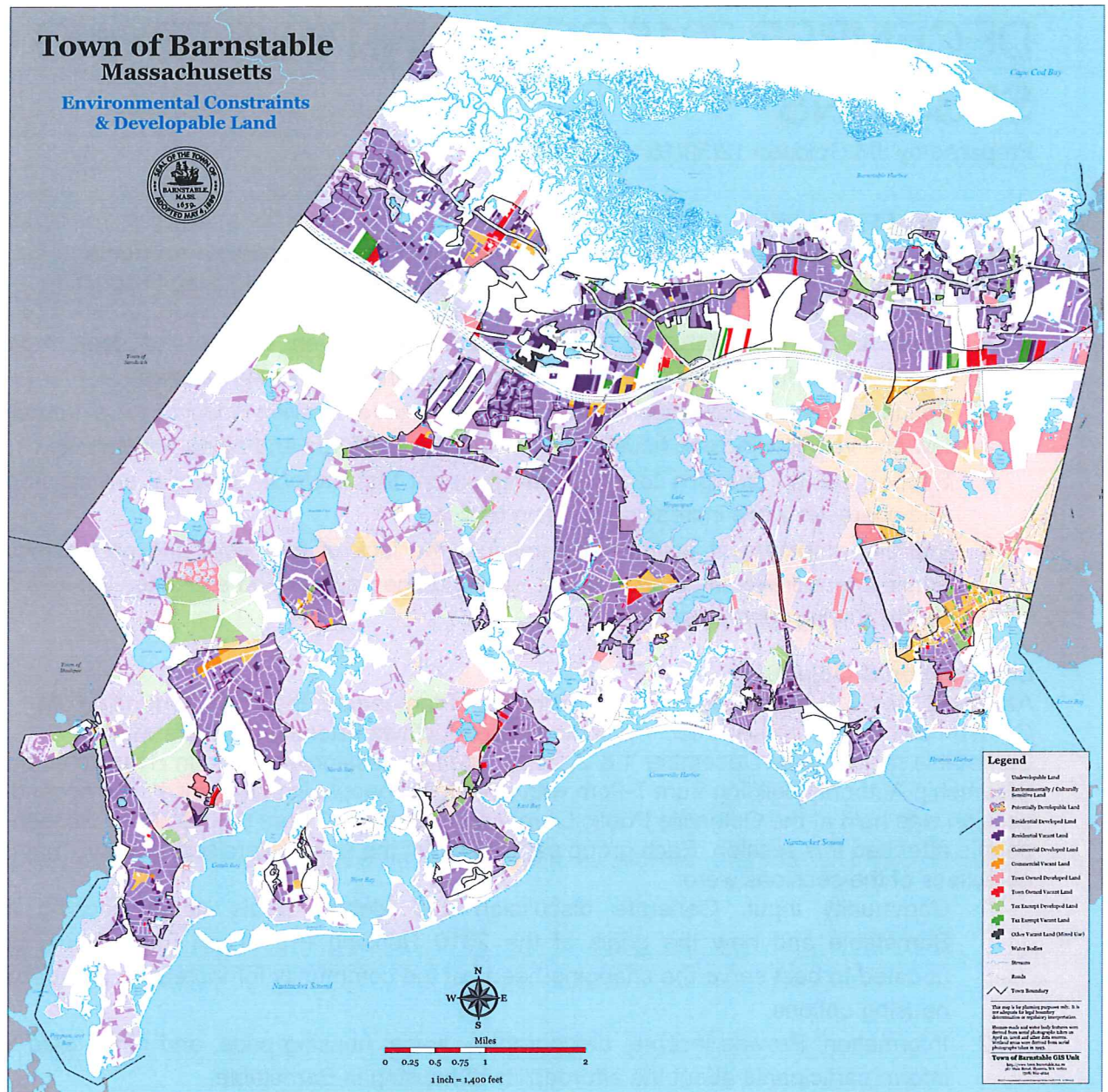
NOW, THEREFORE, DHCD, MHP, MassHousing, MassDevelopment and CEDAC agree as follows:

Bedroom Mix Policy

- 1) Consistent with the AI, it is the intention of the State Housing Agencies that at least ten percent (10%) of the units in Affordable Production Developments funded, assisted or approved by a State Housing Agency shall have three (3) or more bedrooms except as provided herein. To the extent practicable, the three bedroom or larger units shall be distributed proportionately among affordable and market rate units.
- 2) The Bedroom Mix Policy shall be applied by the State Housing Agency that imposes the affordability restriction that complies with the requirements of the SHI.
- 3) The Bedroom Mix Policy shall not apply to Affordable Production Developments for age-restricted housing, assisted living, supportive housing for individuals, single room occupancy or other developments in which the policy is not appropriate for the intended residents. In addition, the Bedroom Mix Policy shall not apply to a Production Development where such units:
 - (i) are in a location where there is insufficient market demand for such units, as determined in the reasonable discretion of the applicable State Housing Agency; or
 - (ii) will render a development infeasible, as determined in the reasonable discretion of the applicable State Housing Agency.
- 4) Additionally, a State Housing Agency shall have the discretion to waive this policy (a) for small projects that have less than ten (10) units and (b) in limited instances when, in the applicable State Housing Agency's judgment, specific factors applicable to a project and considered in view of the regional need for family housing, make a waiver reasonable.
- 5) The Bedroom Mix Policy shall be applicable to all Production Developments provided a Subsidy as defined under 760 CMR 56.02 or otherwise subsidized, financed and/or overseen by a State Housing Agency under the M.G.L. Chapter 40B comprehensive permit rules for which a Chapter 40B Project Eligibility letter is issued on or after March 1, 2014. The policy shall be applicable to all other Affordable Production Developments funded, assisted, or approved by a State Housing Agency on or after May 1, 2014.



APPENDIX C: NATURAL DEVELOPMENT CONSTRAINTS MAPPING ANALYSIS



APPENDIX D: COMMUNITY ENGAGEMENT RESULTS

SUMMARY OF FINDINGS: DECEMBER 2015 COMMUNITY LISTENING SESSIONS

Prepared by JM Goldson 12/30/15

Summary of Findings

During two listening sessions to generate discussion and ideas, Barnstable residents provided input on affordable housing priorities to incorporate into the Housing Production Plan update. The following issues emerged as priorities for participants:

- Work to provide affordable housing across the seven village and seek more equitable distribution of services, housing, and transit across the villages.
- Focus efforts on populations with the greatest need: Provide housing for extremely low and very low income households as well as workforce and aging populations.
- Support zoning changes to foster development that protects the local environment and character while increasing housing choice.
- Improve employment options and training: the lack of mid level and professional employment drains the area of talent, skews demographics and expedites the loss of Barnstable's young people.

Introduction & Objectives

As part of the 2016 Barnstable Housing Production Plan update, the Town contracted JM Goldson community preservation + planning to conduct two listening sessions with Barnstable residents on December 1 & 2, 2015. The first session was held in Hyannis at the Steamship Authority building from 7-9pm with seventeen people in attendance. The second session was held at the Osterville Public Library on December 2 from 6:30-8:30pm. Sixteen people attended this session. Each group participated in the same exercises. The two main objectives of the sessions were:

1. Community input: Generate discussion and identify goals about housing in Barnstable and how the goals of the 2010 Housing Production Plan should be updated to best serve the changing needs of the community for increased affordable housing options.
2. Information: Provide income, demographic, wage, housing price, and rental data to inform participants about the affordability of housing in Barnstable.

Methods

To achieve workshop objectives, consultant JM Goldson created interactive exercises that engaged workshop participants and fostered focused discussion. The listening sessions consisted of an introduction from Jo Anne Miller Buntich, Director of Barnstable Growth Management, two group discussion exercises, digital group polling, and a presentation by JM Goldson titled "Barnstable's Housing Needs and Opportunities." Brief summaries of the results of each exercise are provided below with detailed summaries attached. Results from both sessions are combined in the body of the report.



DIGITAL GROUP POLLING

The purpose of digital group polling is to inform participants on housing issues particular to Barnstable by asking participants to respond to factual questions and providing the correct response. The questions provided an overview of Barnstable's population and income characteristics from definitions of "low income" and "cost burdened" to demographic changes and homelessness.

More than 88% of participants live in Barnstable, 37% have lived there for more than 30 years and roughly one third have lived there for fewer than 10 years. The polling questions covered changing demographics, poverty and income data, and rates of homelessness.

The following information were the most surprising to participants:

- A household of four earning \$65,800 is considered low-income at 80% of Barnstable County AMI – respondents generally thought that a low income household would earn less.
- Since 2005, the homeless population in Barnstable has decreased by 60% - the overwhelming majority of respondents believed the population had *increased* by 60%
- By 2030, it is estimated that the population of 20-34 year olds will decrease by 2,000 – most respondents thought this population would decrease by only about 1,000 people.

GROUP DISCUSSION EXERCISE #1: TYPES OF HOMES IN YOUR LIFE

Participants worked in pairs on Exercise #1, an ice breaker consisting of four questions designed to generate discussion about the types of homes they have lived in throughout their lives and what type of home they hope to live in someday, if different than their current homes. In addition to helping participants think about how an individual or household uses housing over time and how housing needs change over the course of a lifetime, the exercise also familiarizes participants with the group process and gets people talking.

GROUP DISCUSSION EXERCISE #2: HOUSING GOALS

The purpose of Exercise #2 was to generate discussion about Barnstable's 2010 Housing Production Plan and to help set policy-direction for the 2016 update. In particular, of the eight goals identified in the 2010 plan which are still relevant? Working in groups of three to five, participants were asked to "confirm, challenge, or build on" each goal.

The groups also identified additional goals and priorities not identified in the 2010 Plan. Lively discussion followed that generated many ideas.

2010 Goal #1: Provide at least 10% of year round housing as decent, safe and affordable.

This goal refers to the State mandate to reach 10% affordable housing in every community in Massachusetts. Barnstable is currently at 6.69% and, while participants confirmed the goal of providing affordable housing, there was disagreement about whether 10% is a valid goal.

Two groups wondered if 10% is attainable given Barnstable's stagnant job market. Who will live in these homes if there are no jobs? Two other groups believe the number should be higher, 20-25% of year round housing, and that there is clearly a need in Barnstable. One group noted that all seven villages should provide 10% affordable housing rather than concentrate it in one village. More than one group noted that the lack of specificity in the goal made it hard to confirm. How will Barnstable "provide" affordable housing? What is really involved?

Recommendation: Change language to address the "true" housing need without as much focus on 10% required per C.40B.

2010 Goal #2: Ensure distribution of affordable housing throughout the seven villages.

There was a wide range of responses to this goal with most groups confirming the goal as valid overall but disagreed about how and if it is possible to achieve. Three of seven groups responded that increased public transportation is the key to this goal. With most services and commercial activity located in Hyannis, Town residents must be able to get there and as some participants noted, lack of transportation and lack of housing often go hand in hand. One participant noted that the location of services in Hyannis "centralizes" the housing problem there. In addition to improved transit infrastructure, perhaps services can be made available across the villages.

One group responded that this goal is just not possible to achieve. Another added that it's a good policy but difficult to accomplish and yet another noted that without political will, this goal is not achievable. One person commented that land is not priced comparably across the villages so requiring distribution across them does not make financial sense for the Town or developers. In addition, some villages are better suited to development because of the infrastructure that is in place already.

Finally, two groups offered strategies to achieve this goal. One strategy was to change zoning to allow multifamily and mixed use building in all the villages and the second was to create mandates or incentives to accomplish equal distribution of affordable housing throughout the seven villages. One group noticed that "ensure" connotes a mandate or strategy and thought that "encourage" was a more realistic goal.

Recommendation: Reword to "Encourage" distribution of affordable housing along with services and public transportation throughout the seven villages.

2010 Goal #3: Promote the provision of fair, decent and safe affordable housing, for rental and purchase, which meets the present and future needs of low to moderate income residents of Barnstable.

Groups generally confirmed this goal. JM Goldson's presentation outlined one of Barnstable's principle housing needs as the need for more housing for very low and

extremely low income households. A number of groups noted that this goal prioritizes the needs of low and moderate income residents and does not represent the real need in the Town. These groups re-wrote the goal to include those very low and extremely low income residents. Other groups wondered how the elderly could be included in this goal. They are an at-risk population and need special consideration. Additionally, some people noted the lack of any kind of housing development in the Town and that Barnstable needs market rate housing as well.

Again, as with other goals, participants noted the vagueness of the goal's language. It is an admirable and valid goal but what does "promote" mean in this context? What does that look like and how do residents participate and/or hold officials accountable?

Recommendation: Rework this goal to reflect the need for housing affordable for extremely low and very low incomes as well as to help elderly residents age in the community.

2010 Goal #4: Integrate the development of affordable housing with the protection of the Cape's environment.

Everyone agreed that this goal is valid and the general response was, "How can you not agree with this?". Many people noted the environmental constraints on development in Barnstable, particularly waste water infrastructure. Because of this particular constraint, participants recommended focusing development in village centers where sewer infrastructure already exists. A few participants expressed concern that new development should fit in with the historical character of the Town.

Recommendation: Reword goal to be more specific about need for wastewater infrastructure and green housing.

2010 Goal #5: Promote a balanced and sustainable community which provides reasonable accommodation of people in diverse populations and income levels.

All seven groups confirmed this goal. This goal generated three streams of discussion: 1) job creation and training, 2) maintaining Barnstable's age diversity (providing housing options to the elderly, making Barnstable attractive to young people), and 3) welcoming changes in Barnstable's social and economic characteristics. One group wondered if all the villages would embrace this goal or NIMBY-ism would be a factor.

Participants generally agreed that increased ethnic and income diversity are welcome developments and some people recognized the inevitability of the changes and that Barnstable must welcome, not resist these changes. Income and racial diversity is concentrated in Hyannis and Barnstable is becoming increasingly segregated. One participant noted the positive effect of the regionalization of Barnstable's elementary schools which has led to increased diversity among school age children in the Town.

While Barnstable's segregation increases, the population is also aging. Participants saw this shift as tied to the lack of good jobs and job training in the region. A lack of sustainable industry with well paying jobs and job training means that young people leave the Town for better jobs or stay in Town and are trapped in low-wage jobs which in turn puts more pressure on affordable housing and other services.

Finally, as Barnstable's population ages, the community must tackle the housing issues that its elderly residents face. The Town's affordable accessory unit program was mentioned as

one response to this question. By allowing elderly home owners to live in an accessory unit on their property while renting out their homes, elderly residents have reliable income, live independently in a more manageable small unit, and make workforce or family housing available.

Recommendation: see #6

2010 Goal #6: Preserve and improve the fabric and quality of community life in Barnstable by retaining an adequate mixture of income levels, work skills, talent, and participation in the community.

Like Goal #5, participants focused on three things around this goal - diversity, job creation and an aging population. Groups pinpointed job creation and training as central to attaining this goal. Some concerns that arose were how to ensure this improvement in quality of community life across the villages. Would all villages embrace diversity? Again, people noted the availability of services in all villages and the de-segregation of Barnstable as essential to this goal.

Recommendation: Rework to combine goals 5 & 6 and recognize discreet components -diversity/segregation, job creation and training, changing demographics/aging population.

2010 Goal #7: Preserve existing affordable housing.

Many groups would like to build on this goal. In particular, participants expressed concern for the condition and upkeep of affordable units. Many groups expressed a desire to build more affordable housing. Yes, preserve what we have but let's also keep adding to the inventory.

Recommendation: Consider expanding the goals to include supporting rehabilitation of older affordable units in addition to the goal's original meaning of preserving expiring uses.

2010 Goal #8: Promote smart growth principles to the greatest extent possible providing direction and incentives for guiding growth in more appropriate configurations and locations.

Two thirds of the groups confirmed this goal and the remainder built on it. Participants confirmed that it is important to preserve the character of village centers and that smart growth development enhances this. Some groups noted that the Town should pursue re-use of Town owned or commercial buildings for conversion to housing. Again, groups identified accessory units as a way to fit affordable housing in and amongst established neighborhoods. In addition, participants see increased transit and zoning changes as a way to foster this goal.

Many people noted that there is very little development going on in Barnstable right now. This combined with the environmental constraints present further limits development. According to some participants, development is already limited to village centers and would promote smart growth by default.

Recommendation: Consider combining this goal with #4 so that development patterns and environmental protection can be integrated (including preserving Barnstable's character)?

Possible new goals:

Groups focused on a handful of issues including leadership, job creation and training, planning for diversity, and changing demographics, in particular the loss of young people and the increasing elderly population. Some key highlights of the group discussions:

- Again and again, groups noted the lack of specificity in the 2010 goals and an inability to understand how the goals will be accomplished.
- Participants also commented that the goals “sound great”, but questioned if they are attainable, effective, and suited to Barnstable.
- Participants mostly felt very strongly about the importance of affordable housing and expressed care and concern for Barnstable residents who are struggling day to day with costs of living including housing.
- A few recognized that housing is an emergency issue for some residents and requires action sooner than later.
- Participants recognized that without active leadership and political will to move the affordable housing agenda forward, their enthusiasm and dedication is largely wasted.

The following four themes emerged from the discussion:

1. Nurture local leadership on housing issues
 - People are not connecting with these goals. The language feels vague and limp. They need leadership to empower these goals and give them oomph. Who is accountable? How can they participate?
 - Provide opportunities for the public to discuss these issues, provide education, listening and strategizing sessions
2. Plan for diversity and limit segregation
 - Outreach and education to inform of the the benefits of income and social diversity
 - Spread affordable housing across villages
 - Provide services across villages
 - Increase transit options beyond Hyannis
3. Provide for an aging population while retaining/attracting a younger one
 - Job creation and training
 - Attract industry/promote business development
 - Create workforce housing
 - Change accessory unit program so that it functions better-remove affordable condition,
 - Retrofit homes to suit senior’s needs

4. Create innovative solutions to work within land cost and environmental constraints
 - Build on town owned land
 - Convert commercial buildings to res
 - Standardize zoning regulations across villages
 - Increase height restrictions, build in village centers
 - Incentivize development for developer

DETAILED SUMMARY OF RESULTS: DECEMBER 1, 2015 LISTENING SESSION

Hyannis: Steamship Authority Community Meeting Room 7-9pm

Exercise #1

Participants worked in pairs

Question #1: What types of homes have you lived in throughout your life?

- a) What type of home did you live in when you were a child? A small single-family house with your immediate family? A large house with extended family? An apartment building or an apartment over a shop? A two-family house?*
- b) How about when you came of age? Did you move out of your childhood home?*
- c) How about currently – what type of home do you live in now?*
- d) Do you anticipate or hope for another type of home in future stages of your life?*

HOME TYPE	CHILDHOOD	COMING OF AGE	CURRENTLY	FUTURE HOME
SINGLE FAMILY	X	X	X	X
TWO FAMILY	X	X	X	
MULTI FAMILY	X	X	X	
APARTMENT	X	X	X	X
CONDOMINIUM			X	X
ASSISTED LIVING				X
SENIOR HOUSING				X

THE TWO HOUSING TYPES THAT PARTICIPANTS HAVE USED AND PLAN TO CONTINUE TO USE IN THEIR LIFETIMES ARE SINGLE FAMILY HOMES AND APARTMENTS. PEOPLE EXPRESSED AN INTEREST IN SMALLER HOMES AND ASSISTED LIVING AS OPTIONS FOR LATER IN THEIR LIVES.

Exercise #2

Participants worked in 4 groups of 4.

The 2010 Housing Production Plan identified eight goals. Are these goals still relevant? Are there other housing goals that the Town should focus on in the next 5 years? Please discuss with your group and summarize discussion in space provided.

QUESTION 1: TO WHAT EXTENT ARE THE FOLLOWING GOALS FROM 2010 STILL RELEVANT?

CONFIRM, CHALLENGE, OR BUILD ON THESE GOALS.

1. *Provide at least 10% of year round housing as decent, safe and affordable.*
2. *Ensure distribution of affordable housing throughout the seven villages.*
3. *Promote the provision of fair, decent and safe affordable housing, for rental and purchase, which meets the present and future needs of low to moderate income residents of Barnstable.*
4. *Integrate the development of affordable housing with the protection of the Cape's environment.*
5. *Promote a balanced and sustainable community which provides reasonable accommodation of people in diverse populations and income levels.*
6. *Preserve and improve the fabric and quality of community life in Barnstable by retaining an adequate mixture of income levels, work skills, talent, and participation in the community.*
7. *Preserve existing affordable housing.*
8. *Promote smart growth principles to the greatest extent possible providing direction and incentives for guiding growth in more appropriate configurations and locations.*

Goal	Group			
	A	B	C	D
Provide at least 10% of year round housing as decent, safe and affordable.	CO	B	CO	CH
Ensure distribution of affordable housing throughout the seven villages.	CO	CO	B	CO CH
Promote the provision of fair, decent and safe affordable housing, for rental and purchase, which meets the present and future needs of low to moderate income residents of Barnstable.	CO	B	B	CO
Integrate the development of affordable housing with the protection of the Cape's environment.	CO	CO	CO	B
Promote a balanced and sustainable community which provides reasonable accommodation of people in diverse populations and income levels.	CO	CO	CO	CO
Preserve and improve the fabric and quality of community life in Barnstable by retaining an adequate mixture of income levels, work skills, talent, and participation in the community.	CO	CO	B	B
Preserve existing affordable housing.	CO	B	CO B	NR
Promote smart growth principles to the greatest extent possible providing direction and incentives for guiding growth in more appropriate configurations and locations.	CO	CO	B	NR

CO (Confirm), CH (Challenge), B (Build), NR (No Response)

DETAILED SUMMARY OF RESULTS: DECEMBER 2, 2015 LISTENING SESSION

Osterville Public Library Meeting Room 6:30-8:30pm

Exercise #1

Participants worked in pairs

Question #1: What types of homes have you lived in throughout your life?

- a) What type of home did you live in when you were a child? A small single-family house with your immediate family? A large house with extended family? An apartment building or an apartment over a shop? A two-family house?*
- b) How about when you came of age? Did you move out of your childhood home?*
- c) How about currently – what type of home do you live in now?*
- d) Do you anticipate or hope for another type of home in future stages of your life?*

HOME TYPE	CHILDHOOD	COMING OF AGE	CURRENTLY	FUTURE HOME
SINGLE FAMILY	X	X	X	X
TWO FAMILY	X	X	X	
MULTI FAMILY	X	X	X	
APARTMENT	X	X	X	X
CONDOMINIUM			X	
SENIOR HOUSING				X

THE TWO HOUSING TYPES THAT PARTICIPANTS HAVE USED AND PLAN TO CONTINUE TO USE IN THEIR LIFETIMES ARE SINGLE FAMILY HOMES AND APARTMENTS. PEOPLE EXPRESSED AN INTEREST IN SMALLER HOMES AND ASSISTED LIVING AS OPTIONS FOR LATER IN THEIR LIVES.

Exercise #2

Participants worked in three groups of 4-5.

The 2010 Housing Production Plan identified eight goals. Are these goals still relevant? Are there other housing goals that the Town should focus on in the next 5 years? Please discuss with your group and summarize discussion in space provided.

QUESTION 1: TO WHAT EXTENT ARE THE FOLLOWING GOALS FROM 2010 STILL RELEVANT? CONFIRM, CHALLENGE, OR BUILD ON THESE GOALS.

1. *Provide at least 10% of year round housing as decent, safe and affordable.*
2. *Ensure distribution of affordable housing throughout the seven villages.*
3. *Promote the provision of fair, decent and safe affordable housing, for rental and purchase, which meets the present and future needs of low to moderate income residents of Barnstable.*
4. *Integrate the development of affordable housing with the protection of the Cape's environment.*
5. *Promote a balanced and sustainable community which provides reasonable accommodation of people in diverse populations and income levels.*
6. *Preserve and improve the fabric and quality of community life in Barnstable by retaining an adequate mixture of income levels, work skills, talent, and participation in the community.*
7. *Preserve existing affordable housing.*
8. *Promote smart growth principles to the greatest extent possible providing direction and incentives for guiding growth in more appropriate configurations and locations.*

Goal	Group		
Provide at least 10% of year round housing as decent, safe and affordable.	A CH	B CO CH	C CO
Ensure distribution of affordable housing throughout the seven villages.	CO	CO CH	CH
Promote the provision of fair, decent and safe affordable housing, for rental and purchase, which meets the present and future needs of low to moderate income residents of Barnstable.	CO CH	CO	CO
Integrate the development of affordable housing with the protection of the Cape's environment.	CO	B	CO
Promote a balanced and sustainable community which provides reasonable accommodation of people in diverse populations and income levels.	CO	CO	CO CH
Preserve and improve the fabric and quality of community life in Barnstable by retaining an adequate mixture of income levels, work skills, talent, and participation in the community.	CO	CO	CO CH
Preserve existing affordable housing.	B	CO	CO
Promote smart growth principles to the greatest extent possible providing direction and incentives for guiding growth in more appropriate configurations and locations.	CO	B	CO

CO (Confirm), CH (Challenge), B (Build), NR (No Response)

BARNSTABLE MAY 2016 COMMUNITY WORKSHOP: GOALS AND STRATEGIES

Prepared by JM Goldson 6/2/16

Summary

The purpose of the community workshop on May 24, 2016 was to solicit public feedback on draft housing goals and to prioritize strategies to create and preserve affordable housing in Barnstable. The community feedback and ideas will help to further refine the goals and strategies for incorporation in the 2016 Barnstable Housing Production Plan.

In November and December 2015, community members participated in a series of focus groups and two listening sessions. The listening sessions engaged participants in the process of identifying current housing goals by considering the continued relevance of goals adopted through the 2010 Housing Production Plan. During the focus groups, participants shared ideas for strategies to help further the town's efforts to create and preserve affordable housing.

During the May 23rd workshop, participants responded favorably to the goals, with some indication that certain goals were more important to address than others. Across both goals and strategies, participants were more focused on creation of affordable housing and less on nurturing community partnerships and increased staff capacity. Two approaches emerged as well. One being the need to focus local resources on the creation of housing and push the affordable housing agenda forward and the second being a conservative approach to increase capacity in areas that are already working efficiently.

The following key themes emerged:

- Decrease the burden on already burdened households and creating housing that is truly affordable to them
- Address environmental constraints and increased costs including wastewater management that limit development
- Increase density across the villages by developing mixed-use as well as affordable housing

Workshop Design

Thirty-eight people attended the Barnstable Community Workshop on May 24, 2016 which was held in the Town Hall meeting room from 6-8:30PM. Barnstable's Growth Management Department hosted the event which was led by consultant JM Goldson community preservation + planning. The purpose of the workshop was to engage Barnstable residents in a forum that both informs and solicits ideas. Through an open house and small group discussions and a presentation by the consultant, participants made recommendations and comments on two components of the plan.

1. Goals: What should Barnstable aim to achieve in affordable housing production and preservation in the next 5 years?
2. Strategies: What would be the most effective ways to achieve these goals?

Methods

The workshop was divided into three parts, an open house, an interactive presentation, and small group discussions. The first part of the evening was an open house with the room arranged with eleven goal displays. The eleven draft goals were displayed around the room for public comment. Participants used dot stickers to indicate whether the goal was “Very Important,” “Somewhat Important,” or “Not Important.” In addition, participants could use sticky notes to add comments in two categories, “Strengths & Opportunities,” and “Concerns & Weaknesses,” to any goal if they chose to. The consultant and Barnstable Growth Management Department staff were on-hand to answer questions.

Next, a presentation by Jennifer Goldson, principal planner at JM Goldson, described the project background, key housing needs, and strategy ideas for community consideration. The presentation included digital group polling as well as recognition of Barnstable’s affordable housing accomplishments and existing resources. In addition, the presentation described the housing strategies in-depth and gave attendees a chance to ask clarifying questions and to learn about the small group discussion process. The strategies were grouped into three discussion categories- “Resource Allocation,” “Tax Incentives & Advocacy/Education,” and “Regulatory.”

Following the presentation, participants worked in small groups to discuss and prioritize the strategy ideas in each category. The room was arranged with six tables, two tables per topic category. Small groups rotated between three tables in order to cover each of the strategy categories. There was a facilitator stationed at each table to assist participants as they worked through the categories and to record comments and notes as the discussion progressed. Groups worked on each category for twenty minutes, for a total of sixty minutes of small group discussion. Lastly, facilitators presented the results of their small group discussion to the entire group.

Results

Open House: Goals

The response was overwhelmingly positive to most of the goals. No goal received a majority of negative responses, or Not Important rankings; however, some of the goals were ranked as “somewhat important” rather than “very important.” Participants did not add many additional comments though the biggest response was to Goal #4, and participants echoed a theme throughout the evening—to diversify housing in all villages and reduce Hyannis’ burden. Another theme echoed here was the need to concentrate more on housing development and less on neighborhood revitalization or improvements.

GOAL 1: Very Important.

FOCUS LOCAL EFFORTS TO ADDRESS DOCUMENTED LOCAL HOUSING NEEDS.

Provide decent, safe, and affordable housing in Barnstable to meet documented housing needs, at a minimum meeting the state's MGL c.40 affordable housing goals by 2023.

GOAL 2: Very Important

CREATE RENTAL HOUSING AFFORDABLE TO VERY LOW- AND EXTREMELY LOW-INCOME HOUSEHOLDS.

Encourage production of rental housing affordable to households with very low (at or below 50% AMI) and extremely low (at or below 30% AMI) households as needs indicate that market rates are already affordable to 80% AMI households. Encourage creation of supportive permanent housing and transitional housing for individuals and families at risk of or experiencing homeless.

GOAL 3: Somewhat Important

CREATE HOMEOWNERSHIP UNITS AFFORDABLE TO LOW/MODERATE- AND MIDDLE-INCOME HOUSEHOLDS.

Encourage production of homeownership housing affordable to households with low-moderate income (at or below 80% AMI) and middle-income (at or below 120% AMI).

GOAL 4: Very Important

INTEGRATE MORE DIVERSE HOUSING OPTIONS IN AND NEAR BARNSTABLE'S VILLAGES.

Encourage the creation of affordable housing, including multi-unit housing, supported by expanded services and transportation choices in Barnstable's seven villages.

GOAL 5: Very Important

PROVIDE HOUSING CHOICE TO SUPPORT AN INTERGENERATIONAL COMMUNITY.

Encourage aging in place and aging in community including viable options to encourage older adults to remain in Barnstable. Encourage development of housing options to attract and retain younger residents in addition to related efforts regarding job creation and training, business and industry development.

GOAL 6: Very Important

PROVIDE ASSISTANCE TO STABILIZE HOUSING FOR BARNSTABLE'S MOST VULNERABLE RESIDENTS.

Many low-income households in Barnstable struggle with housing costs including rent, health and safety rehabilitation needs, sewer connection and septic compliance, and energy efficiency improvements.

GOAL 7: Very Important

ENSURE NEW DEVELOPMENT PROMOTES SMART GROWTH AND PROTECTION OF NATURAL RESOURCES.

Encourage sustainable development including utilization of sustainable materials, energy efficient design, renewable energy (e.g., solar), and use of innovative/alternative (I/A) septic systems.

GOAL 8: Somewhat Important

COORDINATE PLANNING & INVESTMENTS FOR AFFORDABLE HOUSING & NEIGHBORHOOD IMPROVEMENTS.

Formalize communications between town departments: sewer, water, sidewalks, public/private investment.

GOAL 9: Very Important

STRENGTHEN PARTNERSHIPS WITH ORGANIZATIONS ADDRESSING AFFORDABLE HOUSING NEEDS.

Help mission-driven organizations through the allocation of town staff expertise, local funding, strong communication, and open collaboration.

GOAL 10: Very Important

PROMOTE AN INCLUSIVE MINDSET ABOUT THE NEED FOR AFFORDABLE HOUSING AND NURTURE STRONG LOCAL LEADERSHIP.

Foster community outreach and education and strengthen local leadership on housing issues.

GOAL 11: Very Important

CONTINUE TO ACTIVELY MONITOR AND PRESERVE THE LONG-TERM AFFORDABILITY OF EXISTING AFFORDABLE UNITS.

Affordable units sometimes need funding assistance to protect long-term affordability. About 21% of Barnstable's exiting affordable units have expiring affordability restrictions.

Small Group Discussion: Strategies

Resource Allocation

There was a distinction in this topic category between participants that think the town should throw everything it has at developing affordable housing, from staff to funding, and participants that want to conserve resources by trimming staff, centralizing information and streamlining processes, and throwing out programs that do not work or have not delivered.

1. Fund part-time administrator for the Affordable Accessory Apartment program.

Somewhat Appealing. Participants noted that the AAAP needs to work better but weren't sure that funding a staff person is the right path. Others thought that combining this position with the Housing Ombudsman would make sense.

2. Continue to utilize local funds for deferred payment loans to fund rehab costs associated with creation of affordable accessory units.

Somewhat Appealing. Participants commented that the funding this program is important but wondered if the town can afford to fund it. Are there state or federal funding sources? Can state/fed match local funds? Others commented that the loans are too small to make any measurable difference to construction. While others noted that if it's working, keep doing it.

3. Utilize CPA funds to create local rental assistance program for eligible households.

Somewhat Appealing. People commented that this is an important idea and the need exists though they also expressed concern that any assistance have conditions. These conditions may be a time-limit on assistance or that some increase in self-sufficiency.

4. Utilize CPA funds to create affordable rental housing.

Unsure. Half of the groups ranked this strategy as Very Appealing and the other half did not rank it or were Unsure. Participants noted that a portion of CPA funds should be directed to affordable housing but also that the funding is inaccessible and involves too much hoop-jumping.

5. Expand capacity and activity of the existing Housing and Economic Development Trust Fund.

Unsure. Again, one group noted that the town should put everything it has at the housing problem, including the work of the Trust Fund. However, others noted that it's not a high priority and wondered how efficient or useful the Fund is. Where did the \$500K go?

6. Create a streamlined "one-stop" request for local housing needs.

Very Appealing. The majority of groups were enthusiastic about this strategy. This process needs to be simplified and centralized but one group did wonder if it's a realistic goal. Another group commented that it would conserve resources while maximizing impact.

7. Create a rehab program with CDBG funds to help low-income homeowners with rehab to preserve their existing housing.

Very Appealing. Groups approved this strategy. One noted these types of strategies are more important for homeowners than for landlords.

8. Create a rehab program with CDBG funds for landlords to update properties for affordable year-round use.

Somewhat Appealing. This strategy got a mixed response. Some groups noted that it creates a disincentive for landlords to maintain their properties and wondered why landlords are not maintaining their properties and what is the landlords' responsibility? However, another group commented that if this strategy would create affordable housing, why not?

9. Offer surplus municipal land for creation of affordable rental units.

Very Appealing. Five of six groups approved this goal enthusiastically noting that parking lots should be targeted for development, the town should not require that 100% of development be affordable and that developmental constraints may pose a problem. One group that did not approve the strategy noted that the town is already overcrowded and that there is no room for more development.

10. Fund creation of new Barnstable Housing Authority rental units, particularly for affordable family housing.

Very Appealing.

11. Create an Infrastructure Relief Fund with CDBG funds. Fund would defray costs of water and sewer hookup fees to foster creation of affordable rental units.

Very Appealing. This will encourage the development of multi-story housing and increase density. Groups noted that this is a serious issue for seniors and wondered whether this would create enough incentive to developers.

12. Target public works and streetscape improvement investment areas with affordable housing development and rehabilitation activity to promote comprehensive neighborhood revitalization.

Somewhat Appealing. This strategy got a mixed response. Groups liked the idea of a “neighborhood” approach and alleviating the negative impression of affordable housing by using this approach. But some wondered if resources should be targeted to affordable housing development exclusively and leave aesthetics to the side.

TAX INCENTIVES

Participants expressed concern about programs that may displace the tax burden on already overburdened households and also did not support providing tax breaks for landlords and wondered how tax exemptions can be sustainable over time. However, many groups expressed a lack of knowledge about how the implications of using tax incentives so education could be useful here. One group noted that tax incentives can launch development but there have to be other mechanisms in place to see the process through.

1. Seek legislature approval for local property tax exemption for landlords who provide year-round affordable rental units. (Provincetown model)

Somewhat Appealing. Participants expressed two concerns about this goal. One, that creating a *local* tax exemption will only increase the tax burden on other residents who may be burdened already, and two, that landlords may not be the most deserving targets for a tax break. Some alternative thoughts included providing a tax reduction rather than exemption, offering deeper tax reduction for lower rents, and decreasing the rate of tax reduction over time.

2. Create a Gateway City Housing Development Incentive Program to provide local real estate tax exemption and state tax credits for redevelopment/revitalization for multi-unit market rate housing.

Not Appealing.

3. Seek legislature approval to allow town to enter into agreements for special tax assessments for properties that include a certain percentage of affordable units.

Somewhat Appealing. This could be a good model and offers a way for the town to have more control over what percentage of development it wants to be affordable. In addition, it may be a way to create multiunit housing and increase density

ADVOCACY / EDUCATION

Questions arose around what role the town should have in education. Is it the town's responsibility to provide education and information about housing related issues? In addition, with limited resources, where are they used to the town's best advantage?

1. Advocate for wastewater management solutions that best address both housing needs and natural resource protection to be incorporated in the town's Comprehensive Wastewater Management Plan.

Very Appealing. Participants recognize waste water management as a barrier to housing development in terms of cost and environmental constraints. In addition, updating housing units from septic to waste water is expensive and onerous to residents, particularly seniors. The town must come up a way to address this issue that does not overly burden residents.

2. Create part-time Town Housing Ombudsman position to be the point of contact for people in need of housing assistance or experiencing discrimination.

Not Appealing. While participants noted that it is important that this information be easily accessible, it is not the town's responsibility or role. There are non-profits currently providing this service and a town effort to do this would waste resources and duplicate efforts. Two groups commented that there is no housing available to which to refer people in need.

3. Develop a broad housing education plan to promote broader and deeper community understanding about local affordable housing needs and issues.

Somewhat Appealing. Again, while participants recognize the need, they wondered if this is an appropriate role for the town. It is not an efficient use of resources and puts the burden on Town Hall

4. Create an online guide to housing programs and neighborhood revitalization programs (Cleveland model)

Unsure. The groups were split between Very and Not Appealing on this strategy. Most agree that the information is important and that there is a need but again wonder if this would be the best use of limited resources.

5. Increase advocacy for more state/federal funding for housing authority properties to address rehabilitation needs.

Unsure. Three groups did not rank this strategy. Two ranked it Very Appealing and one, Not Appealing. The housing needs to be maintained and updated but is this the best use of resources?

REGULATORY

Participants support increasing density in all villages and redirecting development away from Hyannis. Workforce housing is important though income limits are too high and market rate housing is too expensive for these households. Participants support creating diverse housing-tiny homes, micro-units, co-housing and intergenerational housing.

1. Amend zoning to allow market-rate accessory apartments to increase housing options.

Very Appealing. This would increase supply of rental housing which would help to stabilize rental prices though participants also noted that market rate is still not affordable to work force households. Others noted that Barnstable needs more market rate rentals of all types, not just accessory units. Participants expressed interest in tiny homes and micro units.

2. Streamline existing process for permitting Affordable Accessory Apartments.

Very Appealing. The current process is too cumbersome and needs to be revised. The program also needs policy updates to allow home owner to live in the smaller unit, and to allow construction of units separate from the main unit.

3. Amend Active Adult use to incentivize development of affordable assisted or independent living units for low-income seniors.

Somewhat Appealing. Groups noted that there is already enough senior housing on the Cape though others noted that there need to be more options across the villages and options for seniors to downsize.

4. Adopt Historical Commission policy to give preference for waiving demolition delay if project will create affordable rental housing.

Very Appealing. Time is money. Why wait?

5. Promote compact development and smart growth through use of 40R Overlay District.

Somewhat Appealing. Mixed use and increased density are attractive concepts though participants were unsure about how 40R Overlay Districts work.

6. Amend zoning to encourage small, low-density, village-scale mixed use and multi-unit development and re-development in village districts.

Very Appealing. Groups supported this strategy and especially liked the idea of spreading housing and development across villages. However, this type of development will require public transportation and infrastructure.

7. Consider providing density bonus for Workforce Housing in all village districts.

Somewhat Appealing. Groups support workforce housing and density but noted that transportation and waste water will be an issue. One group commented that workforce income limits are too high.

8. Amend zoning to increase allowed density for mixed use and multi-family development in Hyannis.

Somewhat Appealing. Increasing density in Hyannis makes sense because of the existing infrastructure there and participants expressed support for increased density but they are concerned about how burdened Hyannis already is with development and density.

9. Encourage use of alternative septic technologies to offset impact of increased density for affordable housing.

Very Appealing. Waste water management is the number one issue. This is essential though may be confusing to some and may need to be part of an education campaign.

10. Undertake comprehensive review and recodification of zoning ordinance and related regulations to ensure clarity and consistency, especially with federal and state Fair Housing laws.

Unsure. Three groups ranked this strategy either Not Appealing, Somewhat Appealing or Very Appealing. Three groups did not rank this at all. These mixed responses make it hard to distinguish a clear opinion.

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