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G O L D S O N

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EMPOWERING PEOPLE.  
CREATING COMMUNITY.

TOWN OF BARNSTABLE HPP UPDATE  
MEETING #3

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PRESENTED BY  
PLANNING CONSULTANTS  
JENN GOLDSON, AICP AND LAURA SMEAD, AICP  
11/09/22

- Project schedule
- Review draft Goals & Strategies



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# TOPICS

# Barnstable Housing Needs Assessment and Housing Production Plan Update

## Project Timeline

11/07/2022

**July 18:** Housing Committee (HC) Meeting #1 – project kickoff & review project launch clarifier

**Late July-Mid Aug:** Collect data & prepare housing needs assessment (HNA)

Meet with planning staff – review status of HPP 2016 implementation

Hold 10 interviews & 10 focus groups

JUL-AUG

**Early Sept:** – Submit draft HNA  
Launch public survey

**Sept 7:** HC Meeting #2 – review draft assessment & hold workshop meeting.

**Sept 21:** Community Forum #1 – draft findings + visioning

**Nov 9:** HC Meeting #3 – review outline of draft updated goals and strategies

**Nov 30:** Community Forum #2 – goals and strategies

AUG-NOV

**Dec 14:** HC Meeting #4 – review Forum 2 results and discuss content for draft plan

Prepare draft HPP including vision, goals, and strategies

**By 12/22:** Submit first draft HPP for review

**Jan 11:** HC Meeting #5 – review draft plan and revise

**Jan 18:** Release draft plan for public comment

DEC-JAN

**Feb 6:** Present draft HPP to joint meeting of Planning Board (PB) & HC, PB vote to recommend the plan

**Feb 17:** Prepare revisions and submit revised HPP for local approval

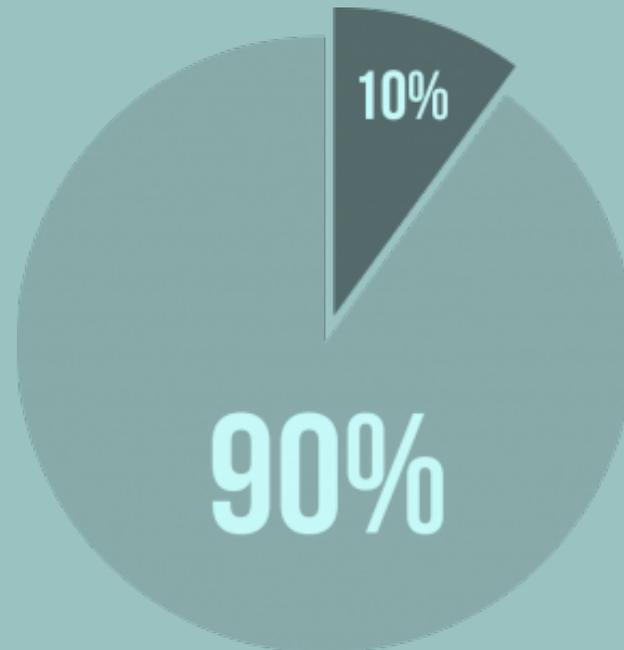
**March 9:** Present plan to joint meeting of TC and PB

**March 23:** TC votes to approve the plan

**March 31:** Submit to DHCD for approval

FEB-MAR

1. Achieve and maintain the state's goal under Chapter 40B that 10 percent of Barnstable's year-round housing units are countable on its Subsidized Housing Inventory, while also addressing documented local and regional needs. This includes, but is not limited to, affordable year-round senior housing, affordable year-round rental and ownership housing, housing for residents with special needs, as well as seasonal and year-round options for employees of the Town and local businesses.



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## DRAFT 5-YEAR HOUSING GOALS

2. Ensure that new development promotes smart growth and protection of natural resources, especially in Barnstable's village centers, near public transportation, and where sewer infrastructure is available.



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## DRAFT 5-YEAR HOUSING GOALS

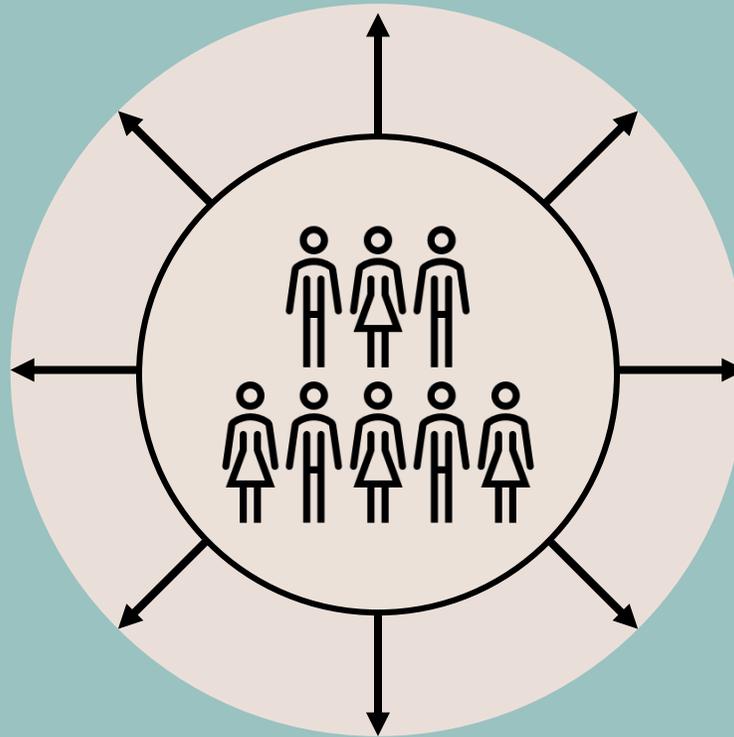
3. Assist in stabilizing housing and provide housing assistant programs and services for Barnstable's most vulnerable residents – especially those living in inadequate housing conditions, homeless, or at risk of homelessness.



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## DRAFT 5-YEAR HOUSING GOALS

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



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## DRAFT 5-YEAR HOUSING GOALS

5. Promote greater public awareness and understanding of Barnstable's housing crisis including encouraging enhanced housing advocacy by a broad cross section of the community to solidify and build community support for all future housing development efforts and nurture strong local leadership to promote housing initiatives.



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## DRAFT 5-YEAR HOUSING GOALS

Planning, Policies, & Zoning  
Local Initiatives & Programs  
Capacity, Education, & Coordination

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## CATEGORIES OF STRATEGIES

#	Strategy Ideas for Discussion
1	Consider amending zoning to reduce the minimum lot size or frontage requirements for all forms of housing, where environmental conditions allow.
2	Consider strengthening regulations on short-term rentals by adopting a 3% short-term rental community impact fee and dedicating the proceeds towards affordable housing purposes.
3	Consider using Barnstable's residential property tax exemption to tax seasonal or second homes at a higher rate than year-round residents.
4	Seek special legislation to provide tax breaks to landlords who rent to year-round residents (including ADUs), and to those who participate in the affordable accessory apartment program.
5	Amend zoning to incentivize development of affordable assisted or independent living units for low-income seniors, such as expedited permitting, zoning relief, and density bonuses.



# PLANNING, POLICIES, & ZONING STRATEGIES

#	Strategy Ideas for Discussion
6	Continue rezoning efforts to allow development of small, low-density, village-scale mixed-use and multi-unit development and re-development in village centers (especially Hyannis and Centerville), including implementing the drafted form-based code zoning by the Hyannis Growth Incentive Zone.
7	Strengthen zoning bylaw for missing middle and “living little” forms of housing, by allowing duplexes by right in all zones, with a restriction on overall massing, scale, and appearance as a single-family home; allowing tiny homes in compliance with Appendix Q of the 2018 International Residential Code, and allowing cottage cluster housing on lots of 1 acre or more.
8	Strengthen the inclusionary bylaw by requiring a higher percentage of affordable units or a deeper level of affordability. Allow expedited permitting, zoning relief, density bonuses, and financial subsidy for developments who provide affordable housing beyond what is required. Increase in-lieu of fees to keep up with the housing market.
9	Amend zoning to incentivize conversion of existing larger vacant or underutilized buildings to multi-unit housing through expedited permitting, zoning relief, and density bonuses.



# PLANNING, POLICIES, & ZONING STRATEGIES

#	Strategy Ideas for Discussion
11	Pursue the creation of affordable year-round housing on vacant and/or underutilized private land or properties, such as motels that go up for sale, the vacant Kmart at the Capetown Plaza, Independence Park, the Cape Cod Mall parking lots, golf course, and others. This may include land acquisition or financial subsidies.
12	Negotiate an increased number of affordable units in future privately developed projects or create more deeply affordable SHI units in existing moderate-income deed restricted units.
13	Pursue the conversion of available town properties to housing, especially Martson Mills school (730 Osterville West Barnstable Rd) and the vacant land next to police station.
14	Acquire properties for co-living housing for the Town's seasonal employees or transitional housing for Town employees to live in while searching for a permanent home in Barnstable.
15	Utilize local and state housing grant funds (e.g. CDBG, ARPA, CPA) to create local rental assistance program for eligible households.



# LOCAL INITIATIVES & PROGRAMS STRATEGIES

#	Strategy Ideas for Discussion
16	Continue efforts to streamline and coordinate requests for local/federal funds for housing development.
17	Strengthen the coordination, funding, and integration of available social service, foreclosure prevention and housing stabilization programs for low-income residents and seniors, who are in danger of foreclosure or homelessness.
18	Continue rehabilitation program with CDBG funds to help low-income homeowners preserve their existing housing to live independently and funding repairs to homes for health and safety.
19	Create a pre-development or infrastructure relief fund with CDBG and Trust funds. This fund would defray costs related to predevelopment, or of water and sewer connection costs to foster creation of affordable rental units.
20	Continue to 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, such as small-scale onsite treatment plants and sewer expansion.



# LOCAL INITIATIVES & PROGRAMS STRATEGIES

#	Strategy Ideas for Discussion
21	BAHT to do outreach to affordable housing developers (NOFA) to invite them to do a friendly 40B at selected locations, with financial incentives from Trust.
22	Consider adopting best practices in coordinating and streamlining permitting processes to incentivize creation of year-round and affordable year-round housing with increased efficiency. This might include creating a resource for affordable housing developers, that is simple and easy to use to streamline the process, and recorded webinars.
23	Continue monitoring compliance for year-round affordable housing.
24	Clarify roles and responsibilities of Trust, other boards/committees, and town staff; Invite Trust to attend permitting meetings; Consider creating a Barnstable Housing Roundtable.
25	Participate in CHAPA Municipal Engagement Initiative, to come and build a constituency for advocating for housing. Foster outreach and education about local and regional affordable housing needs through a positive public relations campaign.



# CAPACITY, EDUCATION, & COORDINATION STRATEGIES

#	Strategy Ideas for Discussion
26	Continue affirmative outreach to target populations, such as low-income, seniors, BIPOC (black, indigenous, people of color), and Barnstable employees to increase awareness of existing affordable housing programs and assistance at local and state levels.
27	Sustain dedicated and experienced town staff to continue coordination of the town's housing efforts and entities. Continue to support the Housing Coordinator and CDBG staff positions.
28	Support the Barnstable Municipal Affordable Housing Trust by continuing to provide funding through CPA, explore funding through ARPA/HOME/CDBG, and by continuing to seek state authorization for a real estate transfer fee and building permit surcharge to fund the Trust. Consider increasing the allocation of CPA funds towards housing, or exercising borrowing powers, to support local housing initiatives.
29	Explore public-private partnerships with the Town's largest employers, such as the hospital or Cape Cod Community College, to provide workforce and seasonal housing to employees and students.



# CAPACITY, EDUCATION, & COORDINATION STRATEGIES

The logo consists of the letters 'J', 'M', and 'G' stacked vertically. The 'M' is smaller and positioned between the 'J' and 'G'. A thin horizontal line is placed below the 'M'. The entire logo is enclosed within a thin, light-colored circular border.

J  
M  
G

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**THANK YOU!**