

BARNSTABLE HOUSING PRODUCTION PLAN COMMUNITY FORUM

The Barnstable Housing Production Plan project team welcomes you to the second community forum. Please make sure you check in before leaving this evening. This handout includes draft goals and strategies as well as QR codes to access additional materials we will cover tonight. We invite you to reference these materials at any point during the forum.

Housing Needs Assessment Key Findings:

- The need for a greater diversity of housing types
- The need for year-round housing
- The need for workforce housing
- The need for deed restricted permanent affordable housing

Scan the QR Code below to access a folder of forum materials, including:

- Housing Needs Assessment Summary
- Virtual list of Goals & Strategies
- Barnstable's 2016 HPP Executive Summary
- What is a Housing Production Plan? Quick Facts
- Key Terms & Definitions
- PollEverywhere Participation Instructions
- DHCD HPP Guidelines & FAQ



After scanning, click 'OK' on the bottom of your screen then click "Or continue to website"

Housing Production Plan Goals:

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 and intergenerational housing opportunities, affordable year-round rental and ownership housing, and housing for residents with special needs.
2	Support the growing need for seasonal and year-round housing options for employees, and for more diverse housing options accessible to moderate income individuals and families.
3	Ensure that new development promotes smart growth and protection of natural resources, is located near public transportation and infrastructure, and is consistent with the Local Comprehensive Plan (LCP).
4	Assist in stabilizing housing and provide housing assistance programs and services for Barnstable’s most vulnerable residents – especially those living in inadequate housing conditions, homeless, or at risk of homelessness.
5	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.
6	Promote greater public awareness and understanding of Barnstable’s housing crisis through continued public education of our housing needs and partnerships with housing advocates to build community support for housing efforts and nurture strong local leadership to promote housing initiatives.

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Planning, Policy, & Zoning Strategies:

1	<i>Consider opportunities for zoning amendments to support greater housing diversity in locations consistent with the Local Comprehensive Plan.</i>
2	<i>Consider regulations on short-term rentals to the extent they impact year-round affordable housing.</i>
3	<i>Pursue a Home Rule petition to extend Barnstable's residential property tax exemption to property owners that provide year-round rentals.</i>
4	<i>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.</i>
5	<i>Identify strategies to support small, low-density, village-scaled mixed-use and multi-unit development and re-development consistent with the Local Comprehensive Plan.</i>
6	<i>Implement the zoning amendments proposed within the Downtown Hyannis Growth Incentive Zone.</i>
7	<i>Identify zoning amendments and other strategies to support missing middle and "living little" forms of housing.</i>
8	<i>Consider zoning amendments to allow tiny homes in compliance with Appendix Q of the 2018 International Residential Code, and consistent with locations identified as suitable in the Local Comprehensive Plan.</i>
9	<i>Strengthen the inclusionary ordinance by requiring a higher percentage of affordable units at a variety of income levels. Allow expedited permitting, zoning relief, density bonuses, and financial subsidy for developments that provide affordable housing beyond what is required. Establish an in-lieu of fee that is comparable to the housing market and can be utilized to support local housing policy initiatives.</i>
10	<i>Consider a zoning amendment to define "underutilized properties", in districts consistent with the Local Comprehensive Plan, to allow redevelopment and re-use for multi-unit housing through expedited permitting, zoning relief, and density bonuses.</i>



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pollev.com/jennG into your
 browser or text "jennG" to 22333

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Local Initiatives & Programs Strategies:

11	<i>Pursue the creation of affordable year-round housing on vacant and/or underutilized land or properties as consistent with the Local Comprehensive Plan.</i>
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	<i>Pursue the conversion of available town properties to housing, especially Marstons Mills School (730 Osterville West Barnstable Rd) and the vacant land next to police station (1200 Phinney's Lane), and 164 Route 149.</i>
14	<i>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.</i>
15	<i>Utilize local and state housing grant funds (e.g. CDBG, ARPA, CPA, and the Affordable Housing Trust) to create local rental assistance program for eligible households.</i>
16	Establish a buy-down program to promote moderate income homeownership opportunities within our existing housing supply.
17	Continue efforts to streamline and coordinate requests for local/federal funds for housing development.
18	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.
19	Seek to establish a rehabilitation program with CDBG funds to help low-income homeowners preserve their existing housing to live independently and fund repairs to homes for health and safety.
20	Create a pre-development or infrastructure relief fund with CDBG and Affordable Housing Trust funds. This fund would defray costs related to predevelopment, or of water and sewer connection costs to foster creation of affordable rental units.
21	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.

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Capacity, Education, & Coordination Strategies:

22	Barnstable Affordable Housing Trust to continue to do outreach to affordable housing developers with financial incentives.
23	Continue to educate the public on the Town's Local Initiative Program (LIP) guidelines for 40B Comprehensive Permits and Accessory Dwelling Unit (ADU) guidance.
24	Partner with a Regional Housing Services Office (RHSO) to expand resource capacity and support monitoring compliance of existing affordable units.
24	Clarify roles and responsibilities of Trust, other boards/committees, and town staff; Engage Trust on housing developments early in the permitting stage for potential funding support; Consider creating a Barnstable Housing Roundtable.
26	Participate in CHAPA Municipal Engagement Initiative to help foster outreach and education about local and regional affordable housing needs.
27	Build partnerships with local organizations and 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.
28	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 positions.
29	Support the Barnstable 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 create additional funding programs administered by the Trust. Consider increasing the allocation of CPA funds towards housing, or exercising borrowing powers, to support local housing initiatives.
30	<i>Explore public-private partnerships with the Town's largest employers, such as the hospital or Cape Cod Community College, to jointly pursue the creation of workforce and seasonal housing to employees and students, using underutilized facilities.</i>