

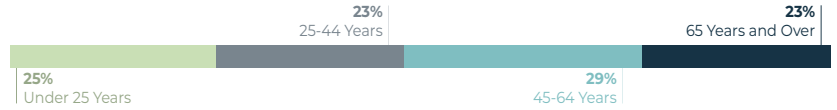
Housing Profile: Barnstable

Key Demographic and Economic Information

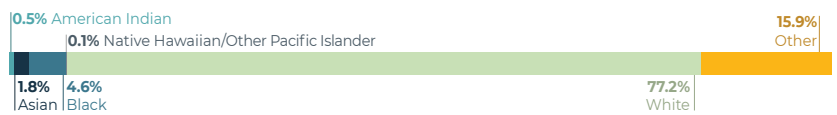
POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2022)	MEDIAN HOUSEHOLD INCOME (2021)	RESIDENTIAL PROPERTY TAX RATE
48,916	19,748	2.43	27,452	\$620,000	\$82,816	\$7.07 (FY23)

The Town of Barnstable is Cape Cod's largest town in both population and land area. Barnstable has a population of approximately 49,000 year-round residents, according to the latest decennial census. It 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. The Town of Barnstable includes seven villages within its boundaries: Barnstable, Centerville, Cotuit, Hyannis, Marstons Mills, Osterville, and West Barnstable. Each village has unique and significant cultural and historical qualities. It also includes three Community Activity Centers in Barnstable Village, Hyannis, and Osterville.

Barnstable by Age



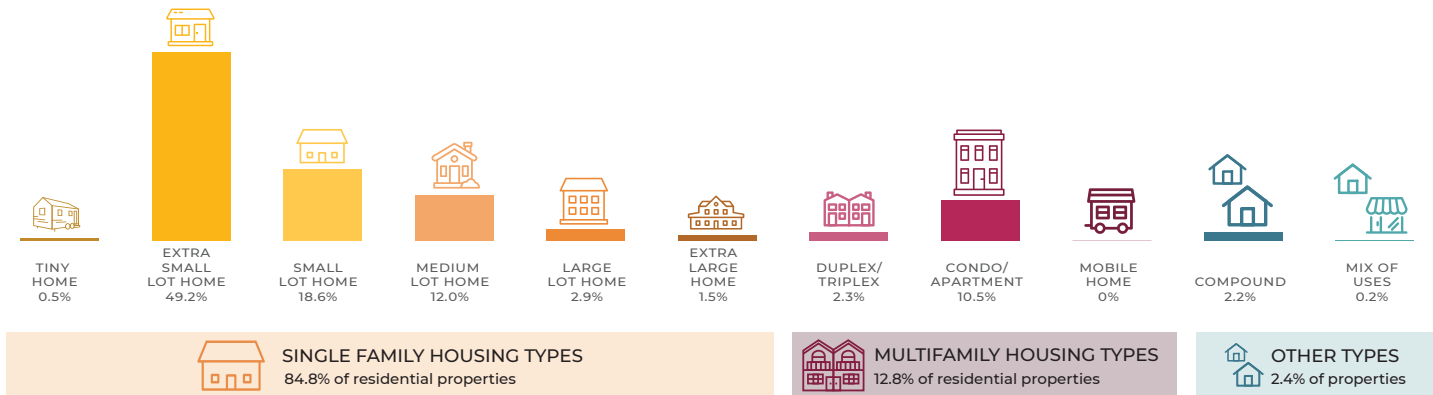
Barnstable by Race



(2020 Decennial Census; American Community Survey (ACS) 2021 5-year Estimates; Cape Cod and Islands Association of Realtors; Massachusetts Department of Revenue)

Current Housing Stock

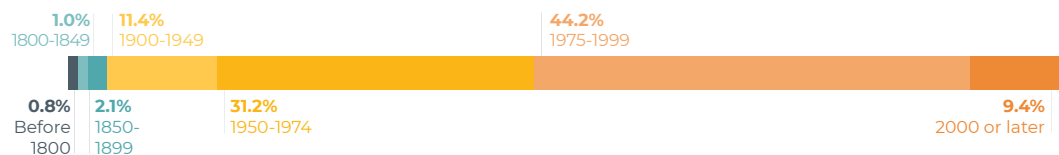
The Cape Cod Commission conducted a housing typology study using local assessors' data and state class property codes. The graph below shows the distribution of various types of residences using this data, which differs slightly from American Community Survey counts. In Barnstable, about 85% of residential properties are single family homes; nearly 13% are multifamily properties. The remaining 2.4% are other types of properties. Other properties may be a single home or may be multifamily homes such as compounds, which may include multiple houses on one parcel occupied by different households or a single family home with a guest house. Mix of uses are properties that have at least one residence on them but also have some sort of other use such as agricultural or commercial. For more information on the housing typology and categories visit: cccom.link/ht



Housing Stock by Year Built

Consistent with regional development patterns, 3/4 of Barnstable's housing stock was built between 1950 and 1999. About 10% has been built since 2000.

(Assessors' data and CCC housing typology analysis)



Owners and Renters

There are nearly 20,000 year-round occupied housing units in Barnstable; of these, 76% are owner-occupied and 24% are renter-occupied. (ACS 2021 5-year Estimates)



Seasonality

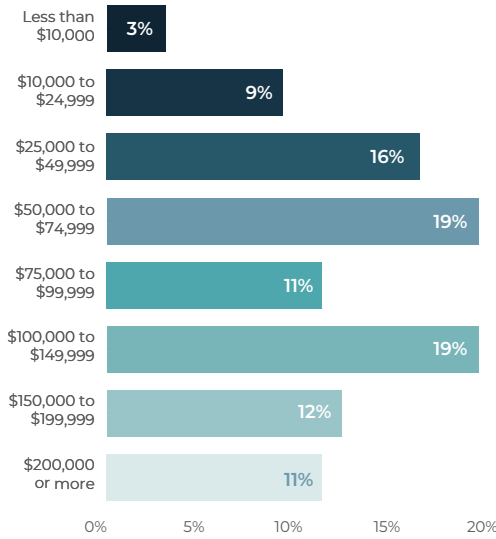
Over 1/5 of all housing units are used for seasonal, recreational, or occasional use. (ACS 2021 5-year Estimates)



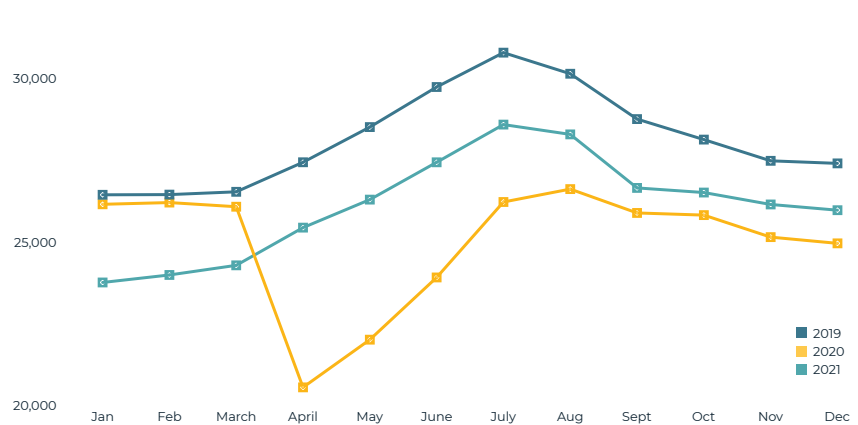
Wages, Employment, and Housing Affordability

Households per Income Bracket

(ACS 2021 5-year Estimates)



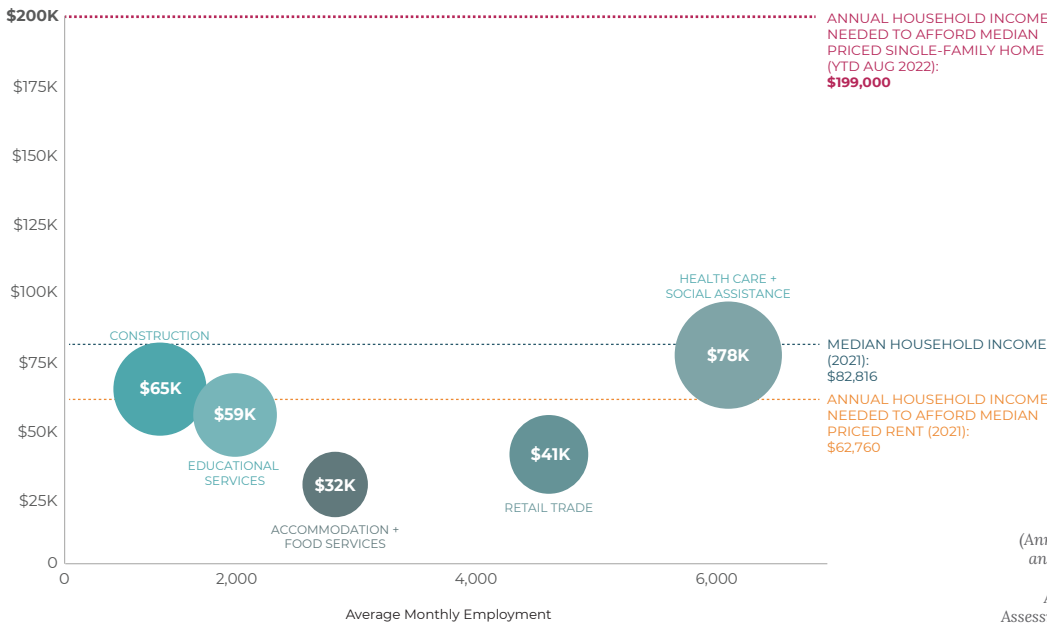
Employment by Month



Barnstable is one of the less seasonal towns in the region. However, employment in the town still typically increases in the summer months. In 2019 employment peaked in July at 16% more than the low in January. Due to the pandemic, 2020 patterns were significantly different, but in 2021 started to return to pre-pandemic levels and trends.

(MA Labor Market Information, ES-202 data)

Housing Affordability



In 2021 the median price for a home for sale in Barnstable was \$540,000. In 2022, prices increased to a median home sales price of \$620,000, a 15% increase.

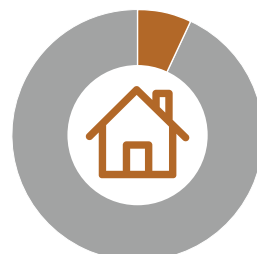
Average wages in the town's largest industries by employment fall well below what is needed to affordably purchase a home at median sales prices (affordably purchase means a household spends 30% or less on housing costs). While the median gross rent, according to the American Community Survey, is more affordable, availability of year-round rental housing is very limited.

(Annual income refers to a household's earnings, while annual wage refers to an individual's earnings. Data: Cape Cod and Islands Association of Realtors; 2021 ACS 5-Yr Estimates; 2022 Cape Cod Housing Needs Assessment; MA Labor Market Information, ES-202 data)

Affordable Housing Units

The Massachusetts Subsidized Housing Inventory is used to measure a community's stock of low- or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law, which encourages communities to have 10% of their housing stock be affordable for low- to moderate-income households. While housing developed under Chapter 40B is eligible for inclusion on the inventory, other types of housing also qualify to count toward a community's affordable housing stock.

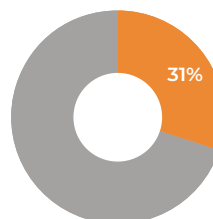
SUBSIDIZED HOUSING INVENTORY UNITS



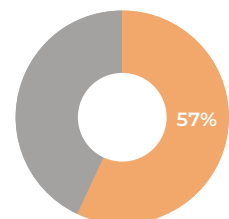
7.2% of housing units
 (Numbers are from DHCD as of February 14, 2023 and subject to change. These numbers do not yet reflect 2020 Census data as the necessary data are not yet available.)

Housing Cost Burdened

A household is considered cost burdened when housing costs exceed more than 30% of monthly income. (ACS 2021 5-year Estimates)



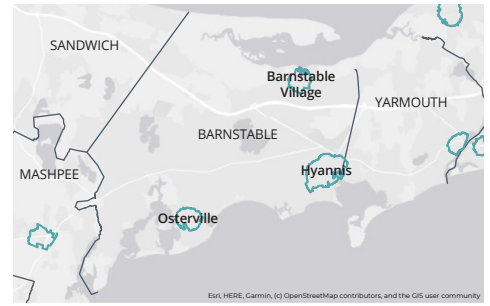
... of **owner** households in Barnstable spend 30% or more of income on housing costs



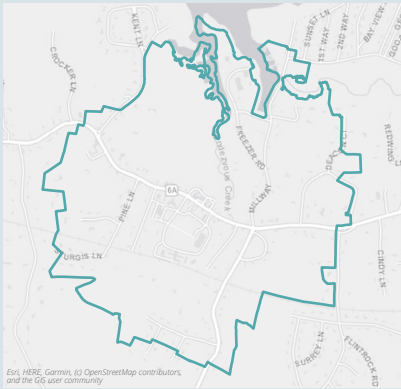
... of **renter** households in Barnstable spend 30% or more of income on housing costs

Community Activity Centers

Community Activity Centers are areas with a concentration of business activity, community activity, and a compact built environment that may be suitable for additional housing and a mix of uses at a scale that fits in with the community's character. The vision for these areas is to accommodate these uses in a walkable, vibrant area, preserve historic buildings, and to provide diverse services, shopping, recreation, civic spaces, housing, and job opportunities, with adequate infrastructure and pedestrian amenities to support development. The Cape Cod Commission identified seventeen Community Activity Centers across the region. Barnstable has three identified Community Activity Centers, one in each of the villages of Barnstable, Hyannis, and Osterville.



Barnstable Village



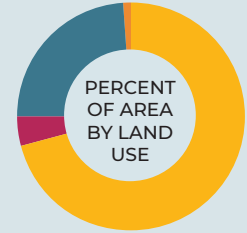
COMMUNITY ACTIVITY CENTER AREA (ACRES)
342



ESTIMATED HOUSING UNITS
171



ESTIMATED HOUSING UNITS (PER ACRE)
0.5



In the Barnstable Village Community Activity Center most of the land area is used for residential purposes and includes the commercial area along Route 6A where there are shops, restaurants, and many offices, as well as the Barnstable County complex.

- Residential **71%**
- Commercial **4%**
- Tax Exempt **24%**
- Multiple Uses **1%**

Hyannis



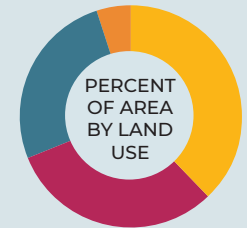
COMMUNITY ACTIVITY CENTER AREA (ACRES)
910



ESTIMATED HOUSING UNITS
1,448



ESTIMATED HOUSING UNITS (PER ACRE)
1.6



The Hyannis Community Activity Center is one of the larger ones in the region. It encompasses downtown Hyannis, including Main Street, and a small portion of it is in Yarmouth. It has a somewhat more even distribution of land uses, with a higher proportion of commercial land use compared to the other two Community Activity Centers in town.

- Residential **38%**
- Commercial **31%**
- Tax Exempt **26%**
- Multiple Uses **5%**

Osterville



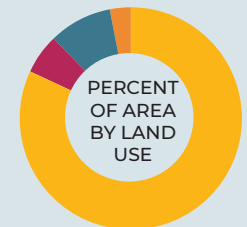
COMMUNITY ACTIVITY CENTER AREA (ACRES)
390



ESTIMATED HOUSING UNITS
585



ESTIMATED HOUSING UNITS (PER ACRE)
1.5



The Osterville Community Activity Center is focused around Osterville village and the commercial uses there. It is surrounded primarily by residential land, which comprises the vast majority of the Community Activity Center area in terms of land use.

- Residential **82%**
- Commercial **6%**
- Tax Exempt **9%**
- Multiple Uses **3%**

Zoning



Accessory Dwelling Unit by Right

An accessory dwelling unit (ADU) is a secondary housing unit on a single-family residential lot. ADUs can include over-garage units, carriage houses, or in-house apartments, and may provide more affordable housing options.

✔ ALLOWED



Multifamily Housing by Right

Multifamily zoning by right makes the ability to develop multifamily units in certain districts of a town easier, supporting an expanded and diversified housing stock.

✔ ALLOWED

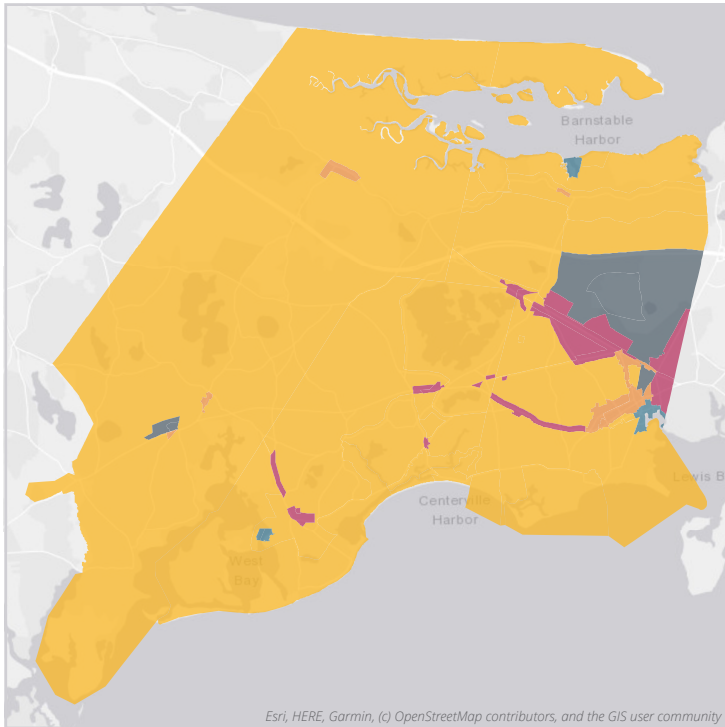


Inclusionary Zoning Policy

Inclusionary zoning requires developers to designate a percentage of the units in certain projects as available to lower and moderate income households.

Note: Barnstable's inclusionary affordable housing requirements are within the Town's general ordinances, not within the zoning ordinance.

✔ ADOPTED



Zoning Districts

The vast majority of the town is zoned for residential uses (primarily single-family residential), as can be seen in the map and the graph below. Some of the primary uses for zones in the “other” category in Barnstable include those related to harbor and marina uses. These zoning categories are broad and do not capture the many nuances of the specific zoning regulations for each district, nor do they include overlay districts, but help to provide a summary of the distribution of land available for certain types of uses throughout town.



CAPE COD
COMMISSION

The Town Housing Profiles have been created as a data resource by the Cape Cod Commission. Explore more data related to housing, demographics, and the economy at datacapecod.org.

CAPECODCOMMISSION.ORG • DATACAPECOD.ORG