

Housing to Protect Cape Cod 2023 Summit

[#savethelocals](#)



Engage With Us



Join the Vevox session to answer live poll questions and participate in the Q&A

Scan the QR code on your agenda

QUESTION

Where do you live?



Alisa Magnotta
CEO, Housing Assistance

QUESTION

Do you currently own, rent or live with family/friends?





**Coordinate
with Cape Cod
Commission**

**Support State
Initiatives**

**Engage
Community**

**HOUSING to
PROTECT
CAPE COD**

**Facilitate
Regional
Effort**

**Convene
Working
Groups**



**Train
Advocates &
Decision
Makers**

Fact-Based Approach




UNLOCKING THE POTENTIAL
of Cape Cod's Single-Family Home Inventory

ACCESSORY DWELLING UNITS


A collage of images related to housing, including a house under construction, a living room, a kitchen, a person walking, and a house exterior. The collage is framed in a yellow house shape.

Housing Assistance

An hourglass with sand, where the top bulb contains a small house-shaped structure made of sand.

HOUSING ON CAPE COD

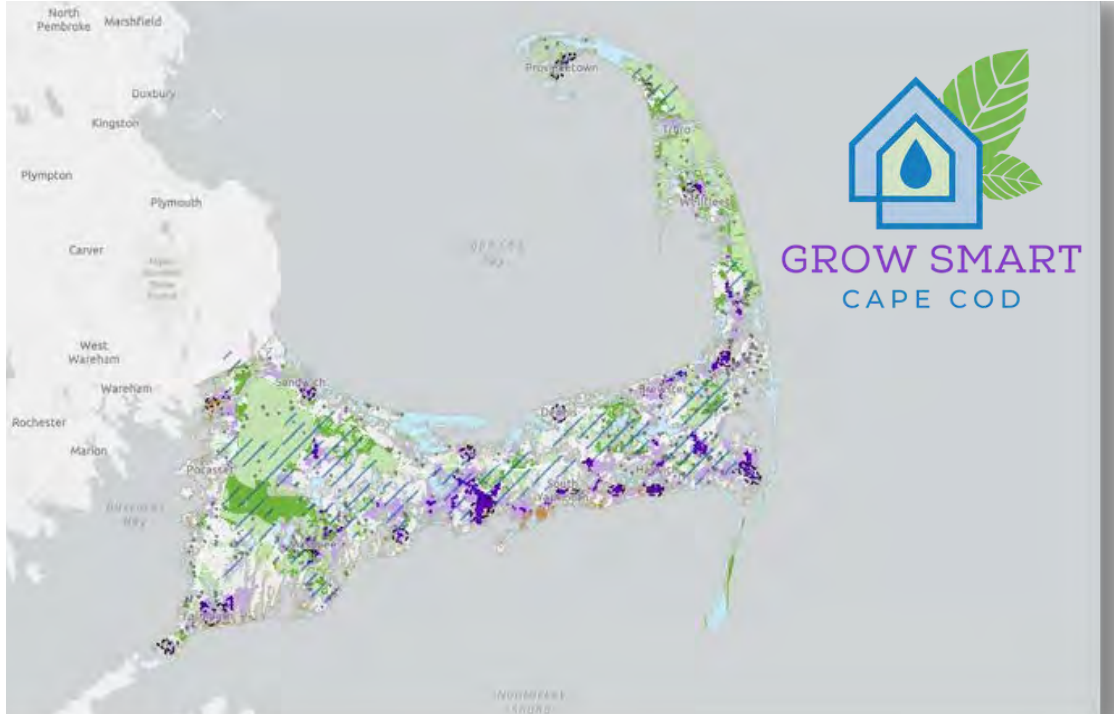
The High Cost of Doing Nothing



Housing Assistance Corporation
Cape Cod

An aerial view of a coastal town with many houses and a large body of water.

Housing Market Overview and Economic and Fiscal Benefits of Housing Development in Barnstable County, MA

A map of Cape Cod with various areas highlighted in green and purple, indicating growth or development areas.

GROW SMART CAPE COD



Spring Town Meeting Season a Success for Housing Efforts!



Thanks to your hard work, you helped pass:



\$17M+

in funds for
housing



22

zoning
bylaws




35

housing-related
warrant articles



\$1.5M

in childcare
funding



**Thank you to our
municipal leaders**

***Town employees
Members of Boards &
Committees***

Thank you to our housing organizations

- Habitat for Humanity
- Duffy Health Center
- Community Development Partnership
- Homeless Prevention Council
- Catholic Charities
- Cape Cod Commission
- Martha's Vineyard Commission
- Island Housing Trust
- MV Housing Action Task Force

Housing Champions

Ann
Schiffenhaus

Working groups in Dennis, Harwich,
Falmouth, Mashpee, Yarmouth



Speaking up for Housing!

Housing Champions



**Cheri
Armstrong**



**Miranda
Vogt**



**Michael
Mecnas**



Asia Graves



Meaghan MacKeil-Marcantonio

HPCC Team



Ryan Castle
Leslie Sandberg



Housing
Assistance

Alisa Magnotta
Marissa Cyr
Jen Cullum



Paul Niedzwiecki
Lauren Barker



Chris Flanagan

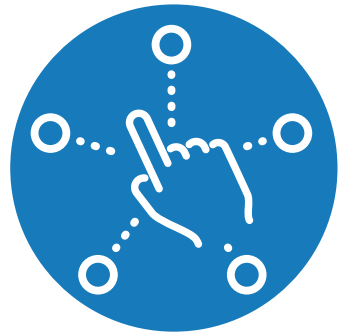


Rob Brennan

QUESTION

**What do you hope to get
out of today's summit?**





***Housing
Choice***



Funding



***Year-Round
Housing***



Land Use

HOUSING to Protect Cape Cod

Housing Policy Toolkit





HOUSING to
PROTECT
CAPE COD

Regional Housing Updates

Paul Niedzwiecki
CEO, Cape Cod
Chamber of Commerce

Kristy Senatori
Executive Director,
Cape Cod Commission



Housing Cape Cod

THE REGIONAL STRATEGY

HOUSING TO PROTECT CAPE COD SUMMIT | OCTOBER 2023



CAPE COD
COMMISSION

House Shortage Curbs Science At Woods Hole

The housing shortage remains one of the most acute problems facing Woods Hole scientific institutions. In their annual reports to corporation members this week directors of both institutions cited the need for long range planning which would make provisions for the housing of researchers and students at their centers.

Dr. Charles Packard, director of the Marine Biological Laboratory, told the M. B. L. corporation Tuesday that the M. B. L. has been purchased by members of the corporation, Dr. Packard said in his report. With all lots in the Gansett tract sold, the new development is the only laboratory property which is available to investigators who

want to solve the housing problem by owning their own homes.

Yesterday's meeting of the Oceanographic Corporation and the Marine Biological Laboratory directors cited the need for long range planning which would make provisions for the housing of researchers and students at their centers.

Dr. Charles Packard, director of the Marine Biological Laboratory, told the M. B. L. corporation Tuesday that the M. B. L. has been purchased by members of the corporation, Dr. Packard said in his report. With all lots in the Gansett tract sold, the new development is the only laboratory property which is available to investigators who

Falmouth Enterprise, 1947

Chamber Tackles Crisis Of Housing Shortage

Residents who have noticed longer lines at shops this summer or poor service at restaurants may not realize that these are symptoms of a regional housing crisis on Cape Cod.

"Without the service piece, the whole thing collapses," said Robert Murray of the Falmouth Housing Authority, citing the lack of housing for service personnel at the heart of the region's economy.

With business owners struggling to find employee housing

the banking community become involved in housing issues.

"More affordable housing is in everyone's interest," said Mr. Murray.

Kelley Pratt, executive director of the Falmouth Chamber of Commerce, said the Falmouth chamber's tourism committee and the board of directors have had a lot of discussions about problems finding seasonal housing for employees. "We are starting to explore some options for next year," said Ms Pratt.

Falmouth Enterprise, 1999

Mr. O'Brien chairs the new Cape Cod Chamber of Commerce subcommittee that was formed last month and includes housing experts, as well as business leaders in retail, tourism, banking, and high tech industries.

Mr. O'Brien said the committee was formed after a chamber board work session when mem-

did not want the chamber's committee to be performed by the region like the Housing Authority, Housing Assistance Corporation or Housing and Barnstable Housing Authority.

Mr. O'Brien thinks the chamber is in a unique position to help housing advocates because of board members' financial connections.

The committee will approach "members of the Cape's business community to find resources, advice, and support for projects, which are meritorious and capable of receiving rapid development approval," the mission statement continued.

Housing Crisis Changing Cape

HYANNIS, Mass. (AP) — Chris Krzyzak considers his family, and workers like them, part of Cape Cod's "Rubber Boot Gang."

Krzyzak is a merchant, like his father. One brother builds homes. Another builds boats. Since they moved to Pocasset 32 years ago, blue collar trades have helped his family earn a living, and make Cape Cod their home.

But Krzyzak, 40, worries that the Rubber Boot Gang might not have a home on the Cape much longer. Skyrocketing housing costs are putting the Cape out of reach for low- and middle-income

SUV, minivan or Mercedes among us. We have become strangers in our own land."

As hospitable as the Cape is to summer tourists, who flock to its famous resorts, housing is a different place.

A six-year-old Cape Codder who has lived in the Cape region undergoing a fundamental change in character.

Its traditional workers — artists, cooks, marine scientists — are quietly leaving for cheaper housing. The resulting labor shortage is so severe that schools and medical facilities can't fill positions. Some business owners are forced to provide subsidized housing in order to find enough help.

"It's not just seasonal workers," said Kevin Howard, chairman of the board of the Cape Cod Chamber of Commerce. "We're talking year-round, middle-management jobs. These people can't find housing of any kind that they can afford."

A wealth of statistics illustrates the problem, the Times reported.

—The median price of a home on the Cape is \$182,000, up 17.1 percent in a single year for the period ending June 30. That ranks the Cape seventh in the nation for home appreciation.

—Since 1995, median home prices have risen 62 percent on the Cape, while wages have gone up 20 percent. Nationally, median home prices are up 20 percent, while wages have risen 25 percent.

—Cape Cod is the 13th least affordable place to live in the country, according to the National Association of Home Builders.

—At the average Cape Cod family income of \$47,700, only 30 percent of families can afford

a home in the current market, according to the National Association of Home Builders' "housing opportunity index."

The Cape's problems reflect a high quality of life.

"This is not complicated," said Kevin Joyce, president of Cape Cod & Islands Mortgage in Orleans. "The Cape is so desirable. There are a lot of buyers with a lot of money and not much stock."

The tiny island of Nausetucket offers a stark illustration of the effects of the crisis. With the median home price at \$815,000, the island struggles to keep school administrators from hoarding, recently offering its curriculum director a 20 percent raise just to keep her for another year.

On the mainland, Outer Cape Health Services, is having trouble hiring staff because of the high cost of living, according to executive director Scott Penn.

"Our first concern is for our front-line staff," he said. "But it is starting to affect our ability to hire doctors. That's a whole new level of concern and it's very frightening."

Perhaps most affected are workers such as Lisa Suttan. The only place she could afford on the \$9 per hour she made working with handicapped people was an illegal apartment in a dark Hyannis basement.

But when the home was sold, she was out of options. As of early September, she and her 12-year-old son had left the Cape to live with her sister in Middletown. "I'm going to live with her until I find a place," she said.

Athol Daily News, 2000

Coastal scientists struggle to find affordable housing on the Cape

PROVINCETOWN — Cape Cod's housing crisis has reached the ivory tower.

Scientists working the Cape's coastal research centers can't afford homes and rents, and institutions are feeling the pinch, particularly the smaller centers.

"It certainly limits our options," Peter Borrelli, executive director of the Center for Coastal Studies, told the Cape Cod Times. "It's difficult to get the quality of people we want because of our pay scale."

Borrelli recalled a young scientist the center lost because he couldn't afford a home, and didn't want to commute.

Maira Brown, a senior scientist at the center, eventually had to build a modular home in order to stay on the Cape because of skyrocketing housing costs.

"I think it's a huge, growing concern," Brown said.

The median price of homes in Provincetown, where the center is located, was \$500,000 in 1999, according to Bank of America. In nearby Truro, the median was \$425,000.

Borrelli said the center's housing squeeze could prevent the center from pursuing particular areas of study, but has hurt in attracting interns. The center has

two now, instead of the normal six.

Officials at the Marine Biological Laboratory in Woods Hole are still getting the people they want, according to spokeswoman Pamela Hinkle. But she added that the lab is not untouched by the crisis.

"We're definitely seeing a problem with young employees," she said.

Median housing costs in Falmouth and Bourne, near the lab, ran between \$175,000 and \$185,000 last October, according to Banker & Tradesman.

But post-doctoral students, particularly those with families, are feeling the pinch because they're at the low end of the wage scale, and can't commit to long-term housing because they don't know if they'll eventually get jobs at the lab, Hinkle said.

About a month ago, the lab formed a committee to focus on all housing issues.

North Adams Transcript, 2001

Borrelli said the center's housing squeeze could prevent the center from pursuing particular areas of study, but has hurt in attracting interns. The center has

its tight specialization and prestige in the field, the institution is attracting the people it wants.



Projected shortfall of 11,000 to more than 21,000 housing units by 2035.

UMDI projections based on the projected difference between housing supply and demand for both a standard scenario and high scenario. Assuming no interventions and assuming that existing trends continue.

**Values have been rounded*



PROJECTED DIFFERENCE BETWEEN HOUSING UNIT SUPPLY AND DEMAND

STANDARD SCENARIO — HIGH SCENARIO —

PURPOSE

Identify policies, strategies, and appropriate areas for housing development and redevelopment to address our housing supply, affordability, and availability challenges while protecting our sensitive resources

GUIDING PRINCIPLES



Generate a Greater
Variety of Housing



Address Multiple
Regional Challenges



Foster
Redevelopment



Regionalize Efforts to
Support Municipalities



Support Our
Year-round Population



Build Support for Housing
Through Education



KEY ELEMENTS

Research



Resources



Strategies



Recommendations



KEY CHALLENGES

IT ISN'T
ALLOWED OR
IT'S TOO
COMPLICATED
TO BUILD

IT'S TOO
EXPENSIVE TO
BUILD NEW
HOUSING

IT'S TOO
EXPENSIVE TO
SECURE OR
MAINTAIN
HOUSING

IT'S HARD TO
FIND AND KEEP
YEAR-ROUND
RENTAL
HOUSING



DRAFT RECOMMENDATIONS



**POLICY
AND
PERMITTING**



**LAND
ACQUISITION
AND
DEVELOPMENT**



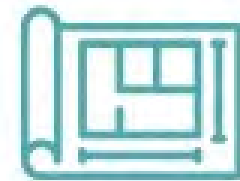
**FUNDING
AND
FINANCING**



**COMMUNICATION,
EDUCATION, AND
SUPPORT**

DRAFT RECOMMENDATIONS
POLICY & PERMITTING

more than 2
units allowed
by right on
2% of zoned area



CHANGE ZONING



STREAMLINE PERMITTING



**ADVOCATE FOR STATE
LEVEL CHANGES**



DRAFT RECOMMENDATIONS POLICY & PERMITTING

Cape Cod Design Guidelines Building Typologies

These Design Guidelines are meant to extend the unique cultural landscape of Cape Cod into the future, ensure healthy and vibrant spaces, make the Cape more resilient and a contributor to the State's carbon emissions reduction goals, and inspire more predictable built-form outcomes, helping to build support for new housing.

This matrix includes columns for each building type: corridor building, medium and small multifamily, triplex, townhouses, duplexes, and accessory dwelling units. Rows include building dimensional and sustainability standards, and general design guidelines for building attributes, and building placement and landscape.

Building Typologies	A Corridor Use units	B Medium Multifamily 7 - 12 units	C Small Multifamily 4 - 6 units	D Triplex 3 units	E Townhouses 3 - 3 units	F Stacked Duplex 2 units	G Side-by-side Duplex 2 units	H Accessory Dwelling Unit
Typology Diagram								
Stories	3+	2-3	1.5-3	2-3				
Suitable for mixed use	✓	✓	✓					
Max. Footprint	Primary Mass: 11k sf Max Secondary Mass: 10k sf Max	4,500 sf	3,000 sf	2,500 sf	500 sf max			
Max. Facade Length	Facades wider than 100' must be divided vertically by a recess or offset at least 7' deep and 10' wide Roof eaves or ledges must be changed at a maximum of 50' intervals		Facades wider than 50' must be divided vertically by a recess or offset at least 7' deep and 10' wide Roof eaves or ledges must be changed at a maximum of 50' intervals					
Roof Form/Pitch	Flat roofs are discouraged but not prohibited; they may be appropriate in areas where existing development includes flat-roofed, row-house style structures, or on some portions of a building. If a third floor is created, it should be set back (Figure D) or within a roof form (Figure E) to maintain a traditional scale to the building.							
Building Efficiency	Meet or exceed MA Residential or Commercial (Group B) Stretch Code standard depending on building use	Meet or exceed MA Residential Stretch Code standard (HERS or Passive House compliance pathway) Designs should promote envelope efficiency through air sealing, high performance windows, and continuous insulation preferably using low embodied carbon materials like cellulose, wood fiber, or						
Mechanical Systems	Meet or exceed MA Residential Stretch Code standards All-electric systems, including cold-climate heat pumps for climate control are encouraged. Pre-wiring for electrification is encouraged for any remaining fossil-fuel based systems.		Meet or exceed MA Residential Stretch Code standards. All-electric systems, including cold-climate heat pumps for space conditioning are highly encouraged. Balanced energy recovery ventilation is also highly encouraged. Pre-wiring for electrification encouraged for any remaining fossil-fuel based					

Cape Cod Design Guidelines Place Types

These Design Guidelines are meant to extend the unique cultural landscape of Cape Cod into the future, ensure healthy and vibrant spaces, make the Cape more resilient and a contributor to the State's carbon emissions reduction goals, and inspire more predictable built-form outcomes, helping to build support for new housing.

This matrix includes rows for each place type including community activity centers, historic, suburban rural and maritime areas, and columns with building typologies, setbacks, and front facade window-to-wall ratio that are appropriate for the different place types. Historic buildings don't need to change to meet setbacks or window-to-wall ratios.

Sub-categories	Characteristics	Examples	Building Typologies	Setbacks Following desired setback pattern	Front Facade Window-to-wall Ratio Only along designated main street*
Community Activity Centers					
Most dense	Characterized by shared building walls and zero setbacks	Downtown Provincetown Falmouth Hyannis Chatham Marshpee Commons	Corridor Use units Medium Multifamily Small Multifamily	Front: 0' min 15' max Side: 0' min Rear: 0' min	Upper Stories: 15% min Ground Floor: 70% min
Moderate density	Characterized by space between structures and some suburban forms	Downtown Orleans Dennis Port West Dennis South Yarmouth Woods Hole Buzzards Bay	Medium Multifamily Small Multifamily Triplex	Front: 7' min 15' max Side: 7' min Rear: 7' min	Upper Stories: 15% min Ground Floor: 60% min
Least dense	Characterized by front and side yards and a more residential feel	Wellfleet Village Dennis Village Barnstable Village Sandwich Village Osterville	Small Multifamily Triplex	Front: 10' min 20' max Side: 15' min Rear: 15' min	Upper Stories: / Ground Floor: /
Historic					
Most dense	Characterized by shared building walls, zero setbacks, and historic door/window patterns	Downtown Provincetown Downtown Hyannis Chatham	Medium Multifamily Small Multifamily Triplex	Front: 0' min 10' max Side: 0' min Rear: 0' min	Upper Stories: 15% min Ground Floor: 60% min
Moderate density	Characterized by small groups of attached buildings surrounded by residential scale structures	Harwich Port Wellfleet Main Street Harwich Center Sandwich Village	Small Multifamily Triplex	Front: 7' min 15' max Side: 7' min Rear: 7' min	Upper Stories: 15% min Ground Floor: 60% min
Small lot residential	Characterized by modest size structures with smaller back lot structures and small yards	South Yarmouth Bass River Chatham Old Village	Small Multifamily Triplex Accessory Dwelling Unit	Front: 10' min 20' max Side: 10' min	Upper Stories: / Ground: /



DRAFT RECOMMENDATIONS
POLICY & PERMITTING

MODEL BYLAW DEVELOPMENT



MIXED-USE



**INCENTIVIZING
YEAR-ROUND
RENTALS**



**INCENTIVIZING CONVERSION
OF SINGLE-FAMILY HOMES
INTO MULTIFAMILY UNITS**



**SEASONAL
WORKFORCE
HOUSING**



**INCLUSIONARY
ZONING**



**FORM-BASED CODE LITE
FOR MULTIFAMILY
DEVELOPMENT**

DRAFT RECOMMENDATIONS

LAND ACQUISITION & DEVELOPMENT

RESEARCH RECOMMENDATIONS

Land Holding &
Development Entities

Intergovernmental
Collaboration

Advocacy



Regional
Housing
Land Bank



Community
Land Trust



Redevelopment
Authority



CREATE A
REGIONAL LAND
PROCUREMENT
ENTITY



DRAFT RECOMMENDATION

LAND ACQUISITION & DEVELOPMENT

HOUSING SUITABILITY ANALYSIS

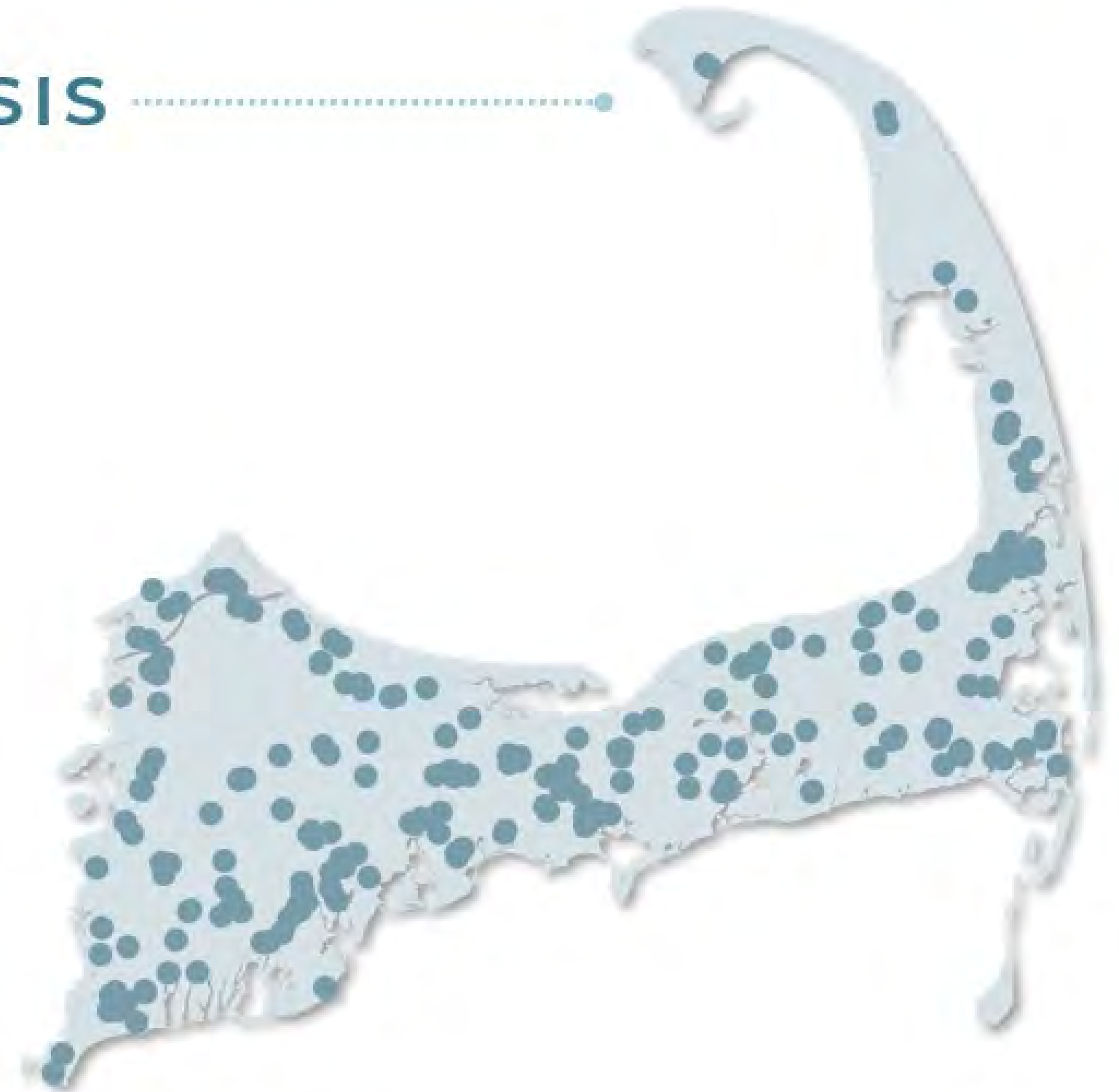
Identifying opportunities

MODEL RFPs

Connecting developers

MODEL PROCUREMENT MECHANISMS

Facilitating acquisition



DRAFT RECOMMENDATIONS
FUNDING & FINANCING

2 
MONTHS

for average short-term
rents to exceed average
year-round rents



**INCENTIVIZE SHORT-TERM TO
YEAR-ROUND RENTAL CONVERSIONS**



**FINANCE HOUSING AFFORDABLE TO
80%-120%+ AMI**



**PROVIDE LOW- OR NO-COST LOANS
FOR ADUs**



**INCREASE MUNICIPAL TAX RECEIPTS
GOING TOWARDS HOUSING**

DRAFT RECOMMENDATIONS

COMMUNICATION, EDUCATION, & SUPPORT

76% 

AFFORDABILITY

What subjects are most important when considering housing development?

Cape Cod Housing Preference Survey



ESTABLISH A PERMANENT REGIONAL HOUSING SERVICES OFFICE



CREATE TARGETED COMMUNICATIONS MATERIALS & CAMPAIGNS



DEVELOP A REGIONAL HOMESHARING PROGRAM

Site/Neighborhood

Town

Subregion

Region

FORM-BASED CODE

CHAPTER 40R/40S

INCLUSIONARY ZONING (IZ)

TRANSIT-ORIENTED DEVELOPMENT (TOD)

SUBDIVISION OF LAND FOR AFFORDABLE HOUSING

BY-RIGHT ZONING FOR A VARIETY OF HOUSING TYPES

DENSITY BONUSES

PATTERN BOOKS AND DESIGN GUIDELINES

UNIVERSAL DESIGN AND ACCESSIBILITY

SHORT-TERM RENTAL REGULATIONS

REDUCED PARKING REQUIREMENTS

TAX INCENTIVES FOR CERTAIN TYPES OF DEVELOPMENTS

PRE-APPROVED BUILDING PLANS

REGIONAL REDEVELOPMENT AUTHORITY

LAND DONATIONS

REGIONAL HOUSING LAND BANK

COMMUNITY LAND TRUST

MODULAR HOUSING

DEVELOPMENT FEE WAIVERS

SHORT-TERM TO LONG-TERM RENTAL CONVERSIONS

DEED RESTRICTIONS: OCCUPANCY OR JOB-BASED

SHORT-TERM RENTAL TAXES

DEED RESTRICTIONS: INCOME-BASED

HOUSING DEVELOPMENT IMPACT OR LINKAGE FEES

REAL ESTATE TRANSFER TAX

ADAPTIVE REUSE ASSISTANCE

COHOUSING

EMPLOYER-PROVIDED HOUSING PROGRAM

RENTAL ASSISTANCE

CENTRALIZED SOURCE FOR AVAILABLE HOUSING

REHAB ASSISTANCE

BUY-DOWN PROGRAM

HOMESHARING PROGRAM

MORTGAGE ASSISTANCE

EDUCATIONAL CAMPAIGNS



Policy & Permitting



Land Acquisition & Development



Funding & Financing



Communication, Education, & Support



DRAFT RECOMMENDATIONS COMMUNICATION, EDUCATION, & SUPPORT

Housing Profile: Barnstable County

Wages, Employment, and Housing Affordability

Households per Income Bracket

Less than \$10,000	1%
\$10,000 - \$14,999	8%
\$15,000 - \$24,999	17%
\$25,000 - \$34,999	20%
\$35,000 - \$49,999	24%
\$50,000 - \$74,999	23%
\$75,000 - \$99,999	10%
\$100,000+	17%

Employment by Month

Employment in the region is high throughout the year, with a peak in the summer months. The region's economy is diverse, with a mix of manufacturing, services, and agriculture.

Housing Affordability

Affordable Housing Units

The Massachusetts Substantial Housing Inventory is used to measure a community's stock of low- or moderate-income housing for the purpose of HCLL Chapter 209B, the Comprehensive Zoning Law, which encourages communities to have 20% of their housing stock be affordable for low- to moderate-income households. 1992 housing developed under Chapter 209B is eligible for inclusion on the inventory, other types of housing also qualify to count toward a community's affordable housing stock.

Unaffordable Housing Inventory (UHI) Units

6.2% of the region's housing units are listed on the UHI. This includes units that are either rent-restricted or have a maximum monthly income limit.

Housing Profile: Barnstable County

Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	RECORDING UNITS	MEDIAN HOME SALES PRICE (2022)	MEDIAN HOUSEHOLD INCOME (2021)
228,996	98,163	2.3	164,885	\$638,500	\$82,619

Barnstable County by Age

Barnstable County by Race

Current Housing Stock

The Cape Cod Commission conducted a housing typology study using local assessor's data and state sales property codes. The graph below shows the distribution of various types of residences using this data, which differs slightly from American Community Survey results. County-wide, nearly 80% of residential properties are single-family homes, almost 20% are multifamily properties. The remaining 2.2% are other types of properties. Other properties may be a single home or may be multifamily homes such as condominiums, which may include multiple homes on one parcel, or a duplex, or a single-family home with a guest house. A lot of units are properties that have at least one residence on them that also have some part of other use such as agricultural or commercial. For more information on the housing typology and complete visit: capecod.com

Housing Stock by Year Built

About 20% of the region's housing stock is more than 20 years old. The vast majority of housing units in the region were built between 2000 and 2019.

Owners and Rents

There are about 18,000 year-round occupied housing units in the region; of these, 87% are owner-occupied and 13% are renter-occupied.

Seasonality

Approximately 20% of all housing units in the region are used for seasonal, recreational, or occasional use.

OWN	RENT	VACANT	OTHER
87%	13%	4%	0%

Form-based Code ZONING

STRATEGY OVERVIEW

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form rather than segregation of uses as the organizing principle for the code. It is a big job, not a mere guideline, wrapped into city, town, or county law. A form-based code uses pictures, diagrams, and simple language to describe the types of growth and development that are desirable to a community. In locations where the existing development pattern is desirable, by defining characteristics can be codified to serve as the basis of the form-based code. Vigor will, a form-based code puts the emphasis on what happens behind building lines: the public realm rather than on what happens behind the front door.

POTENTIAL BENEFITS

- Create a stronger connection between community vision, regulations, and development plans.
- Establish a cooperative relationship between private development and the public realm.
- Generate predictable development outcomes.
- Improve the quality of the public realm.
- Encourage a compact, mixed-use.
- Support affordable housing.
- Reinforce historic patterns in the building code.
- Reduce suburbanized development patterns.
- Increase pedestrian friendliness.
- Make zoning regulations more accessible to the community through the use of clear diagrams and drawings.

POTENTIAL BARRIERS

- Form-based codes are often more difficult to draft and to enforce.
- Many new codes are written with the help of paid consultants, which can be costly.
- Concerns about staff, time, expectations, and training can appear too complicated.
- Local developers may be unfamiliar with form-based codes.
- As community vision changes, the code will need reevaluation.
- Opportunity to affect outcomes happens at the time of adoption, not approval process.
- Public comments or infrastructure may be required to offer the public build towards all built in the code.

EXAMPLE: DOWNTOWN HYANNIS REZONING

The town of Hyannis, Massachusetts, is using a form-based code to guide development in its downtown area. The code is designed to be more flexible and responsive to the needs of the community, and it is being implemented in a phased manner. The code is being implemented in a phased manner, with the first phase focusing on the downtown area. The code is being implemented in a phased manner, with the first phase focusing on the downtown area.

Form-based Code ZONING

STAKEHOLDERS

- Town
- Social
- Eco

REQUIRED SKILLSET

- Team (planning & staff)
- Land use & planning professionals
- Local developers

RESOURCES

Open Space Institute (OSI) - The Open Space Institute (OSI) is a non-profit organization dedicated to advancing the understanding and use of form-based codes.

Cape Cod Commission - The Cape Cod Commission is a state agency that provides technical assistance and guidance to communities on zoning and land use issues.

Community Planning Grant - The Cape Cod Commission provides grants to support community planning efforts, including the development of form-based codes.

NEXT STEPS



**MUNICIPAL
MEETINGS**



**STRATEGY
DEVELOPMENT &
FINALIZATION**



**RESOURCES &
TOOLS
DEVELOPMENT**



IMPLEMENTATION



Housing Cape Cod

THE REGIONAL STRATEGY

HOUSING TO PROTECT CAPE COD SUMMIT | OCTOBER 2023



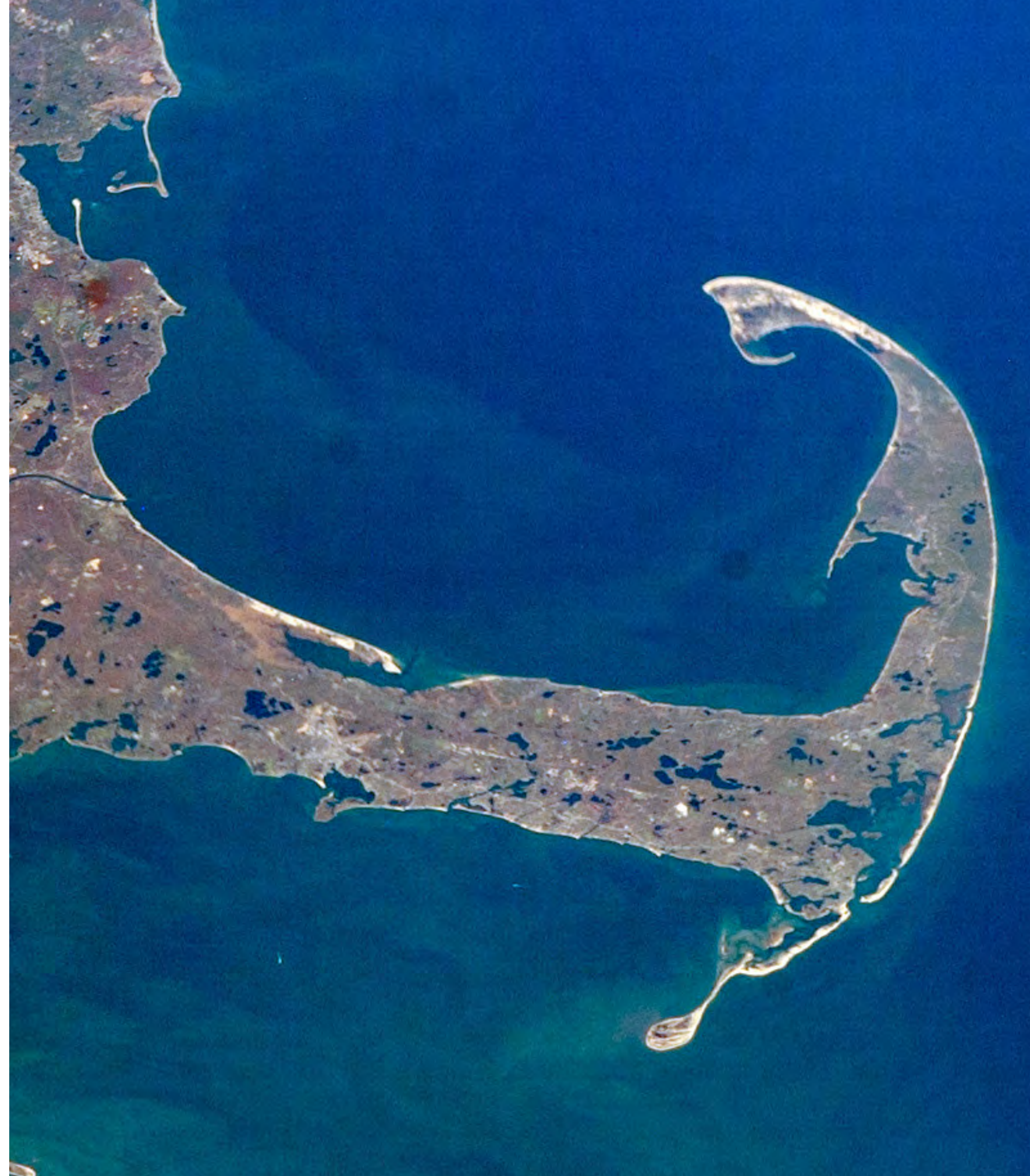
CAPE COD
COMMISSION

Rob Brennan

Counsel, Smolak & Vaughan LLP

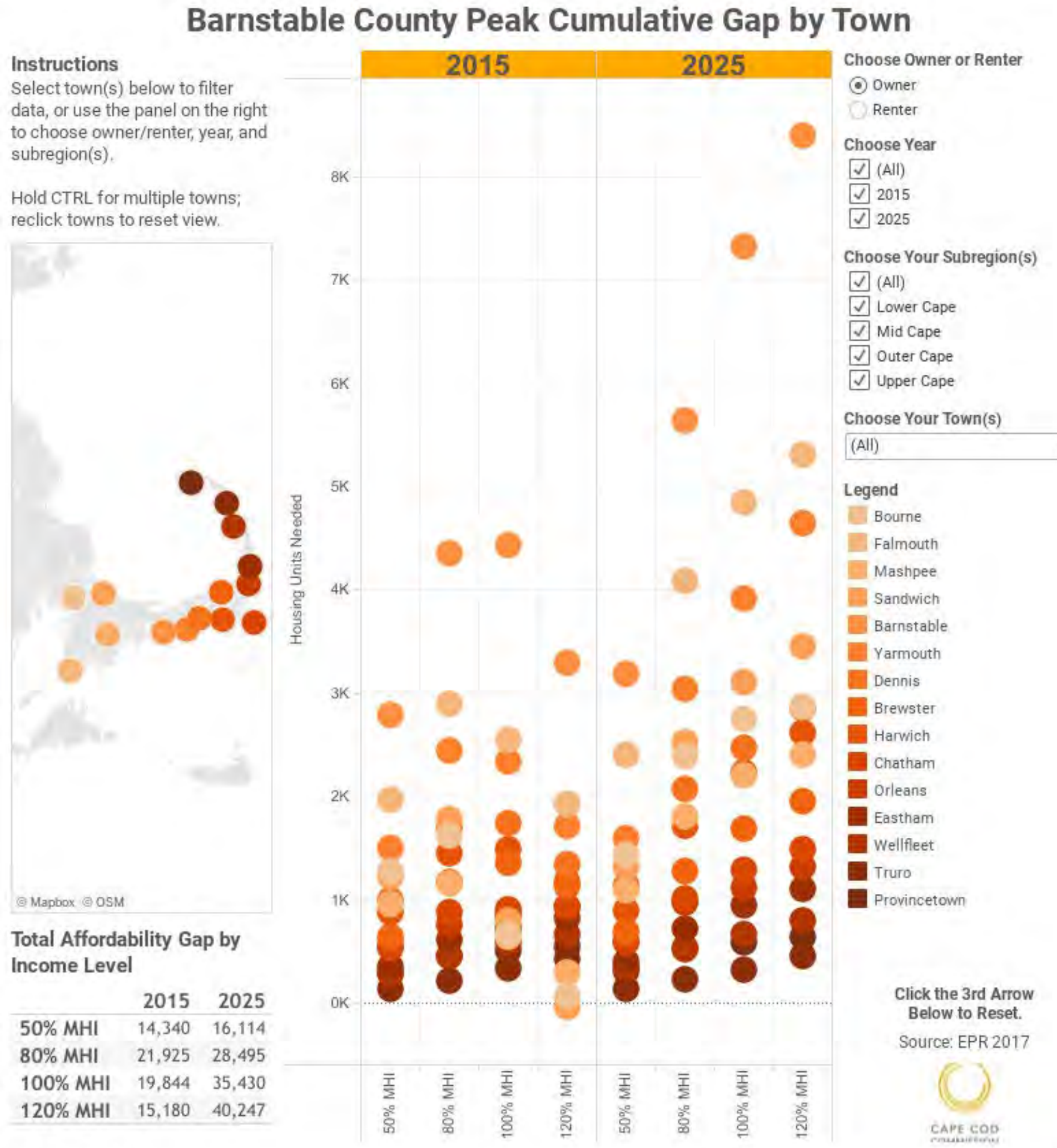
Housing & Climate Update

- The “Perfect Storm”
- A Recent Study
- Innovation
- Summer Allstars



The 'Perfect Storm'

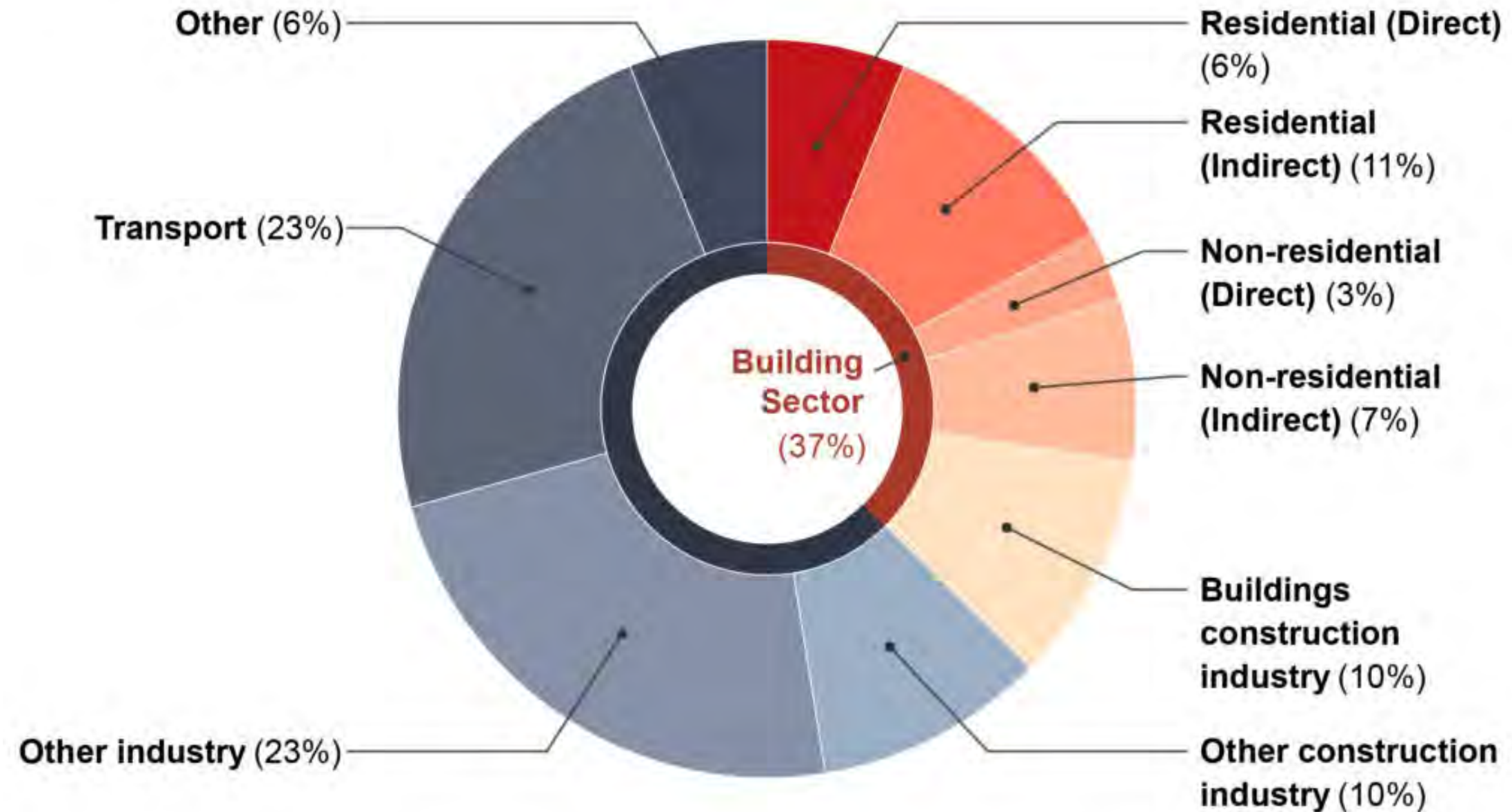
Dire housing crisis facing the region, Commonwealth, and country



The 'Perfect Storm'

Built environment's contributions to greenhouse gas emissions

Buildings and Construction's Share of Global Energy-Related CO₂ Emissions, 2020



The 'Perfect Storm'

Increased
frequency and
severity of
climate events

**2022: 15 individual
"Billion Dollar"
weather & climate
disasters**

**2021: 20 individual
"Billion Dollar"
weather & climate
disasters, including
Hurricane Ida (\$152
billion+ in damage)**

**2017: 17 named storms,
including Hurricanes Harvey
Irma, and Maria (over \$300
billion in damage)**



A Tall Order

The need for housing that is:

- Net Zero
- Climate resilient
- Affordable



Starting in 2023: 3 Energy Code Options

This straw proposal includes an update to the stretch code alongside the new specialized stretch option for municipalities



Base Code

(10th Edition of MA Building Code)

- New buildings in towns/cities that have not adopted a stretch code
- 52 communities
- BBRS update effective 2023

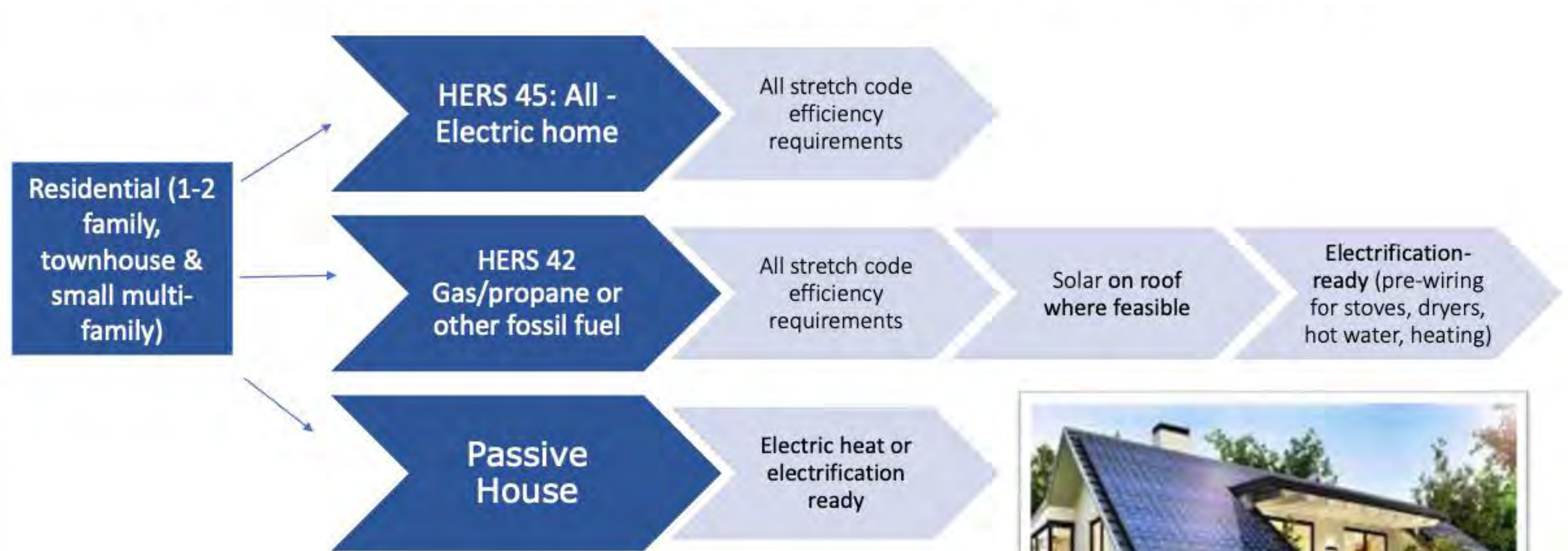
Stretch Code (Update)

- New buildings in towns/cities that adopted, incl. all green communities
- 299 communities
- DOER update effective 2023

Specialized Opt-In (New Code Update)

- New buildings in towns/cities that choose to adopt into this code
- Available for adoption Dec. 2022

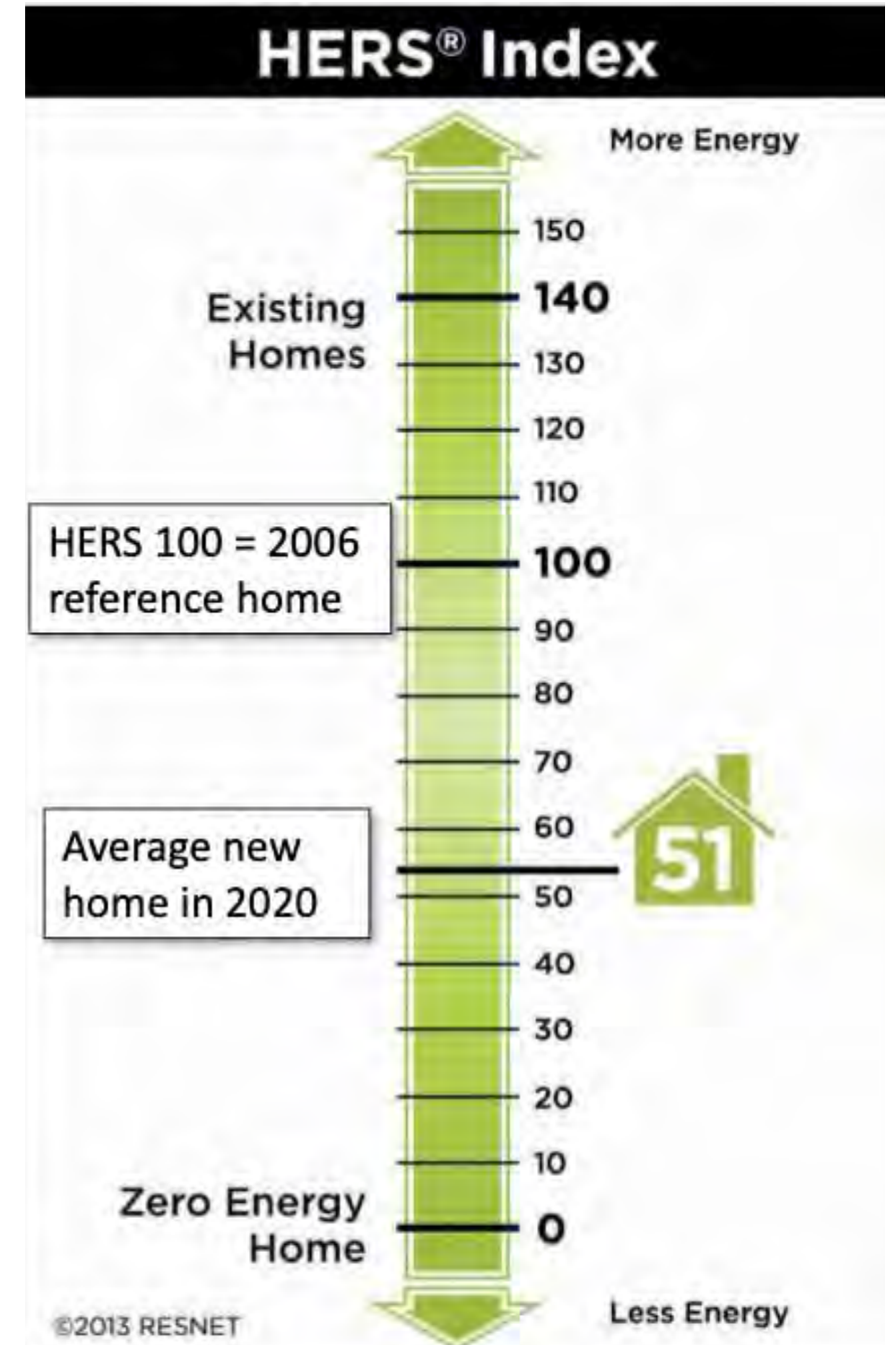
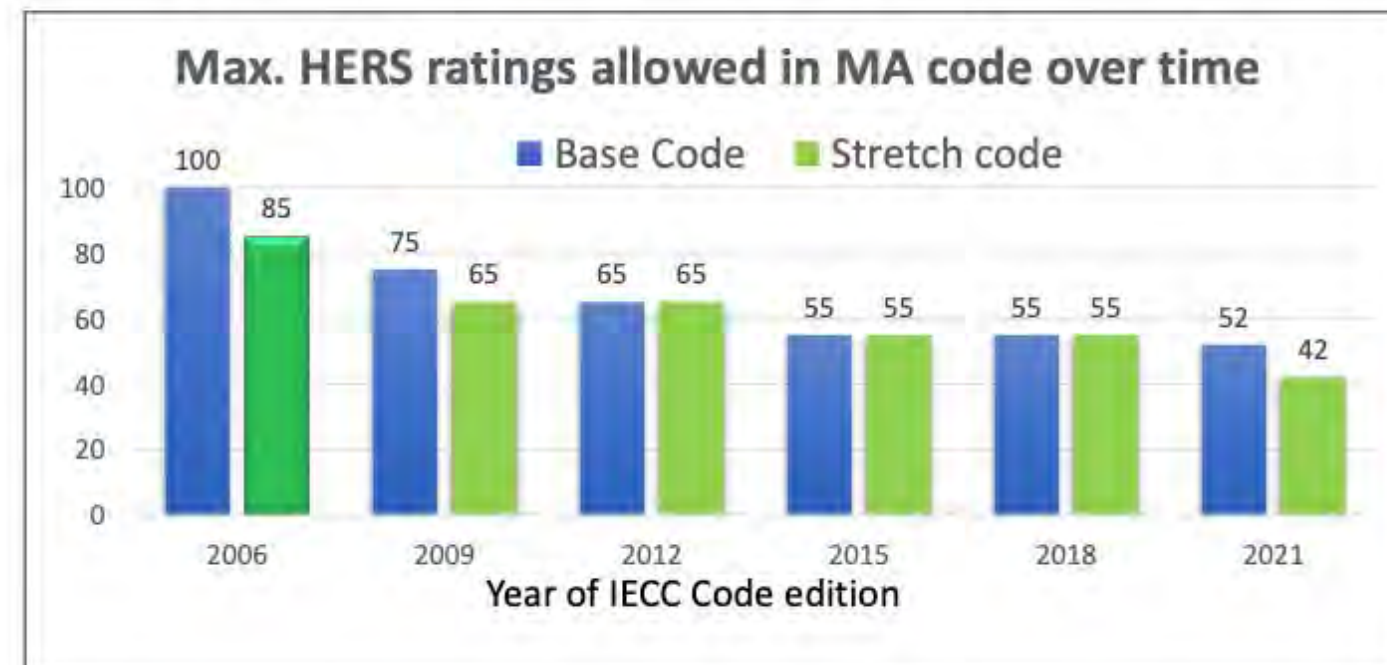
Specialized Stretch Code (Net Zero) – Residential



What is HERS?

Home Energy Rating System, used in MA energy code since IECC 2006 edition


- HERS 51 = Avg. in MA in 2020
- 87% of new homes used HERS in 2020
- HERS ratings qualify for MassSave incentives and Federal tax credits



June
2023

Public Policy for Net Zero Homes and Affordability

Payam Bakhshi, John Cribbs, Afshin Pourmokhtarian, Justin Steil,
Zhengzhen Tan, and Siqi Zheng
Wentworth Institute of Technology (WIT), Massachusetts Institute of Technology
(MIT), and Home Builders & Remodelers Association of Massachusetts (HBRAMA)

 Center for Real Estate

 HBRA
Home Builders & Remodelers
Association
Massachusetts

 Wentworth
INSTITUTE OF TECHNOLOGY

- Measure the Costs of Moving to the NetZero Code
- Quantify Potential Adverse Impacts to Housing Affordability if Costs Aren't Offset
- Identify Public Policy Initiatives to Offset Increased Costs and Avoid Adverse Impacts to Affordability



WENTWORTH
INSTITUTE OF TECHNOLOGY



Center for
Real Estate



Home Builders & Remodelers
Association
CENTRAL MASSACHUSETTS

Increased Costs of Building to NetZero

- Up to \$23,000 in additional material and labor costs for the average single-family Home
- Additional 2.4% for construction of multi-family
- Increased costs are required to be paid “out of pocket” because energy savings are not typically factored into finance underwriting

Impacts on Housing Affordability

- If not offset, increased costs of building to NetZero could push home price out of reach for as many as 33,000 additional Massachusetts families
- Greatest proportional impacts would be felt by low and moderate income renters (\$20K - \$90K annual income), and prospective buyers with incomes between \$80K and \$190K.

Public Policy Initiatives to Advance Both

- Zoning and Landuse Reforms
 - Densities in Activity Centers
 - Small-lot single family
- GreenBank Financing and Underwriting Changes
- “One Stop” access to Financial Incentives
- Workforce Training to Build NetZero
- Support Innovation to Reduce Costs of Building NetZero

Massachusetts Housing & Climate Innovation Center

MassHCIC.org



The Concept

Establish a housing & climate incubator on Cape Cod for entrepreneurs and startup companies focusing on materials, technologies, products and housing models, to make housing:

- Net Zero
- Climate Resilient
- Affordable

Developing solutions on Cape Cod to the local, regional and global challenges at the intersection of Housing AND Climate:

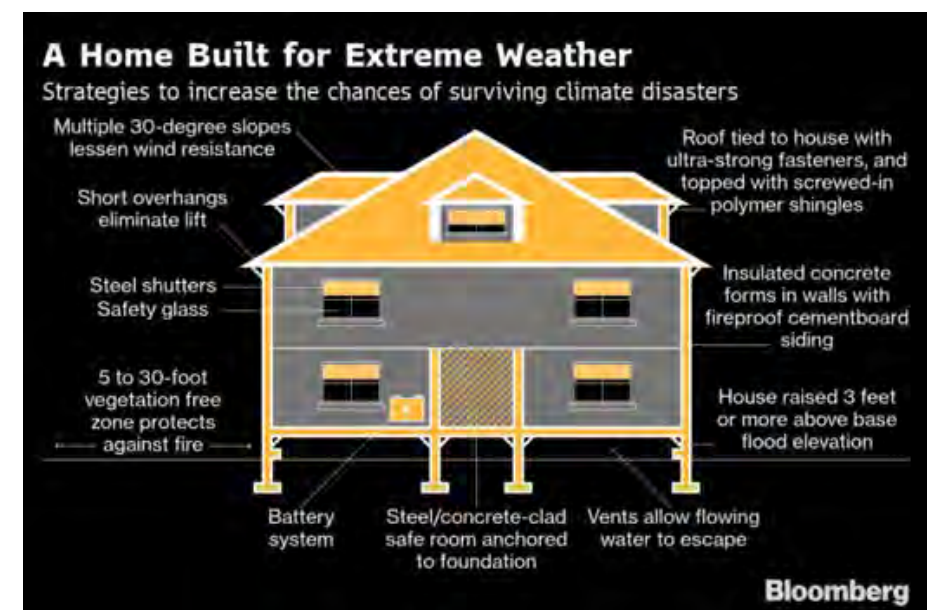
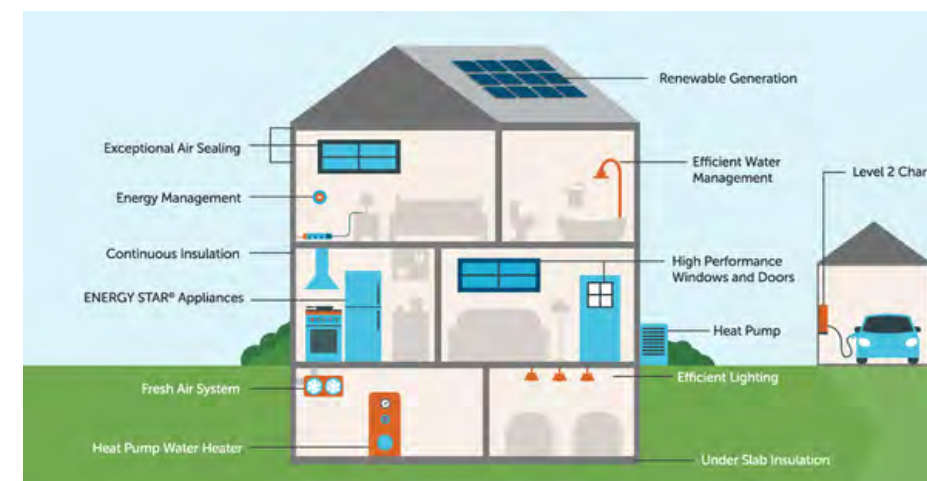
- Will expedite implementing solutions
- Will fuel economic development
- Will leverage existing resources and recent investments

Coalition Support for the MassHCIC

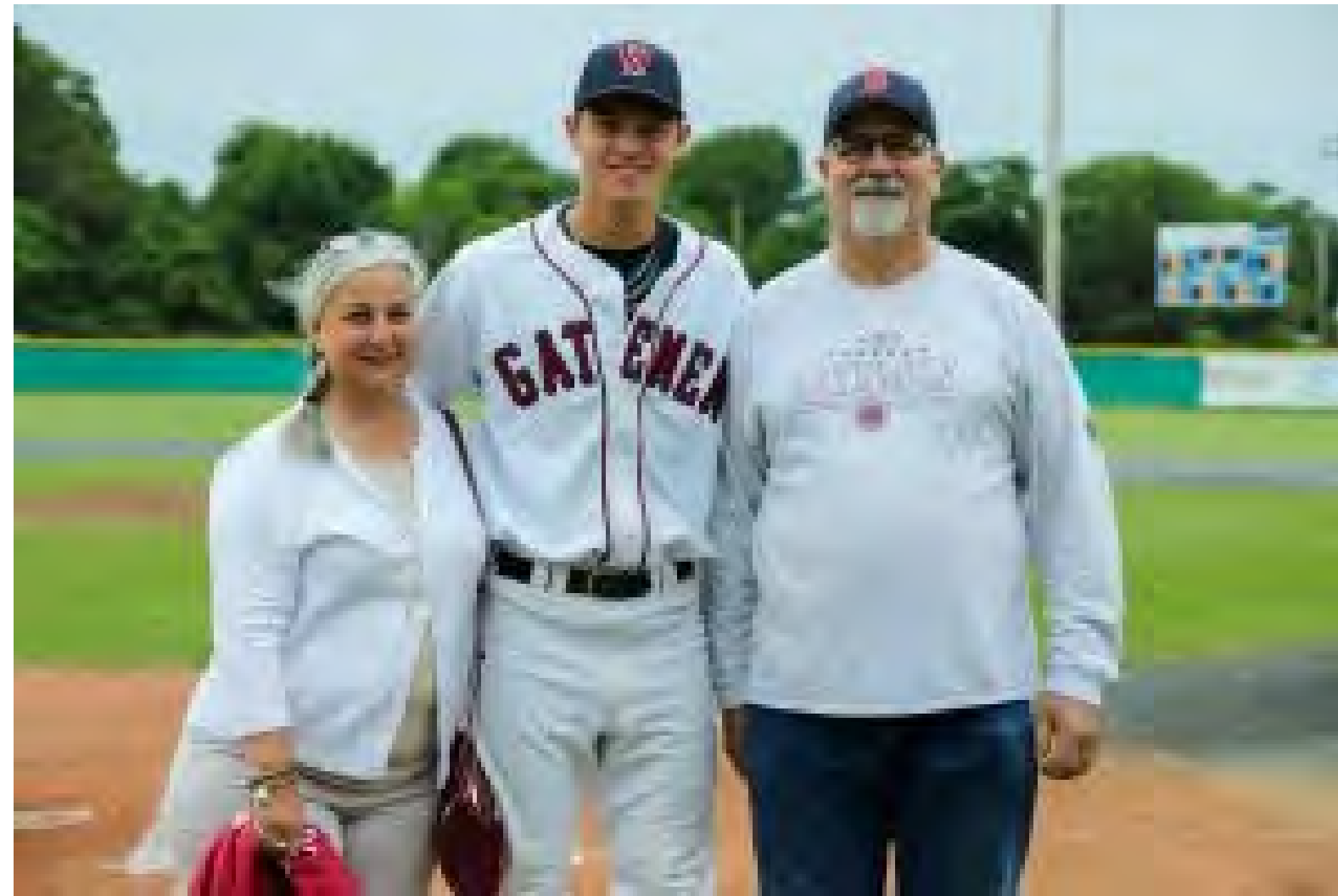
- Home Builders & Remodelers Association of Massachusetts
- Cape Cod Climate Change Collaborative
- Cape Light Compact
- Cape Cod Community College
- Housing Assistance Corporation
- Community Development Partnership
- Association to Preserve Cape Cod
- Town of Barnstable
- Cape Cod Commission
- Cape Cod Chamber of Commerce
- OpenCape
- MassHire Cape & Islands Workforce Board
- Cape Cod Five
- Cape Cod Regional Technical High School
- MIT Sustainable Urbanization Laboratory
- Mintz Levin

The Housing and Climate Challenge Where Innovation is Needed:

- Housing Forms and Production
- Net Zero Construction and Renovations
- Building for Climate Resilience
- Workforce Training for Net Zero & Resilience
- Equitable Financial Models to Make Net Zero, Climate Resilient Housing Accessible to All



Summer Allstars on Cape Cod



Housing & Climate Summer Allstars

Recruits

- College and Graduate Students studying Housing or Climate-related fields
- Coming to Cape Cod for the Summer
- Staying with Host Families
- Working Part-time on a Town-directed Housing, Climate or Housing & Climate Project
- Working Part-time on their own proposed research

How You Can Help

- Host a Housing & Climate Allstar for 8 weeks
- Towns: Fund a Part-time Internship Research Position
- Funding: Donate online at MassHCIC.org to be an individual or corporate sponsor sponsor. All donations are tax-deductible and processed by our fiscal agent - the Cape Cod Climate Change Collaborative.

Housing & Climate Summer Allstars



Thank you!

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SMOLAK & VAUGHAN 



State Housing Updates

Julian Cyr
State Senator,
Cape & Islands District

Edward Augustus

**Massachusetts Secretary of
Housing & Livable Communities**

Navigating Short-Term Rentals & Local Strategies to Create Housing



Moderator
Alisa Magnotta

Panelists
Alex Morse
Leslie Sandberg
Tucker Holland
David Iverson
Brooke Mohr

QUESTION

Do you think restricting short-term rentals is a solution to the housing crisis?



Public Process

How Nantucket arrived at the proposed Short-Term Rental warrant articles

- 2021 Citizen's Warrant Article to limit STR's in zoning by-law rejected
- 2022 Citizen's Warrant Article and Planning Board Warrant Articles both referred by ATM to Planning board and Select Board to create a work group, General Bylaw requiring registration through the Board of Health passed
- Fall 2022 - Workgroup formed
- 2023 ATM Citizen Warrant Article to limit STRs in zoning by-law rejected
- November 7, 2023, Special Town Meeting to consider articles that came from the workgroup

§ 123-1. Purpose and Intent.

This bylaw is enacted pursuant to the Town's Home Rule Authority and the authority set forth in General Laws c. 64G, § 14 and is intended to:



Purpose and Intent

- 1 Provide for an orderly process for identifying, registering, and regulating Short-Term Rentals within the Town so as to insure that such short-term rentals do not create or cause any nuisance conditions within the Town
- 2 Protect the time-honored tradition of home rentals on Nantucket and preserve economic opportunities through Short-Term Rentals for persons to keep their homes, now and into the future, so they may afford to live either full-time or part-time on Nantucket
- 3 Avoid adverse impacts on the local economy stemming from a loss of existing Short Term Rental revenue, including rooms excise tax revenue, and visitor spending

4 Prohibit additional corporate ownership and discourage investment-only ownership of residential properties for the exclusive purpose of operating them as Short-Term Rentals rather than housing for either full-time or part-time residences

5 Reduce the neighborhood churn caused by numerous turnovers of occupancy of Short-Term Rentals in residential neighborhoods

6 Limit the conversion of residential units to Short-Term Rentals, which has had the deleterious effect of removing residential units from the available year-round rental housing stock

7 Provide a regulatory structure that reduces the threat of litigation challenging Short-Term Rental use by full-time and part-time residents -round rental housing stock

The Proposed Articles

Article 1 - General ByLaw

- Limit of a total of 4 changes of occupancy during July & August
- No corporate ownership of STRs (other legal entities that tie to “natural persons” are permitted)
- Limit of one STR per person
- All dwellings on a property must be rented together

Protections for existing property owners

- The above restrictions do not apply to properties that had a Certificate of Occupancy as of 11/7/2023
- Protected properties are limited to 9 changes of occupancy in July and August
- 9 rentals protection is lost upon the sale or transfer unless other than by inheritance or bequest
- Hosted stays and cottage colonies are exempt

Other Restrictions

- No STRs in dead-restricted housing units (Affordable/Workforce)
- Special limits on Apartments

Provincetown STR Efforts & Housing Development

Short-Term Rentals in Provincetown



Town of
PROVINCETOWN

STR Background and Impetus for Study

- Short-term seasonal vacation rentals have been common practice in Provincetown for decades
- Short-term rental listing platforms like AirBNB or VRBO it made it easier for residents (both full and part-time) to list their homes as STRs
- Research suggests Provincetown had as many as 1,286 STRs in 2019
- **Feeling among a significant portion of people in town that STRs are a large contributing factor to our current housing crisis/lack of year-round housing options**
- At 2023 Annual Town Meeting, Citizen Petitions were brought to place a Town-wide cap on STRs, create a cap-and-trade program for STR certificates, and/or prohibit corporation ownership of STRs

UMass STR Study

In the Fall of 2022, The Town asked the UMass Donahue Institute to complete a study examining current practices nationwide around short-term rental regulations and, identify what lessons these regulations may offer Provincetown, **especially regarding increasing the availability and attainability of year-round housing.**

UMass**Amherst**

Donahue Institute
Economic and
Public Policy Research

UMass Key Findings

- Homebuyers are not buying homes in Provincetown solely to use as short-term rentals
- The primary use of housing in Provincetown is for vacation homes
- Provincetown's year-round population grew by 25% in 2020
- Between 2019 and 2022, the number of STRs dropped by 260 units
- Home price growth in Provincetown is outpacing income growth
- The COVID-era population growth was accompanied by a 55% increase in housing prices from July 2019 to July 2023

UMass Key Findings

- Provincetown's housing market is influenced by wealthier cities in the Northeast. Locally employed residents are competing with buyers from New York City, Boston, Cambridge, and Washington, D.C. for a limited supply of housing
- Homeowners can earn more money renting short-term compared to long-term while retaining use of the home for their own personal use
- The predicted impact of any STR regulation on the affordability of housing in Provincetown is likely small
- Findings suggest that targeting workforce housing through continued building and providing incentives where useful is likely the most direct path to increasing the accessibility of such housing

STR Articles for 2023 Special Town Meeting

There were two Articles on the warrant at the October 23, 2023 STM:

- Article 11 – creates a General Bylaw by defining short-term rentals and establishing regulations. It also bans corporations from operating STRs. It does allow all S-Corps, LLCs and Trust that are tied to a ‘natural person’ to operate as STR.
- Article 12 – if Article 11 passes, this would amend the General Bylaw to allow no more than two short-term rental certificates per individual.

It is important to note that current operators of STRs are grandfathered in as these regulations are for STRs going forward. Homeowners can earn more money renting short-term compared to long-term while retaining use of the home for their own personal use.

Nantucket Housing Strategies



Provincetown Town-Led Housing Development



Town of
PROVINCETOWN

Housing Development on Town Land

- **Affordable Housing - TCB Project at 3 Jerome Smith for 65 units:** will break ground in Spring 2024. The town invested \$3 million into the project and worked with developers to acquire adjacent private property to expand project.
- **Year-Round Rental Property - 26 Shank Painter (current Police Station):** 2023 Special Town Meeting authorized the Select Board to transfer town land which will be used to develop a 40 year-round deed restricted rental unit project once new police station is finished.
- **Affordable Housing – 288A Bradford:** the Town purchased 288A Bradford Street for both open space and affordable housing after the 2022 ATM approved the sale. Up to 15 units could be developed.

Housing Development on Town Land

- **Seasonal Workforce Housing – Firehouse #2:** the upper floor of the former firehouse is getting converted into seasonal dormitory-style housing for seasonal town workers.
- **Affordable Housing - Maushope Expansion:** Development consultant under contract, Provincetown Housing Authority awaiting results of the feasibility study, working with sewer team to get hooked up to the system.
- **Acquisition of Private Property:** At the 2023 Special Town Meeting, the town purchased three adjacent lots for \$2.03 million for future development of 48 to 60 community housing units.

Provincetown's Year-Round Market Rate Housing Trust (YRRHT)

- **The YRRHT was a home rule petition** that passed the legislature in 2016. This Trust allows Provincetown to use town funds and private funding to pay for the cost of market rate housing. The focus is to help people find housing who make between 80% and 200% AMI.
- **The statute also allows Provincetown to change the definition of what is market rate if it so chooses.** Town leaders worked with State to established both the initial limits of 80 – 200% AMI and the right of the Town to alter it.
- This Trust can help with building or acquiring housing for the “missing middle”



Harbor Hill (YRMRRT Property)

28 units of market-rate housing

- 1 studio
- 4 one-bedrooms
- 22 two-bedrooms
- 1 three-bedroom

**Provincetown residents earning
between 80% and 200% AMI**

Rents range from \$1200-2700/month

Year-Round Deed Restriction Legislation

What about those in the workforce making over 80% AMI?

- Those who make over 80% of AMI in our workforce (\$60,900), known as “the missing middle,” make too much to qualify for affordable housing.
- The “missing middle” includes many in the professional services, healthcare workers, first responders, small business owners, municipal employees, regional and state government employees, and members of the hospitality industry.
- Year-round deed restrictions could help the “missing middle” find stable housing by creating a year-round housing inventory.
- The Towns of Nantucket, Provincetown and the Martha’s Vineyard Commission got together and created language for a year-round deed restriction legislative proposal.

Year-Round Deed Restriction Legislation

- This legislation was sponsored by State Senator Cyr and State Representative Sarah Peake.
- SD 1040 adds a year-round housing occupancy restriction category to M.G.L. Chapter 184, which outlines restrictions that run with the use of the land such as conservation, agriculture preservation and affordable housing restrictions.
- SD1040 would codify in state law the ability for “governmental entities” to purchase year-round housing occupancy deed restrictions without AMI restrictions.
- It is a basic, straightforward legislative proposal that gives towns the ability to create their own year-round deed housing occupancy restriction program and it is voluntary.

Provincetown Home Rule Petition for Year-Round Deed Restrictions

- A Home Rule Petition passed at 2023 Town Meeting allowing Provincetown to create a year-round deed restriction program that will promote year-round housing occupancy.
- This program allows the Town to purchase deed restrictions from homeowners and developers to permanently limit the occupancy of a given unit via a year-round housing occupancy restriction for rental or ownership housing. This would be a voluntary program.
- The program would be implemented by the Year-Round Market Rate Housing Trust.

Q&A

Submit Your Questions on Vevox



Unlocking the Potential of Form-Based Code



Moderator
Eric Steinhilber

Panelists

Matthew Levesque
Elizabeth Jenkins

Town of Barnstable

- Economic center of Cape Cod
- Manager/Town Council
- AAA Credit Rating w/Stable Outlook
- \$54M Capital Plan
- \$231M Operating Budget



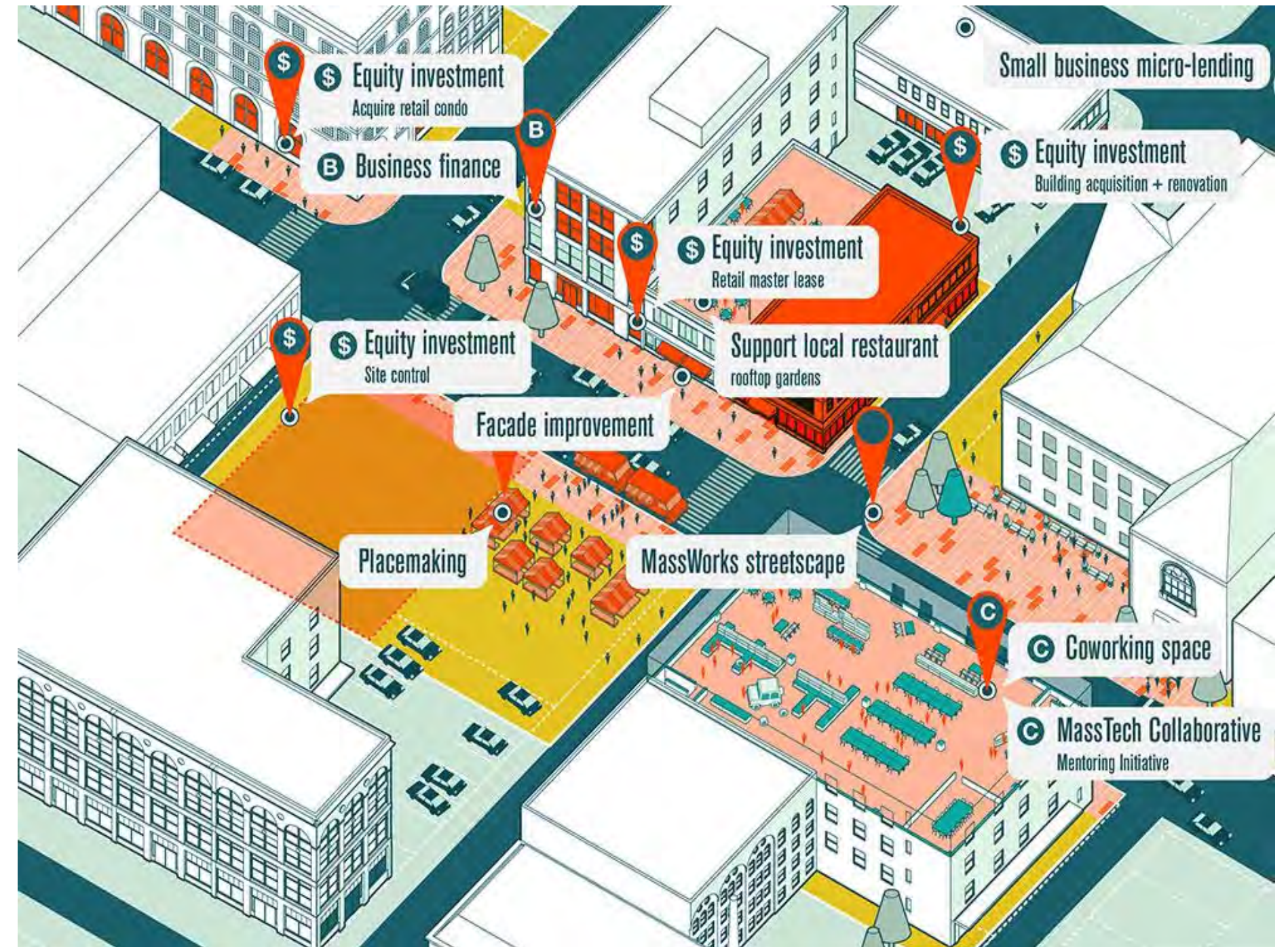
Hyannis Growth Incentive Zone (GIZ)

- Direct new investment into areas with infrastructure and concentrated community activity and away from open spaces and areas with critical natural resource value
- Established long-term planning and revitalization goals for Downtown Hyannis: it is a sustained, long-term, iterative commitment to Downtown



Housing & Economic Development

- Set the table
- Invest in infrastructure and public spaces
- Support local businesses & emerging economic sectors



Purpose & Objective

- Promote mixed use and multi-family housing development in the Downtown Hyannis area
- Protect historic and maritime character
- Improve urban fabric of downtown Hyannis in a manner consistent with traditional development patterns

Downtown Hyannis

- Revitalization through housing: new residents support local businesses and institutions
- Streamlined permitting process is an incentive for property owners to invest in redevelopment & infill opportunities



Community Resilience by Design (2018)

Proposed Building Types



Accessory Dwelling Unit



Micro-units



Townhouse



Double Decker



Manor House



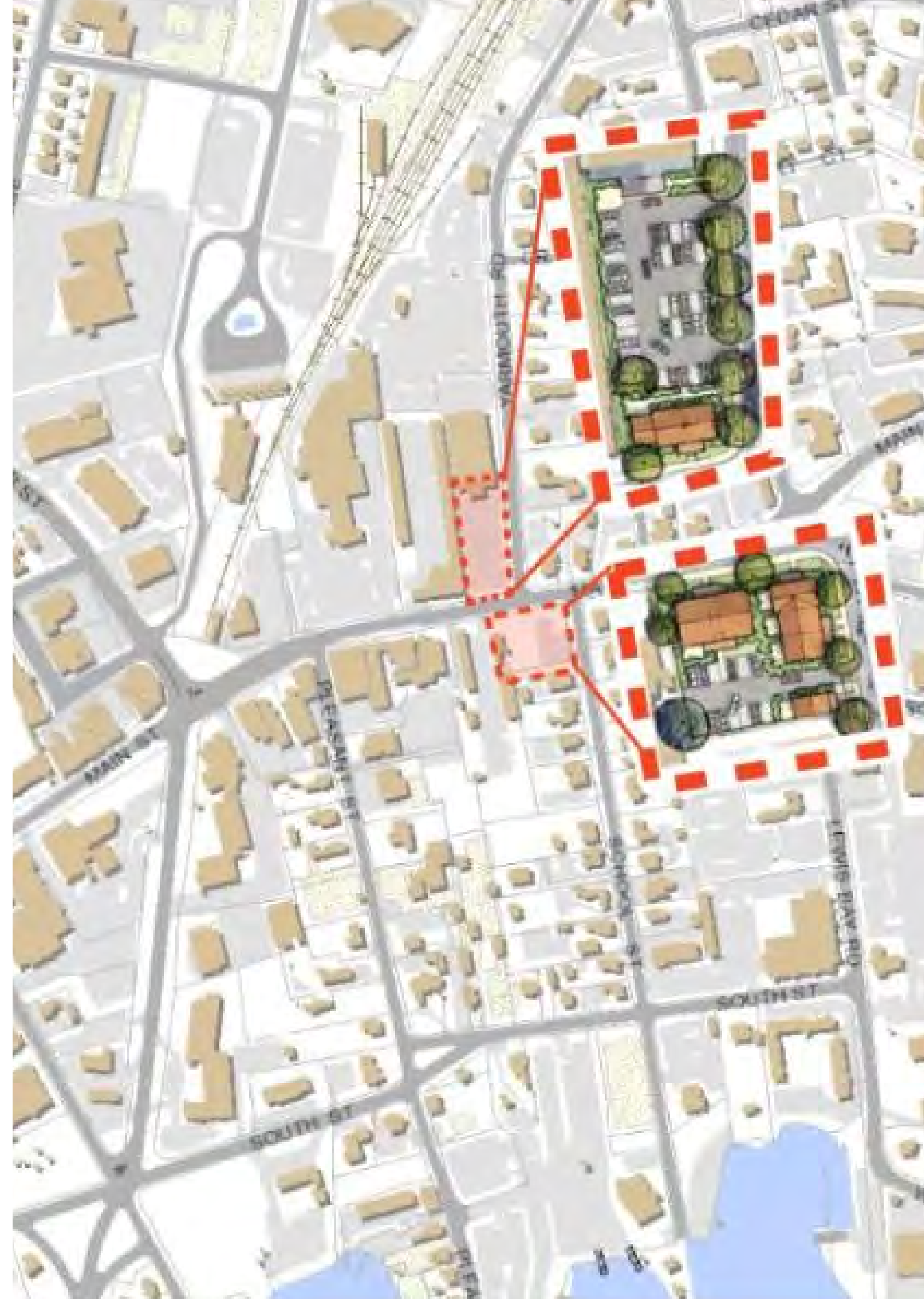
Walk-ups

Approaches to Revitalization: Summary



Infill Underutilized Lots

- There are several locations where parking lots on the street create "missing teeth" in the urban fabric
- While parking serves an important need for the area, in some cases it may not be the highest and best use, or could be made more efficient



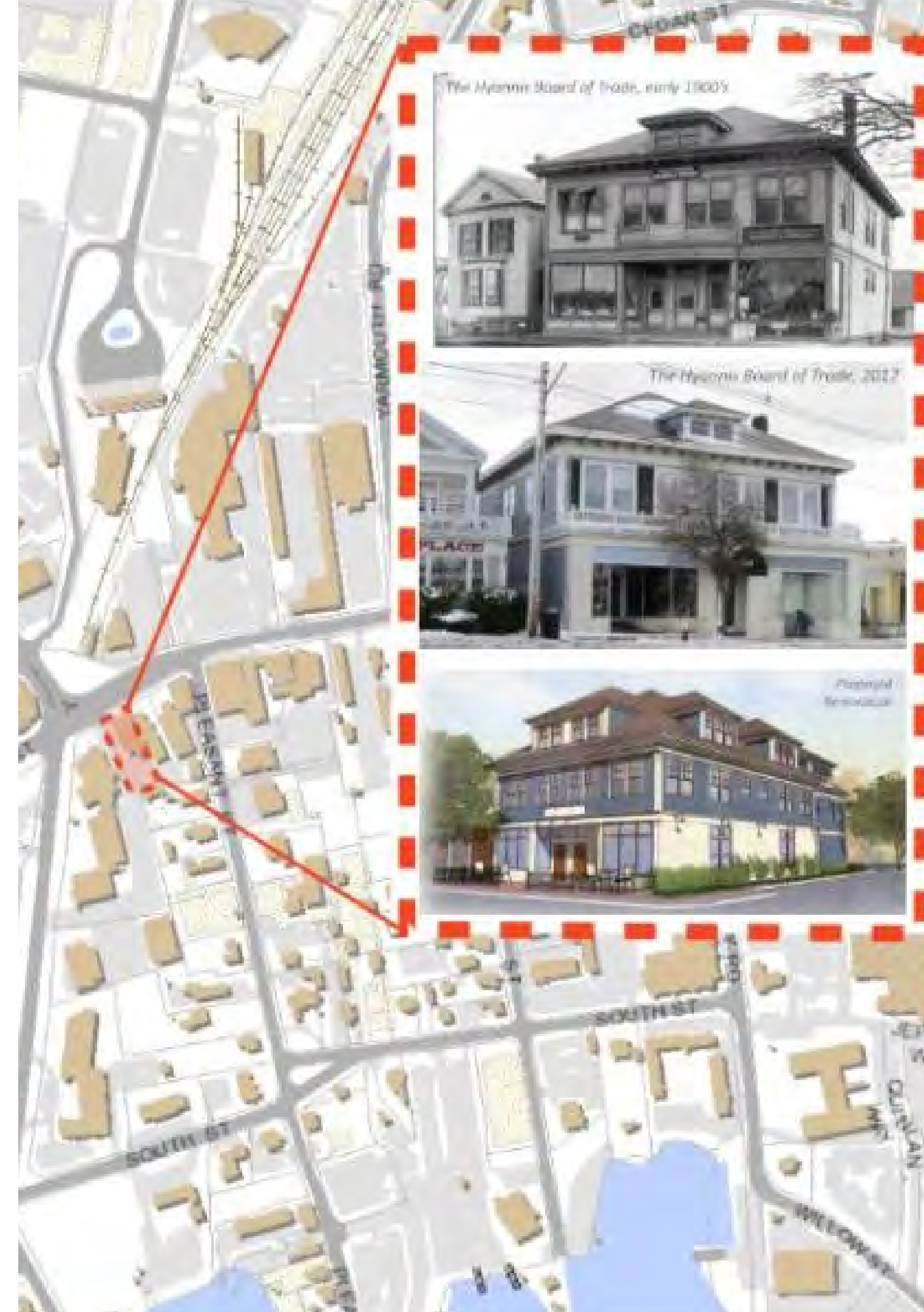
Redevelop Underutilized Properties

- New buildings can reinforce historic patterns and enhance the pedestrian experience
- New spaces add amenities and create a neighborhood within the neighborhood



Retrofit Existing Structures

- “Top of Shop” housing
- Converting underutilized buildings (formerly office) into housing



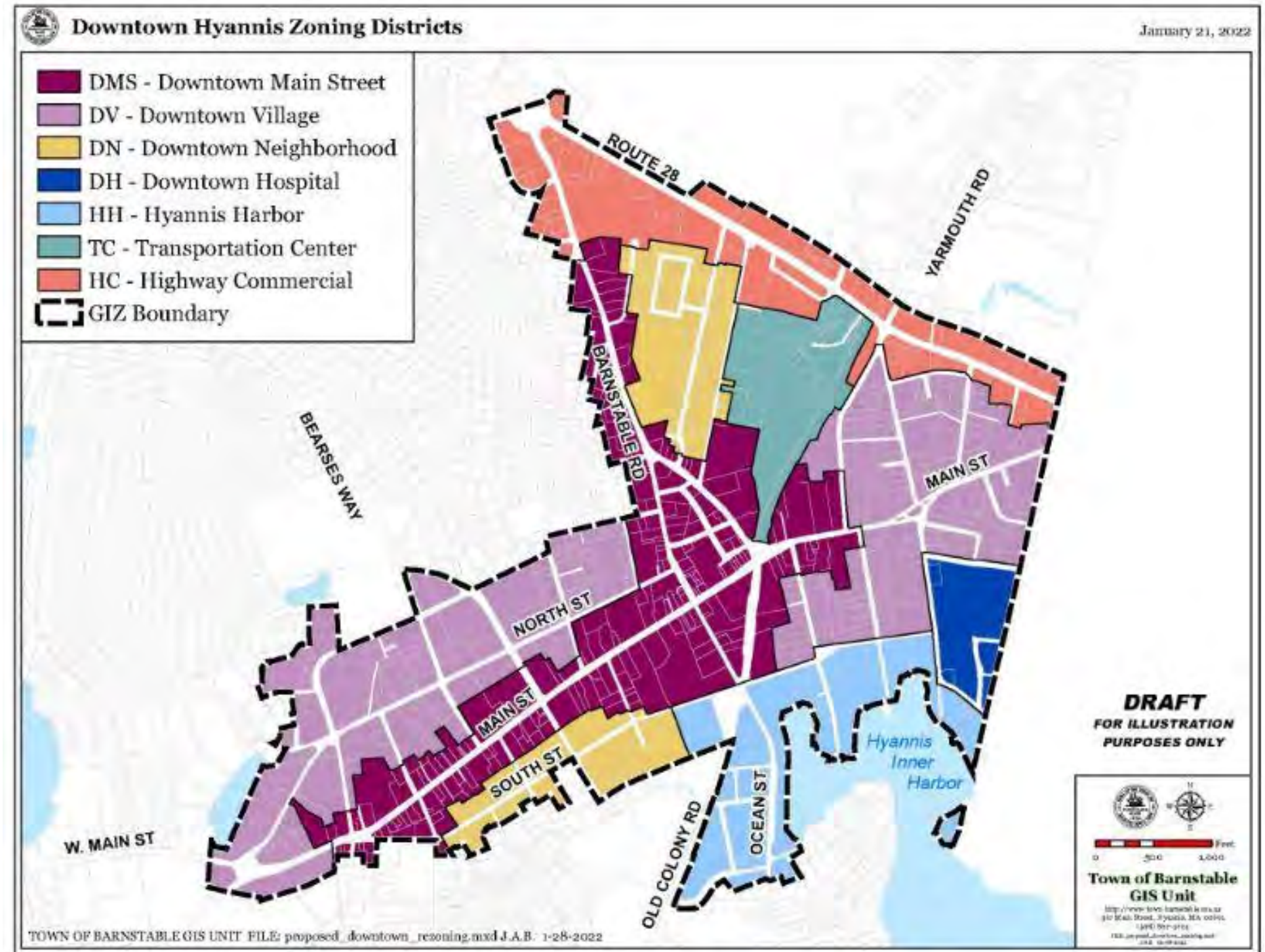
Downtown Zoning Ordinance Rewrite

Form-Based Districts (2)

- Downtown Main Street
- Downtown Village

“Hybrid” Zoning Districts (5)

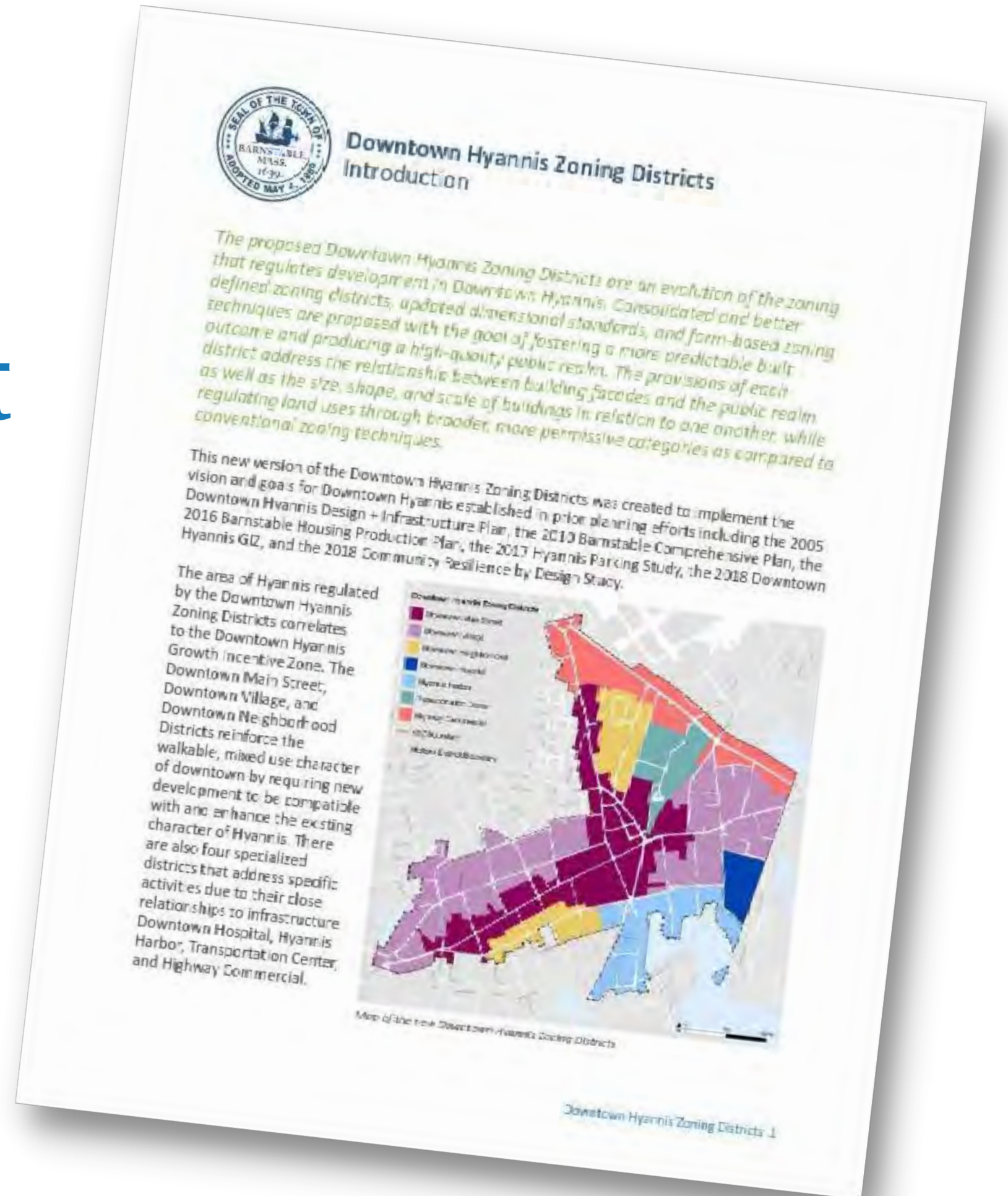
- Downtown Neighborhood
- Downtown Hospital
- Hyannis Harbor
- Transportation Center
- Highway Commercial



Downtown Hyannis Zoning: A Collaborative Effort



Dan Bartman
Zoning & Policy Development



What Does the Proposed Zoning Do?

- Supports Increased Housing Production
- Predictable Form + Enhanced Character
- Greens the Urban Environment
- Emphasizes Place over Parking

Challenges to Housing Production

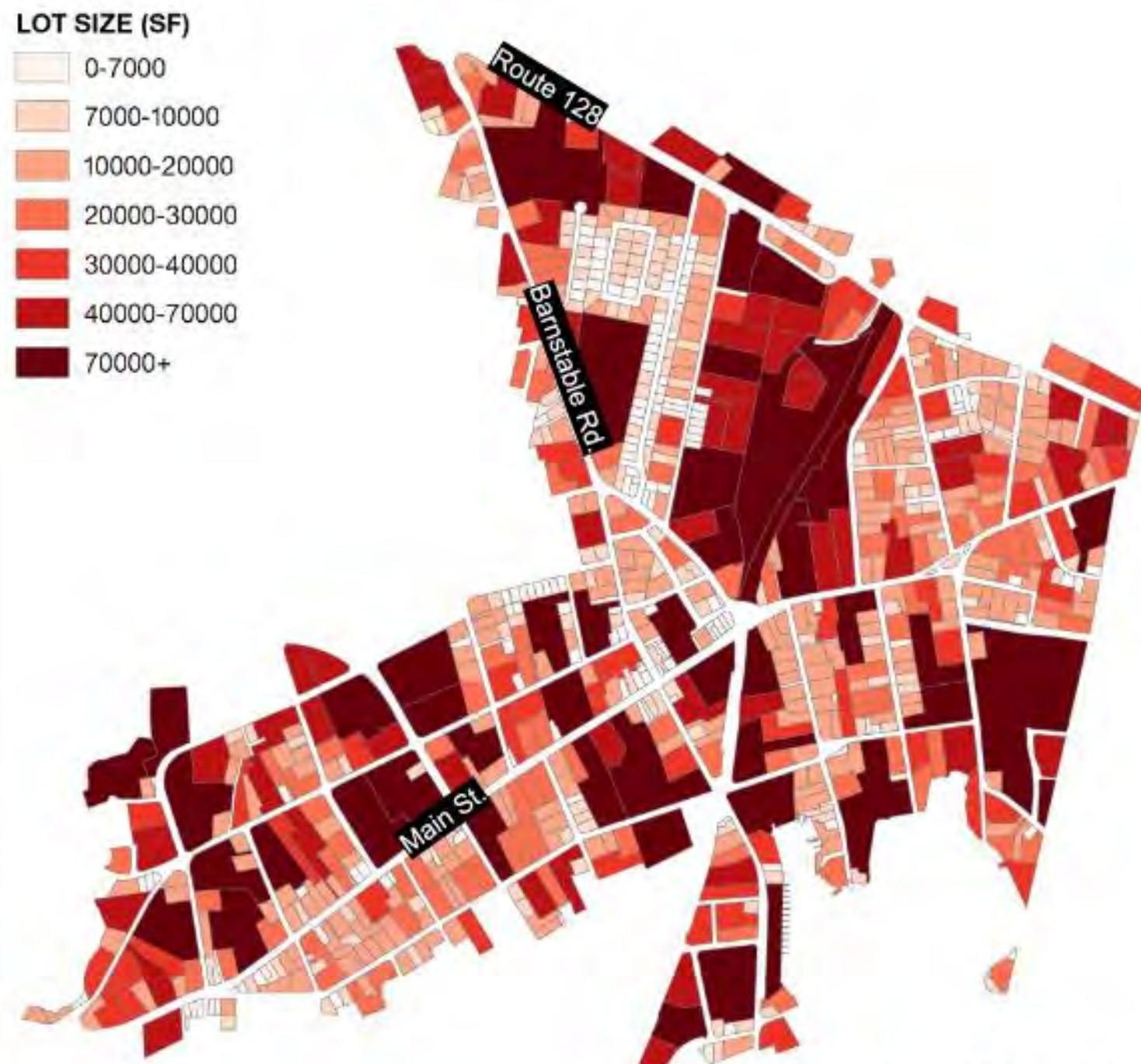
Outdated zoning standards create unintended outcomes and do not align with housing goals

All ratio-based zoning metrics problematic due to variable lots:

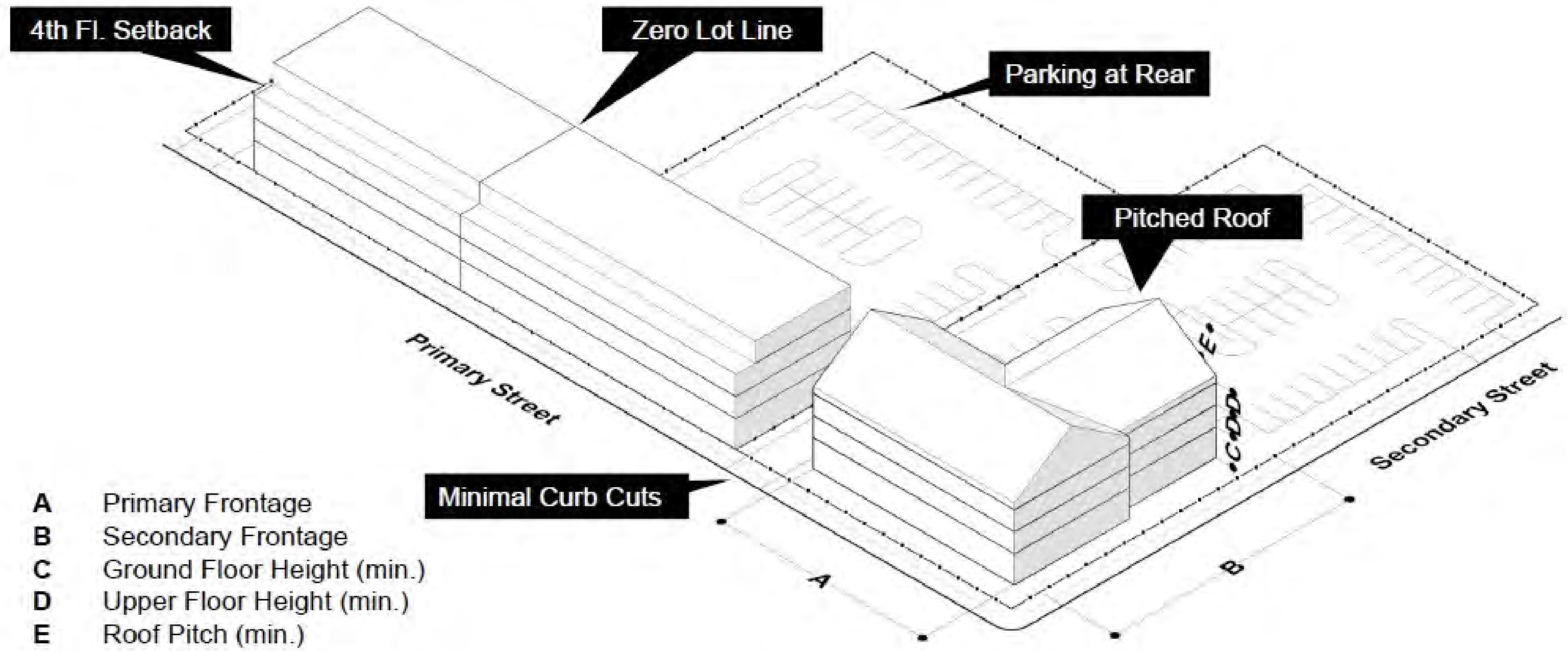
- DU/Acre
- BR/Acre
- Floor Area Ratio
- Parking

Hyannis GIZ: wide range of lot sizes

- Small residential lots around 4,000 SF
- Large commercial lots upwards of 70,000 SF



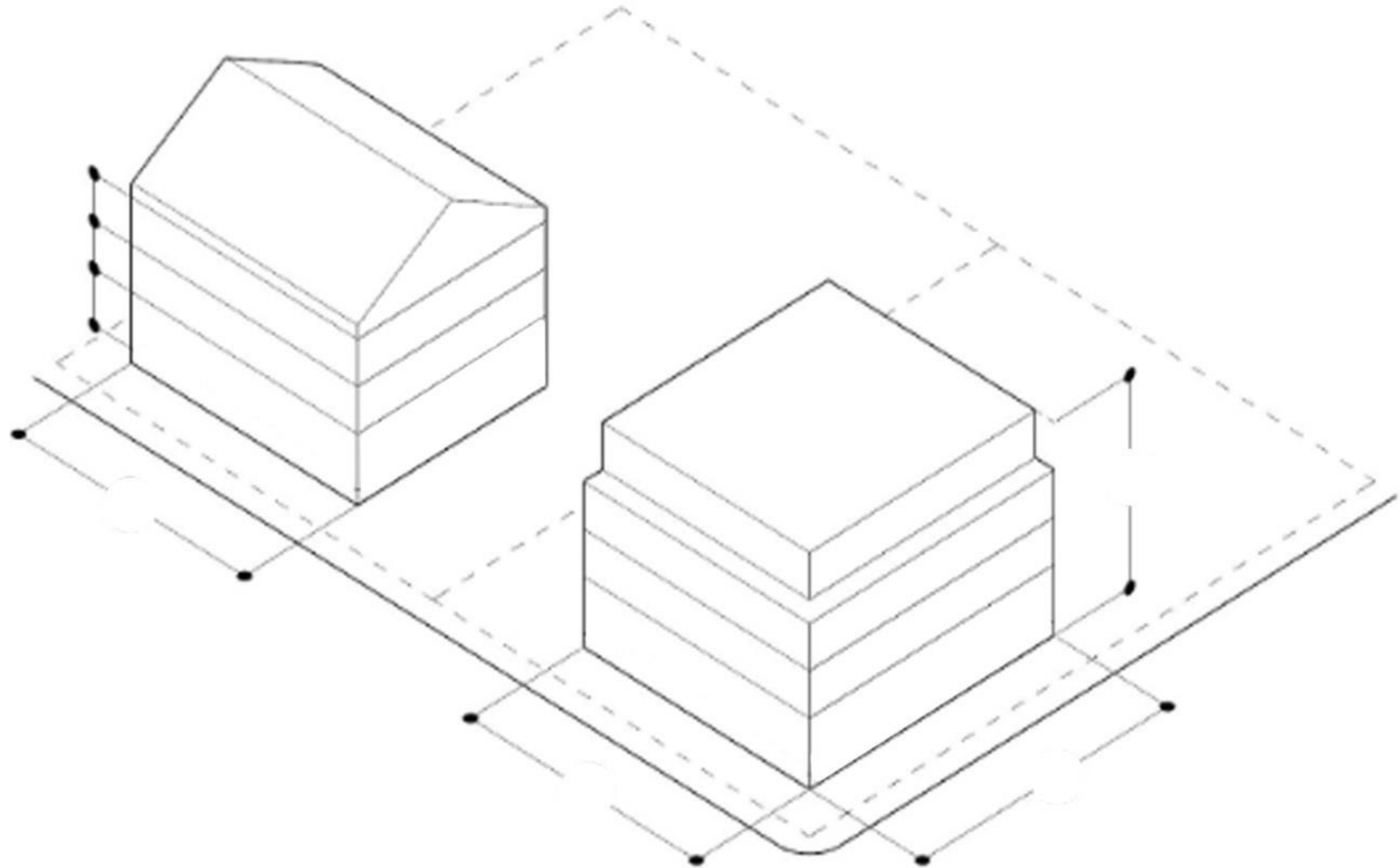
Downtown Main Street – Building Massing



No. of Stories
% Facade Build Out

Predictable Form + Enhanced Character

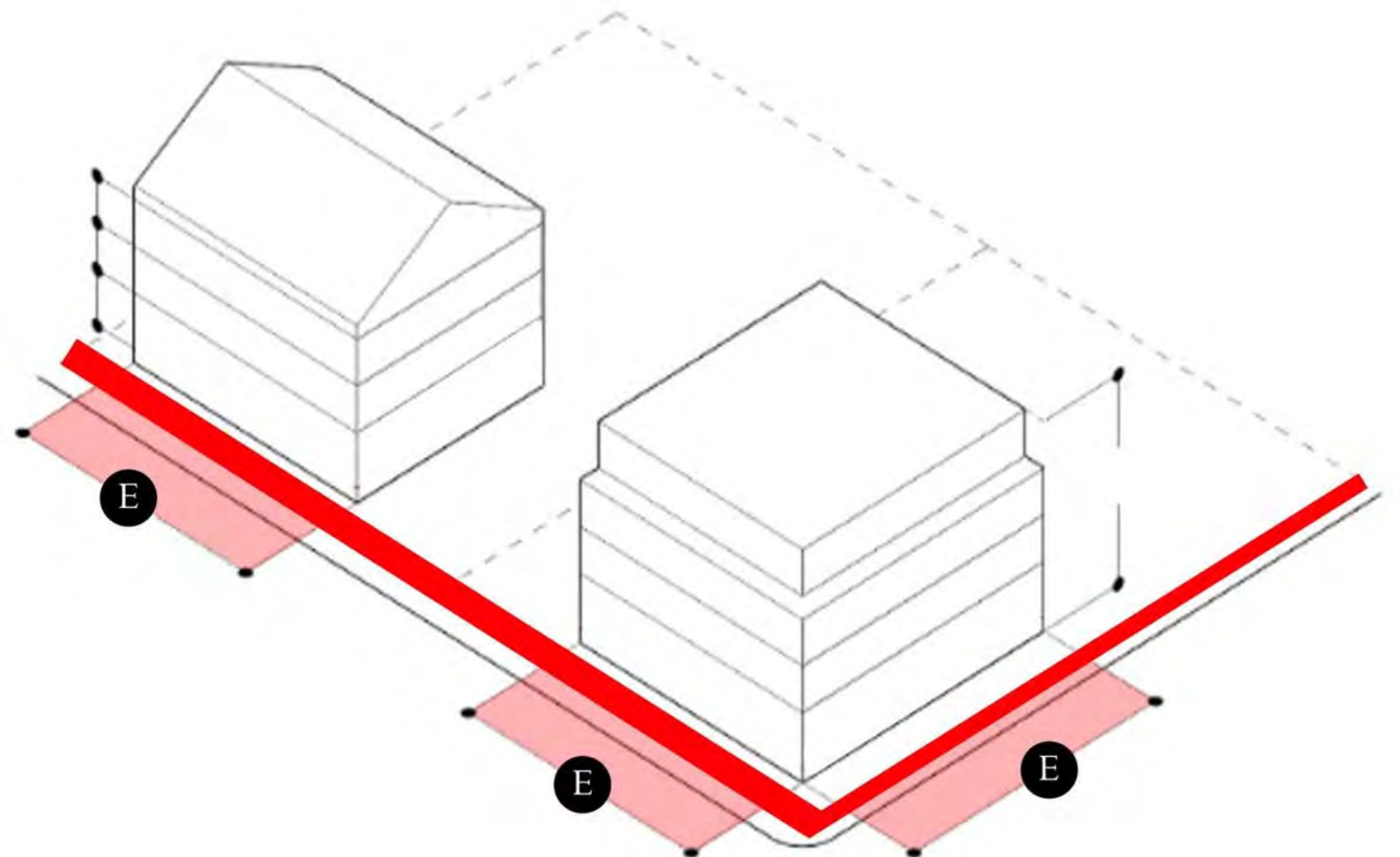
Building Standards



Predictable Form + Enhanced Character

Building Standards

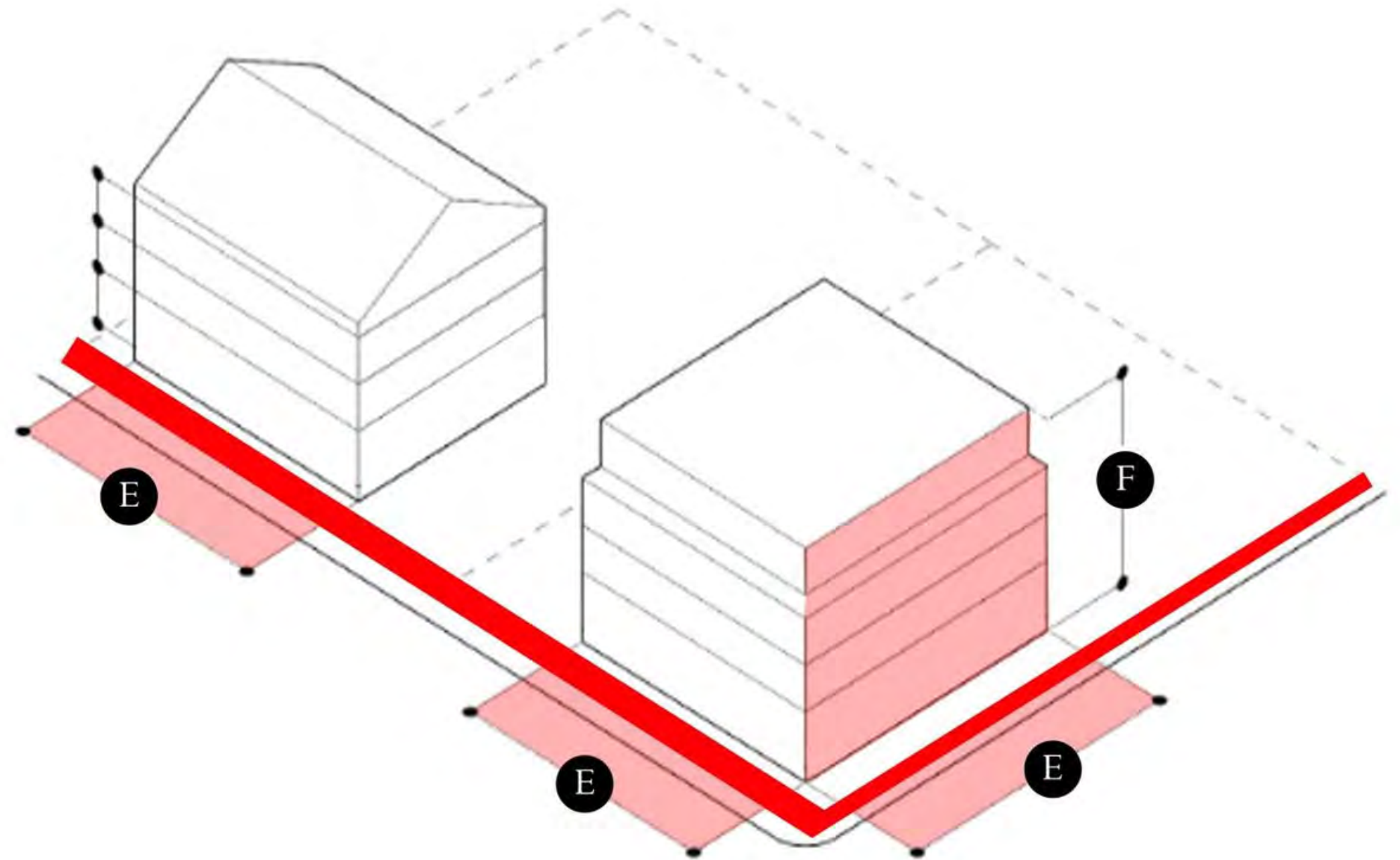
E Facade Build-out (min)



Predictable Form + Enhanced Character

Building Standards

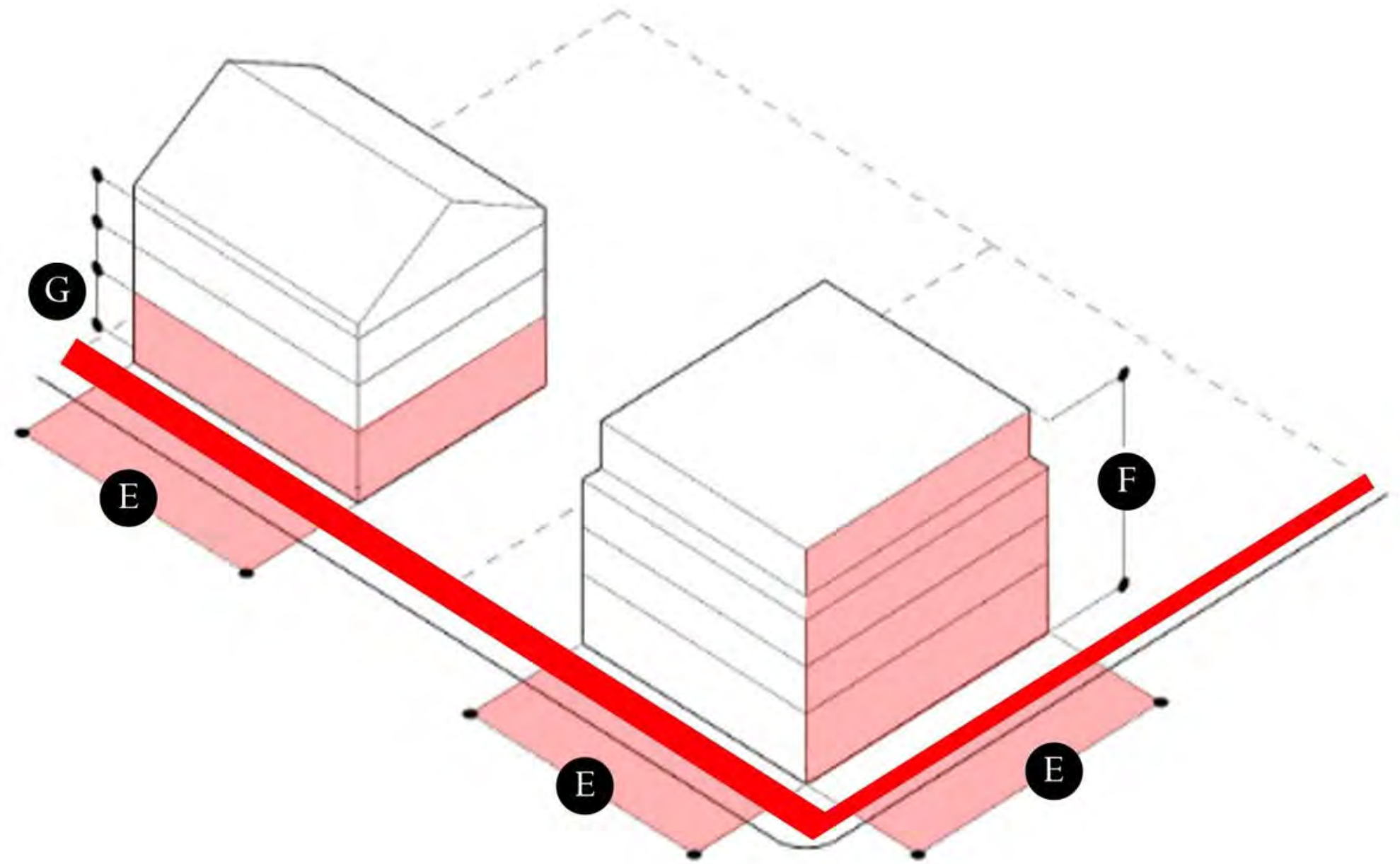
- E** Facade Build-out (min)
- F** Number of Stories



Predictable Form + Enhanced Character

Building Standards

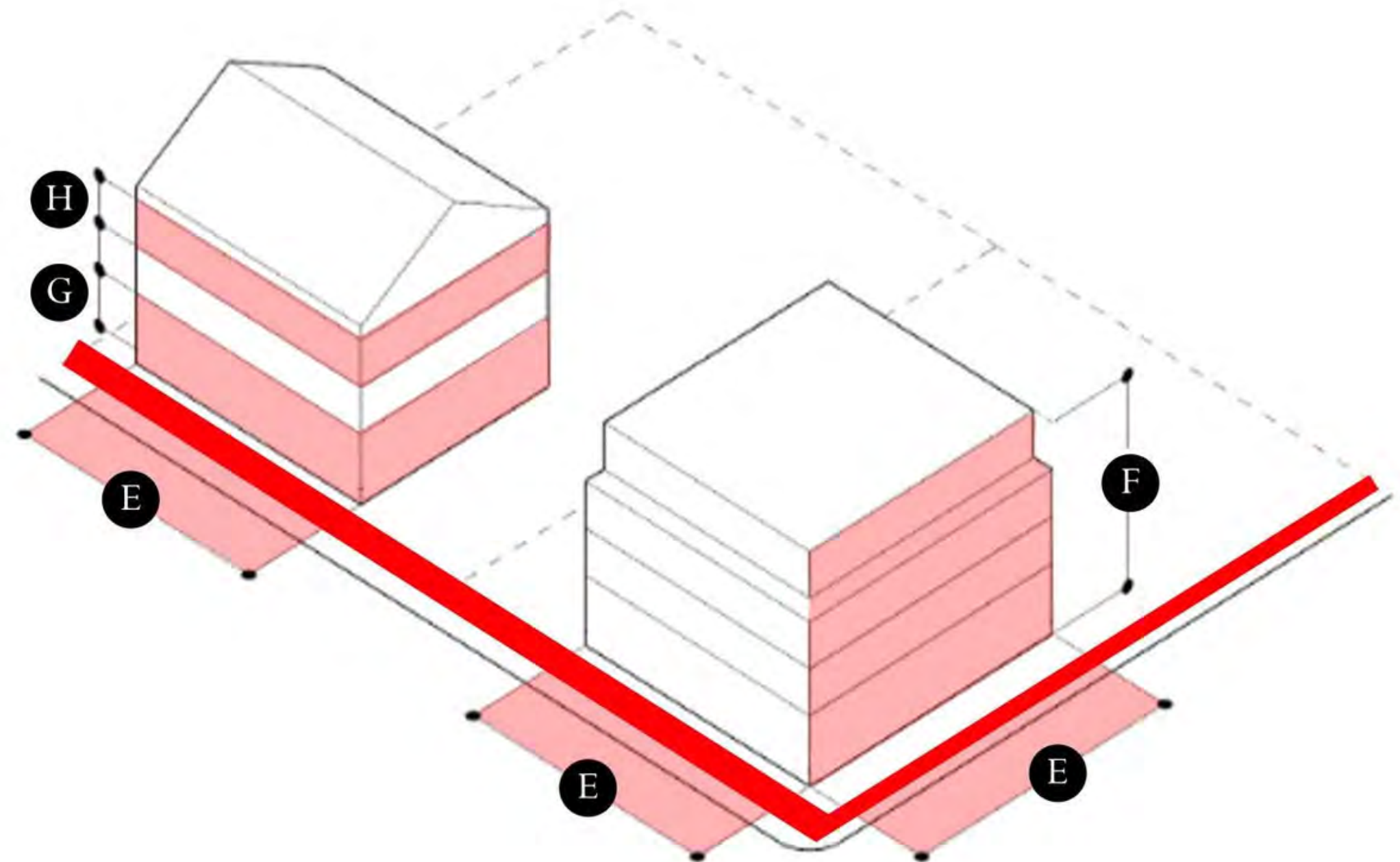
- E** Facade Build-out (min)
- F** Number of Stories
- G** Ground Story Height



Predictable Form + Enhanced Character

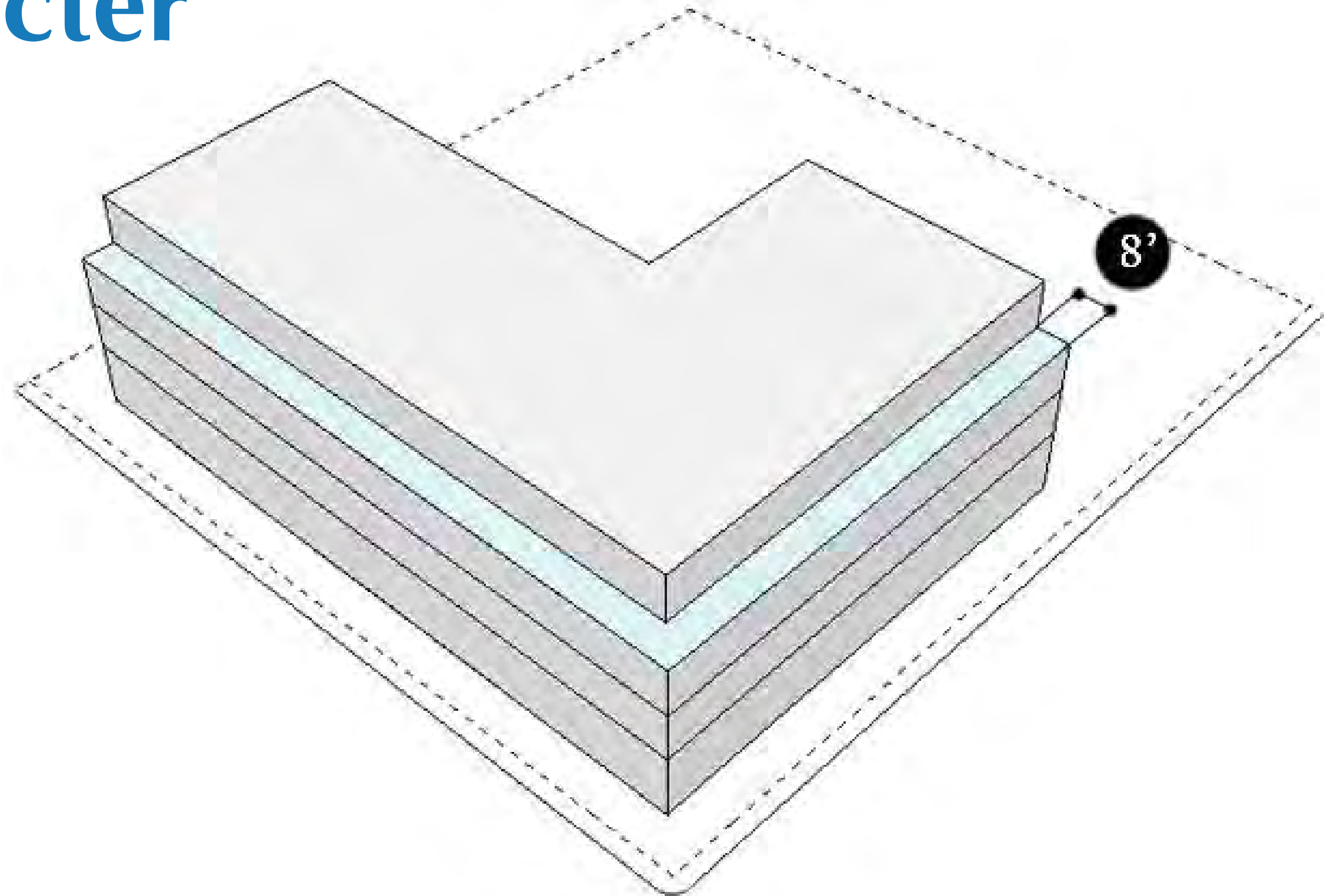
Building Standards

- E Facade Build-out (min)
- F Number of Stories
- G Ground Story Height
- H Upper Story Height



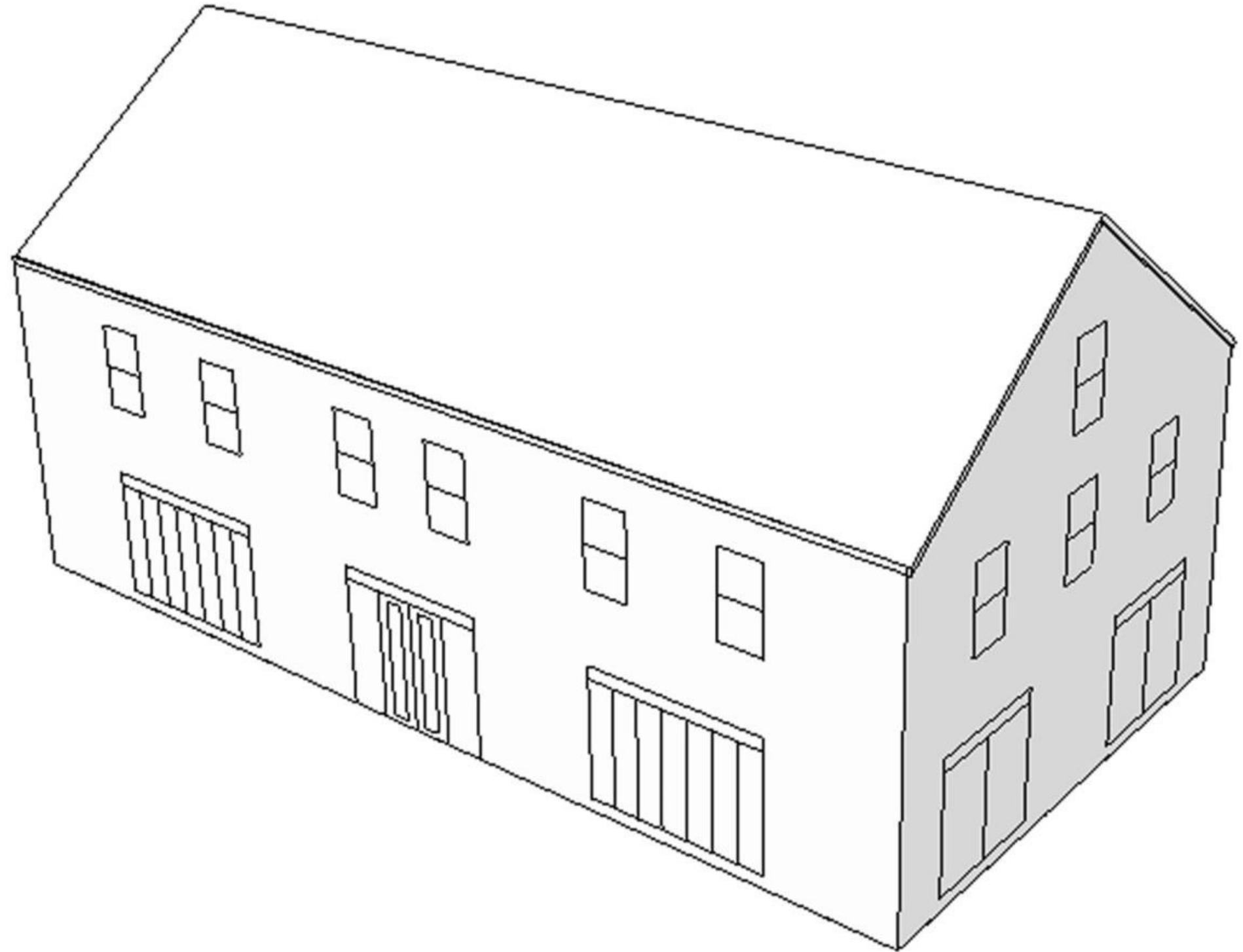
Predictable Form + Enhanced Character

**Building Standards:
Upper Story Step Back**



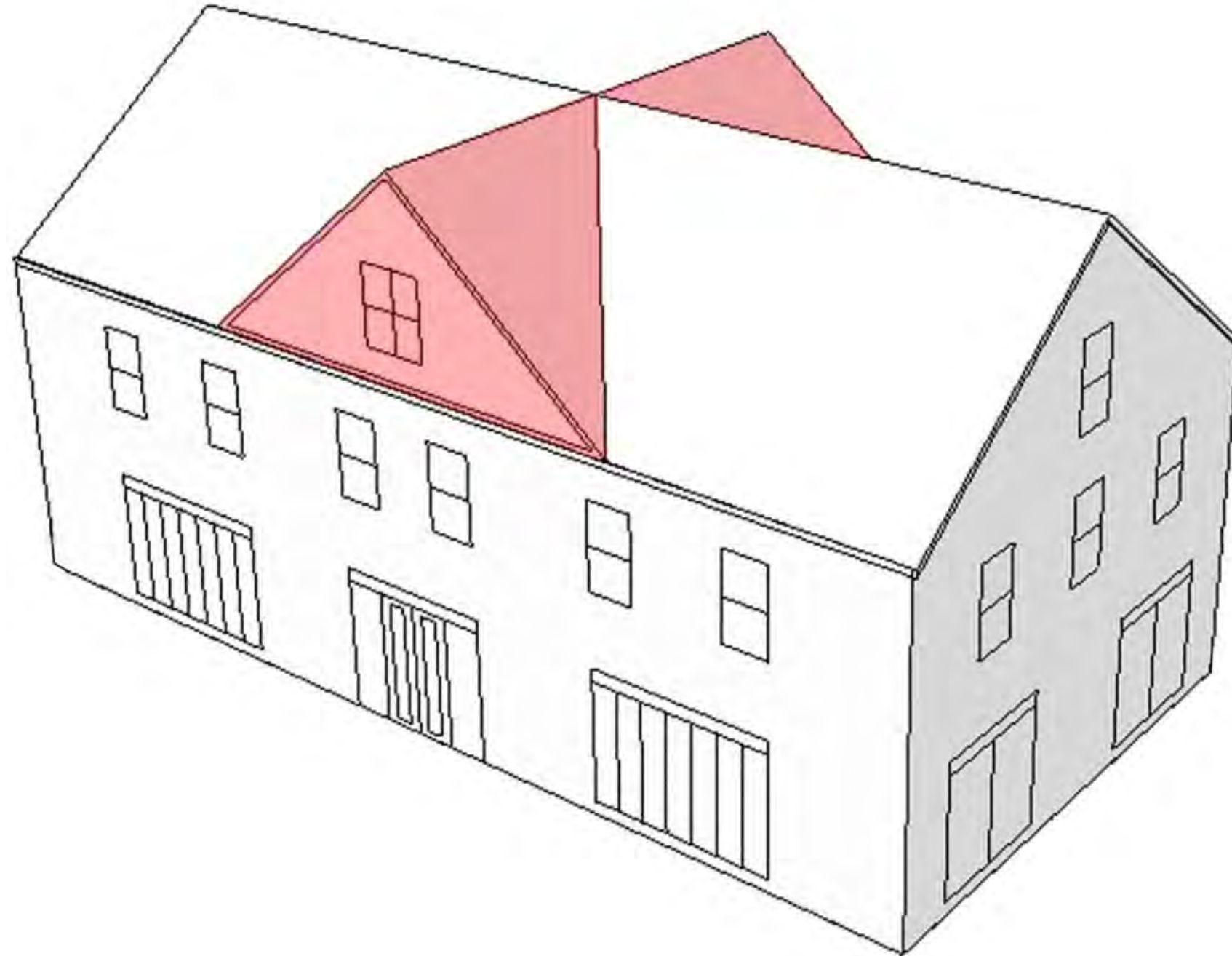
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Building Components



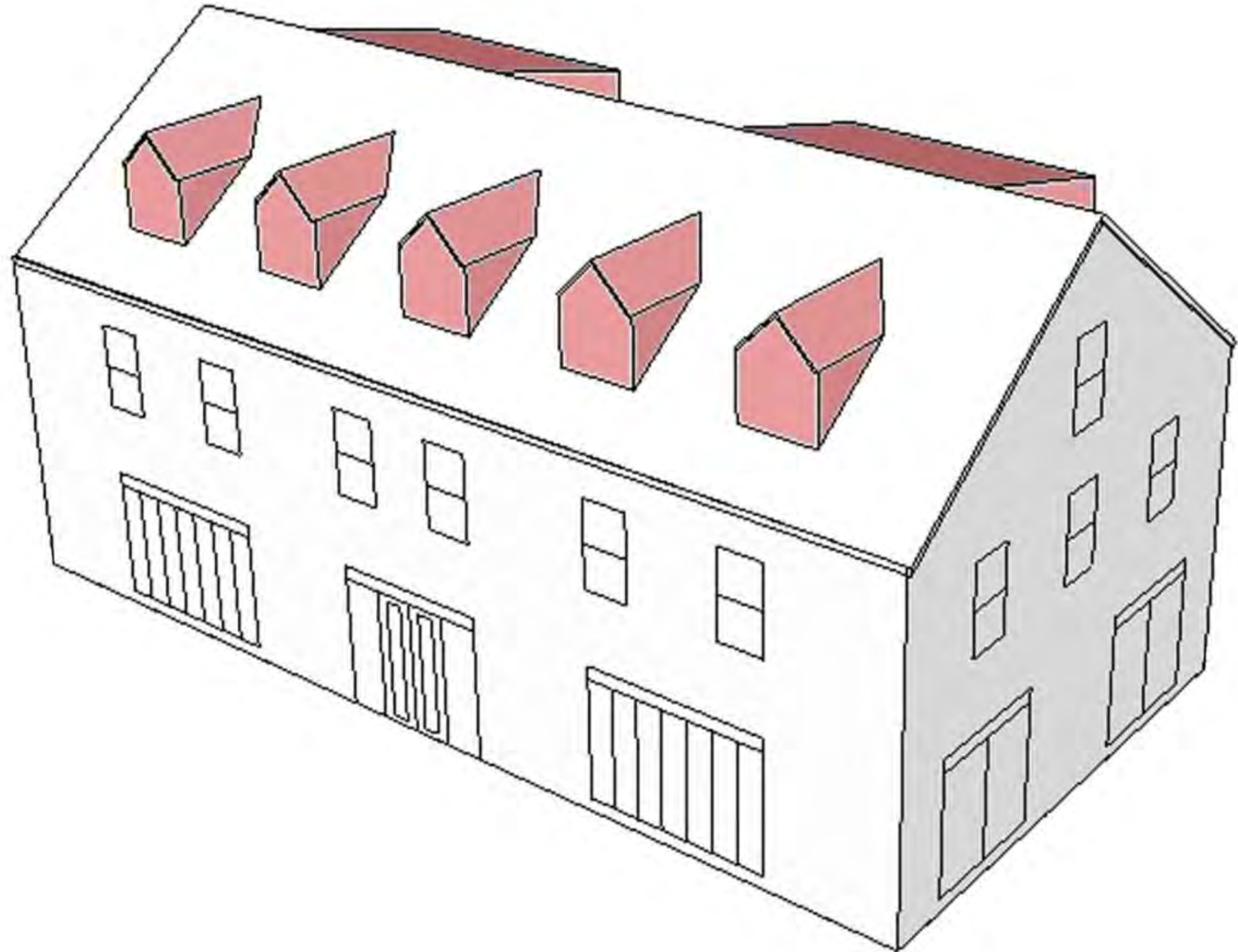
Predictable Form + Enhanced Character

Cross Gable



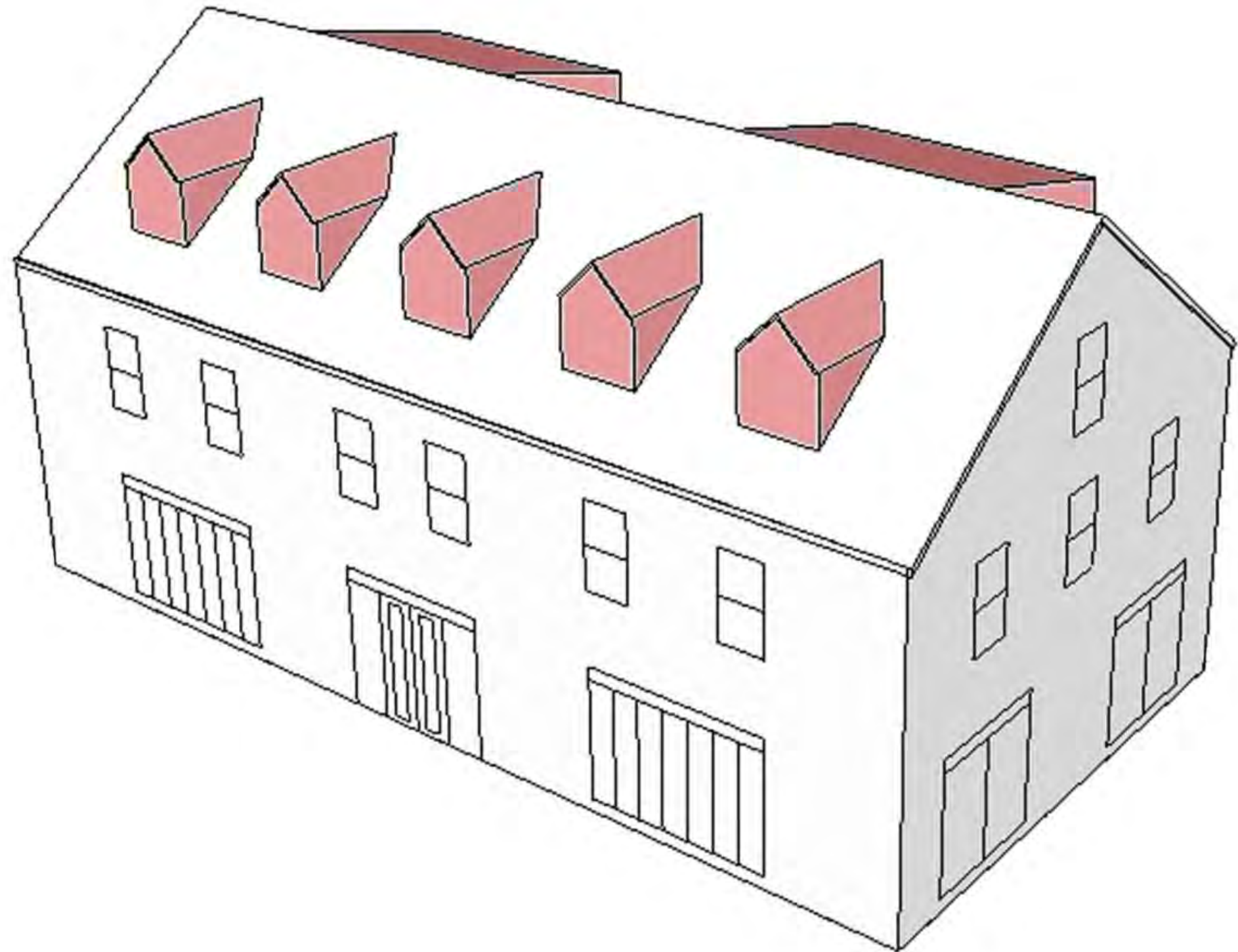
Predictable Form + Enhanced Character

Dormers



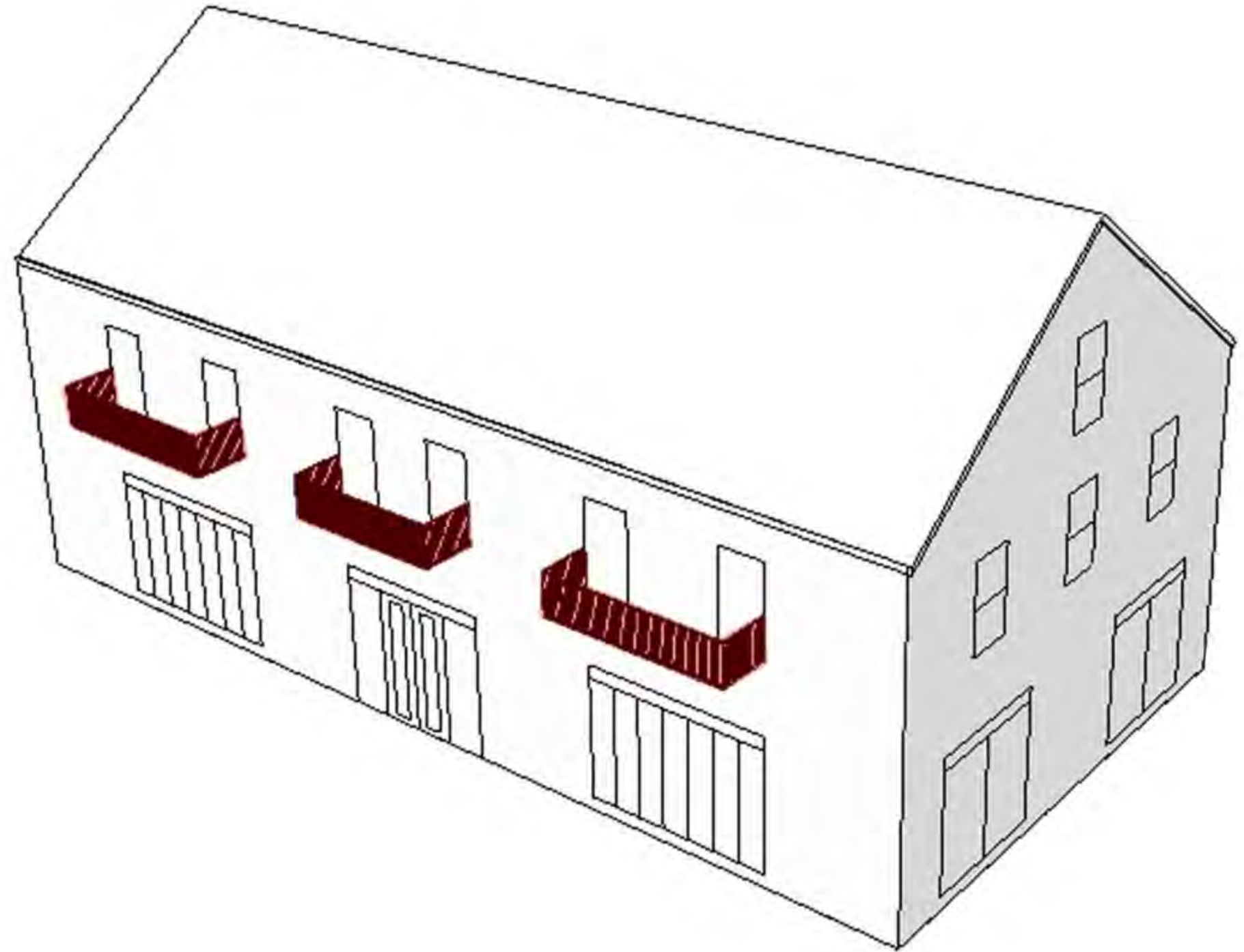
Predictable Form + Enhanced Character

Balconies



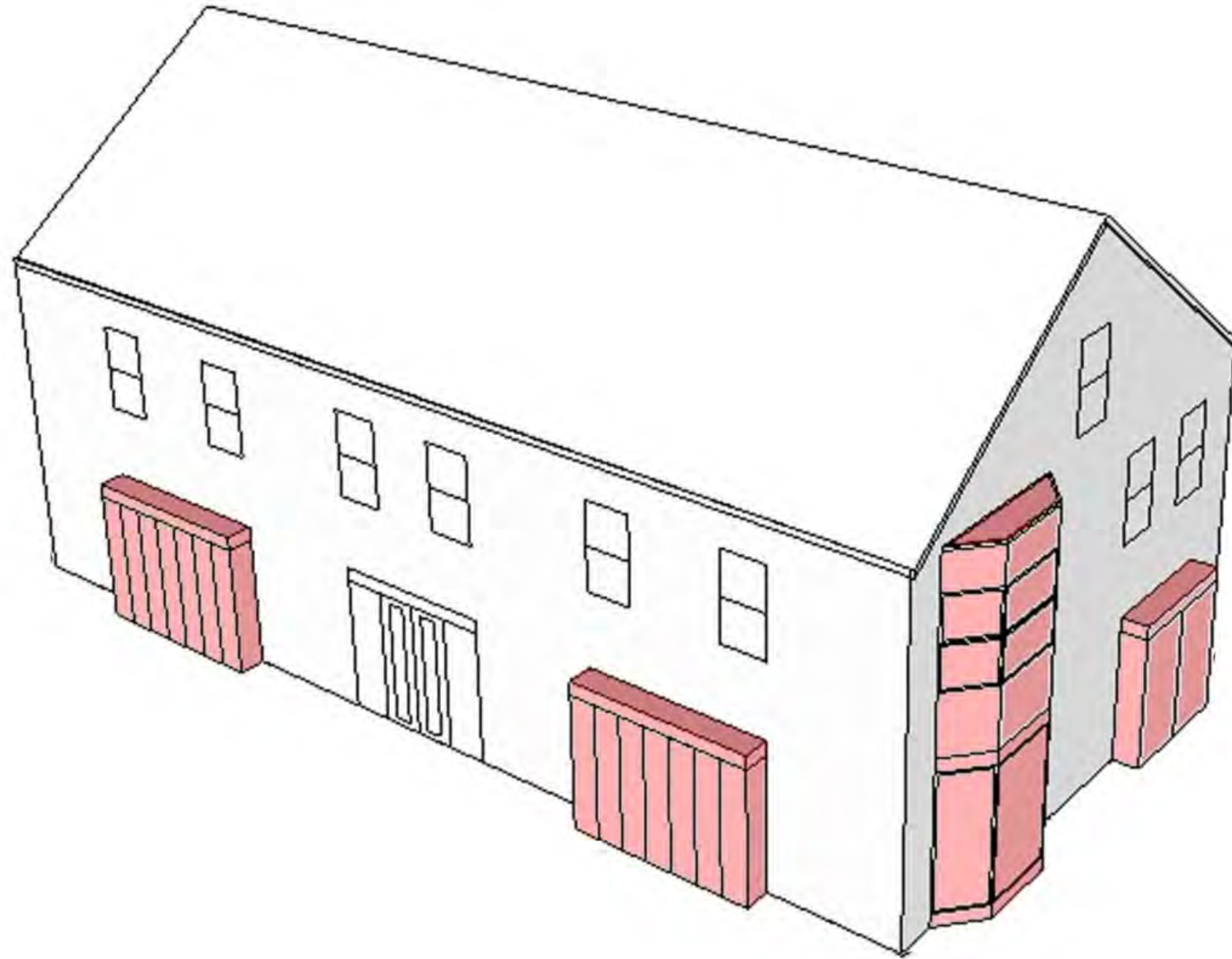
Predictable Form + Enhanced Character

Balconies



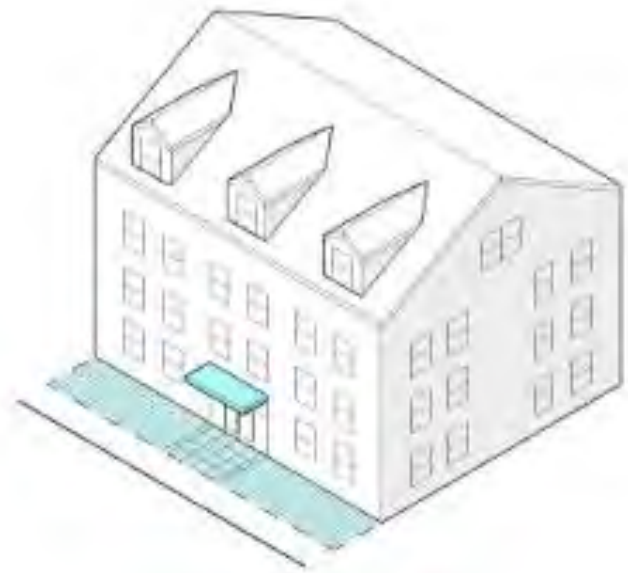
Predictable Form + Enhanced Character

Bay or Oriel Window

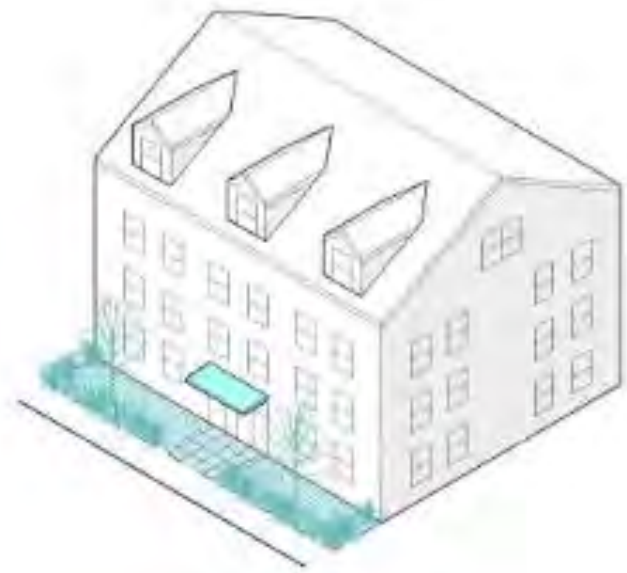


Predictable Form + Enhanced Character

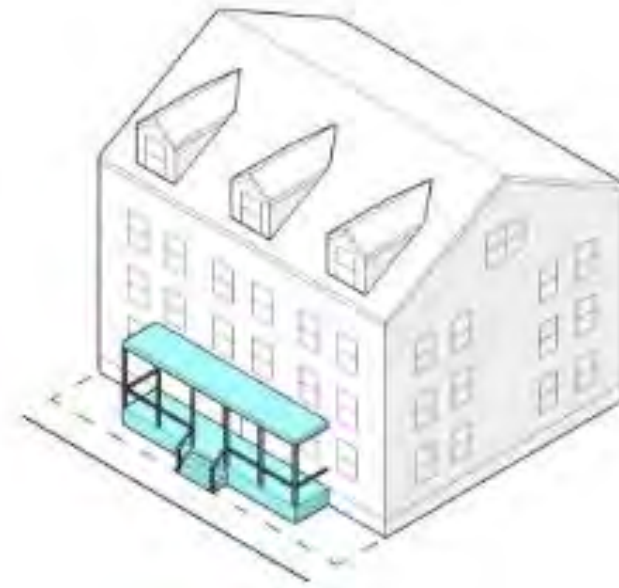
Frontage Types



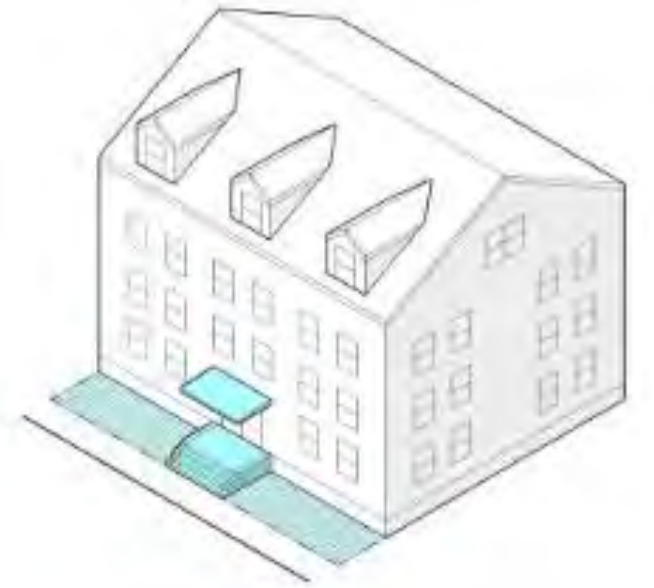
Entry Plaza



Front Garden



Front Porch



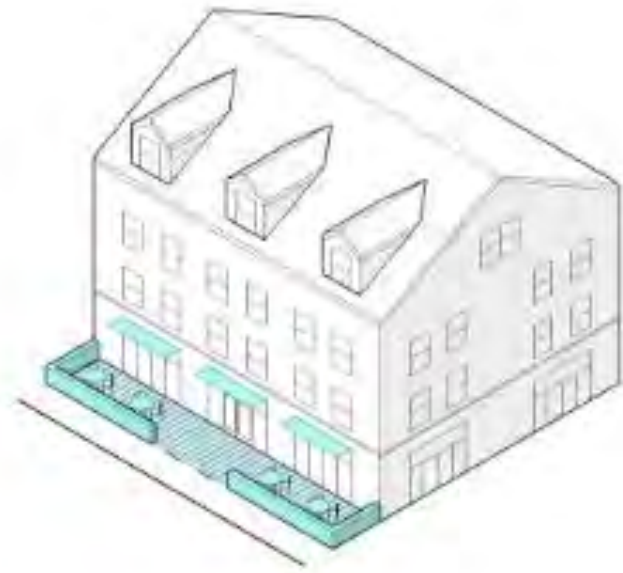
Dooryard Stoop

Predictable Form + Enhanced Character

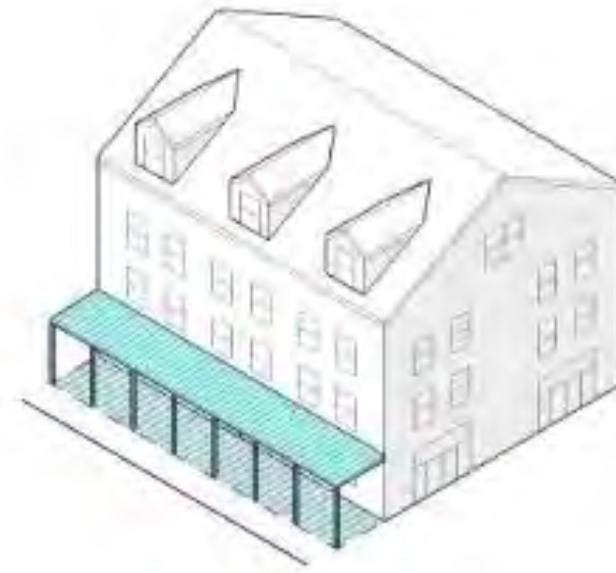
Frontage Types



Storefront



Dining Patio

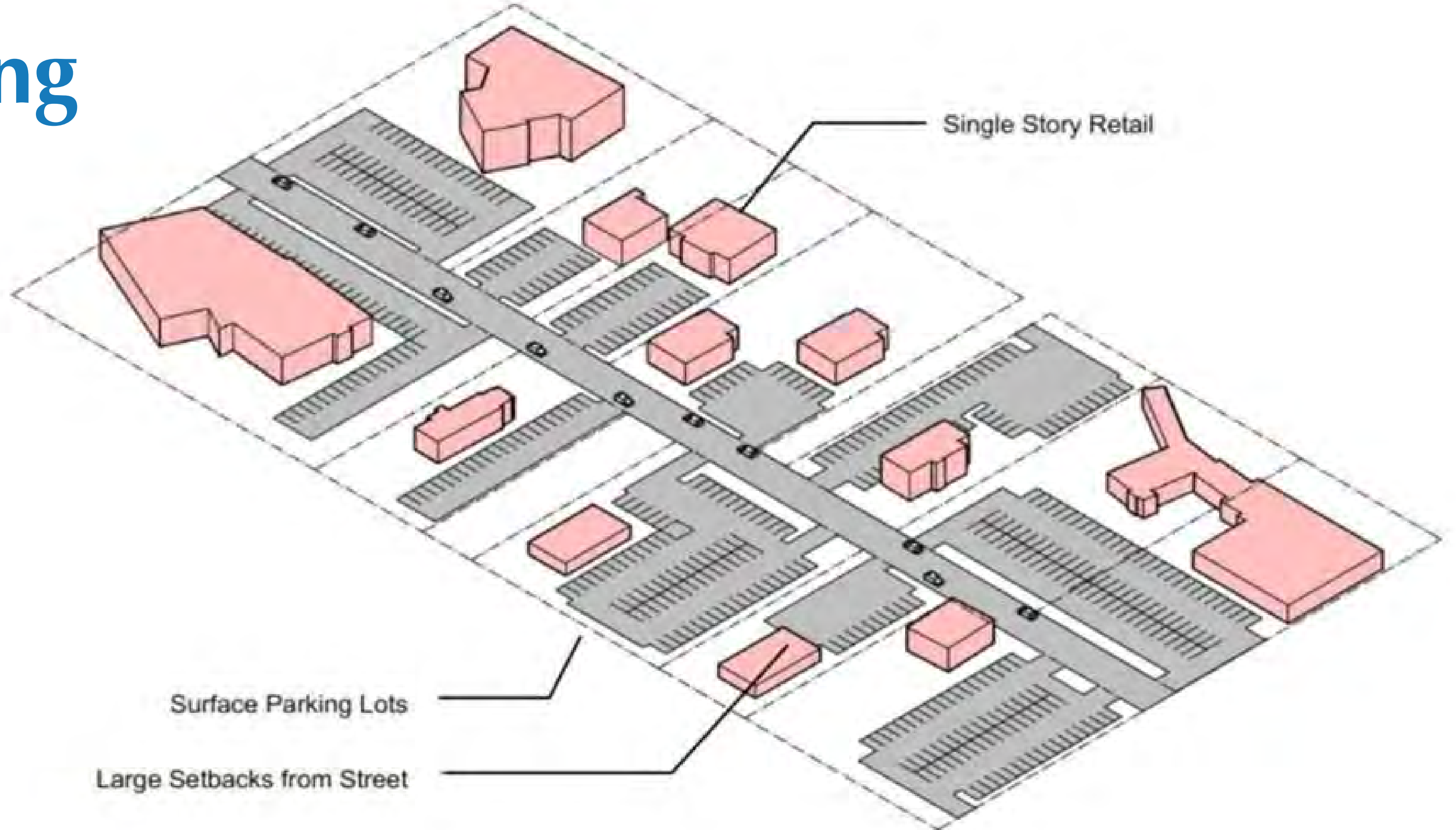


Gallery

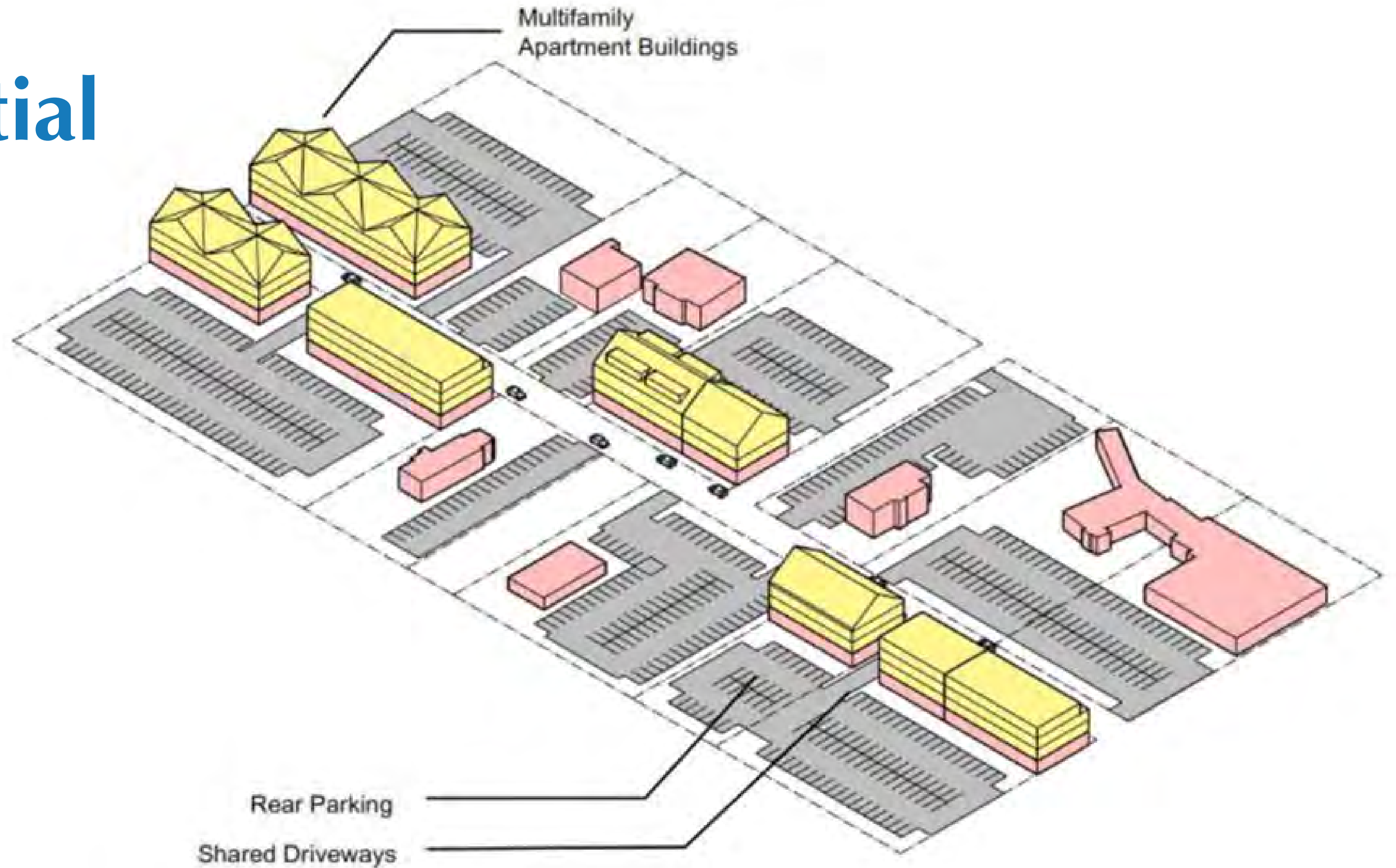


Common Lobby

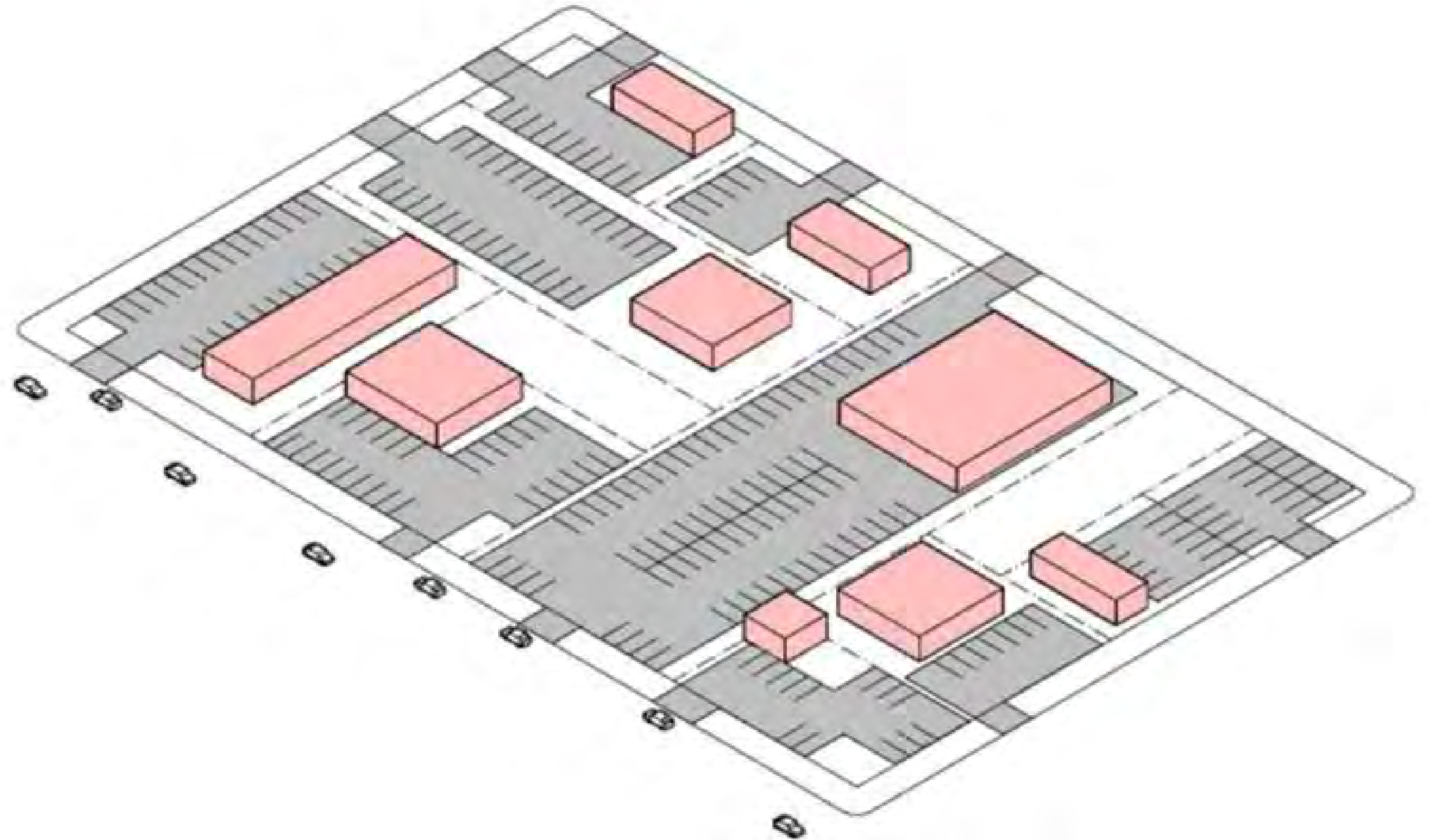
Existing



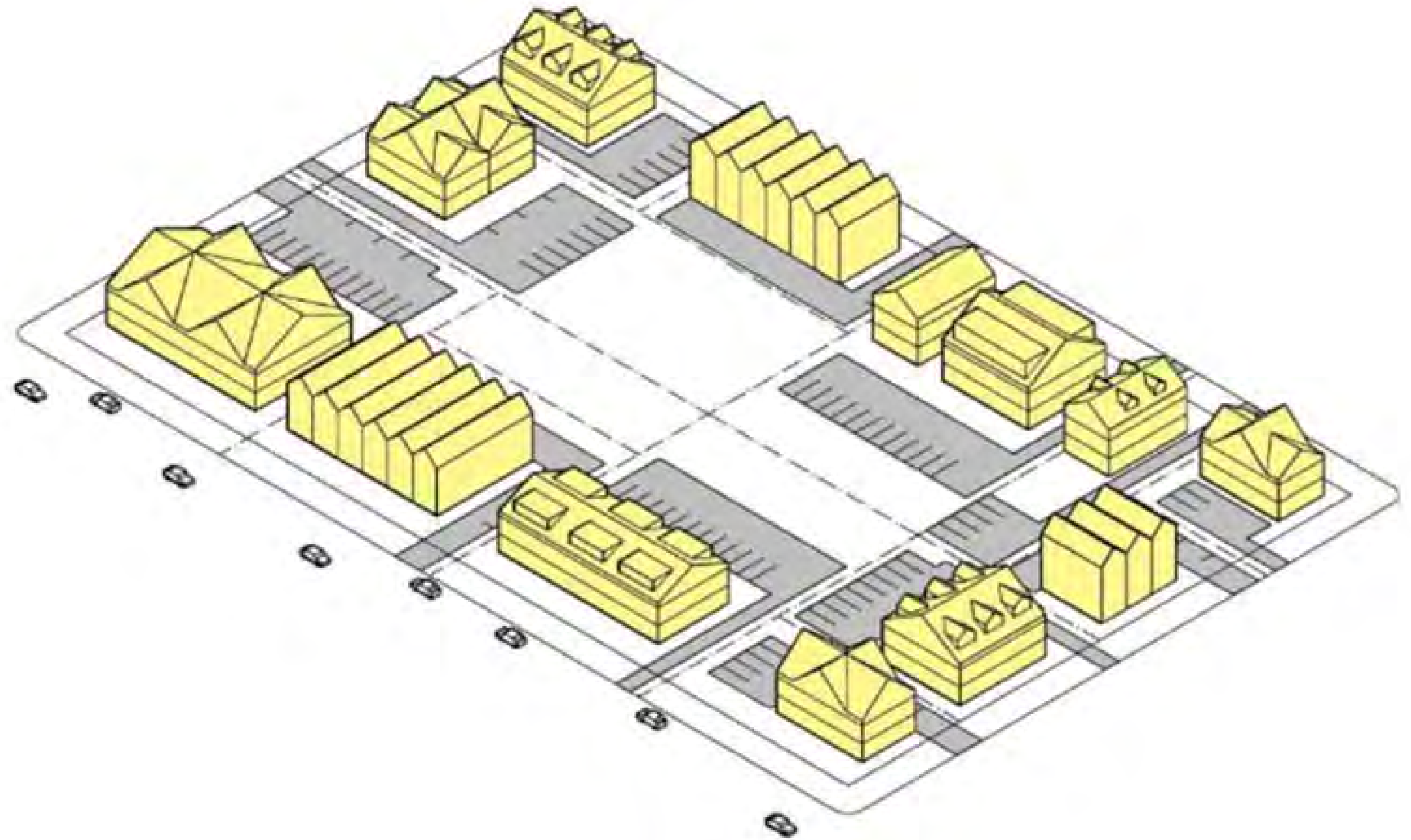
Potential



Existing

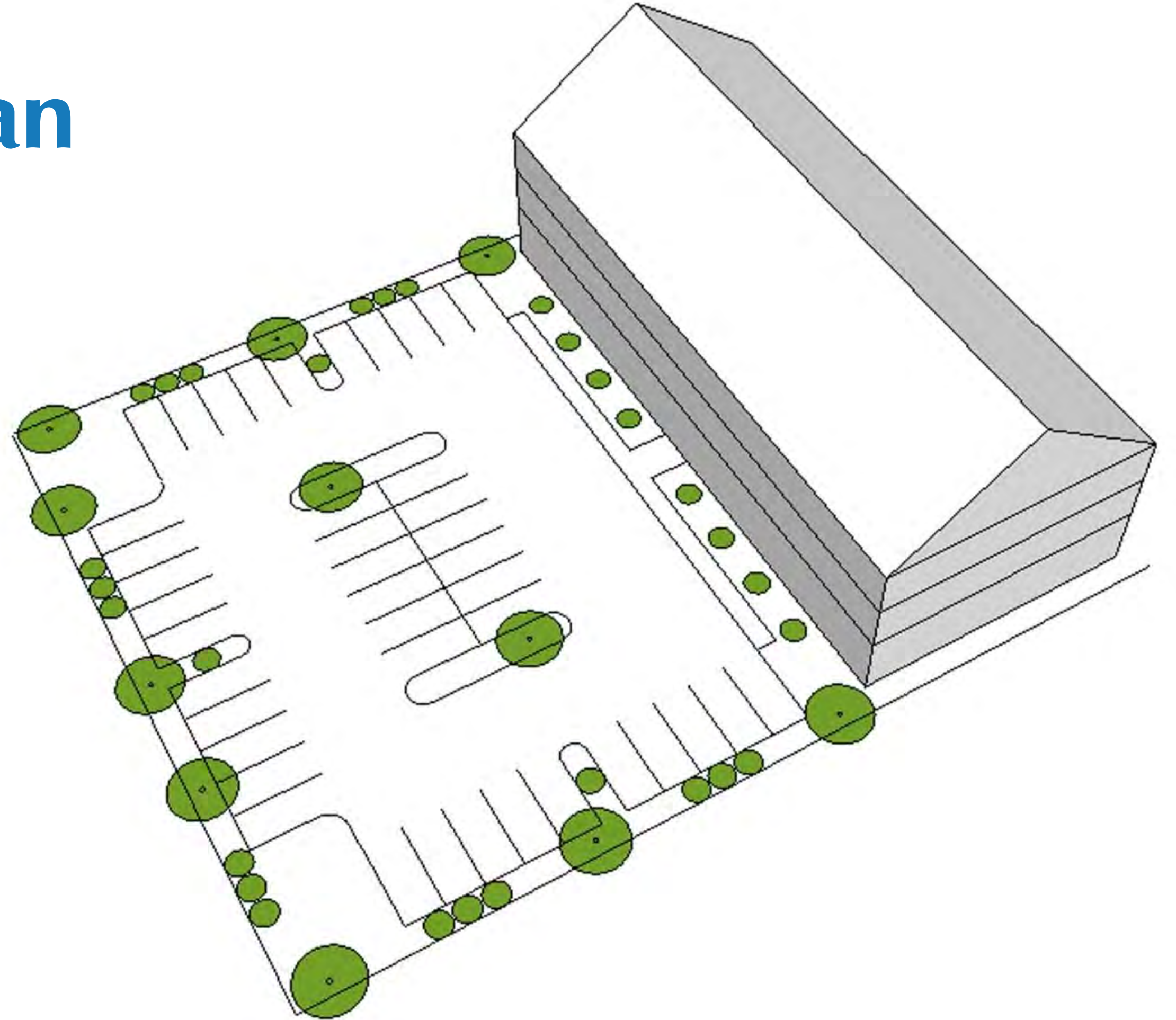


Potential



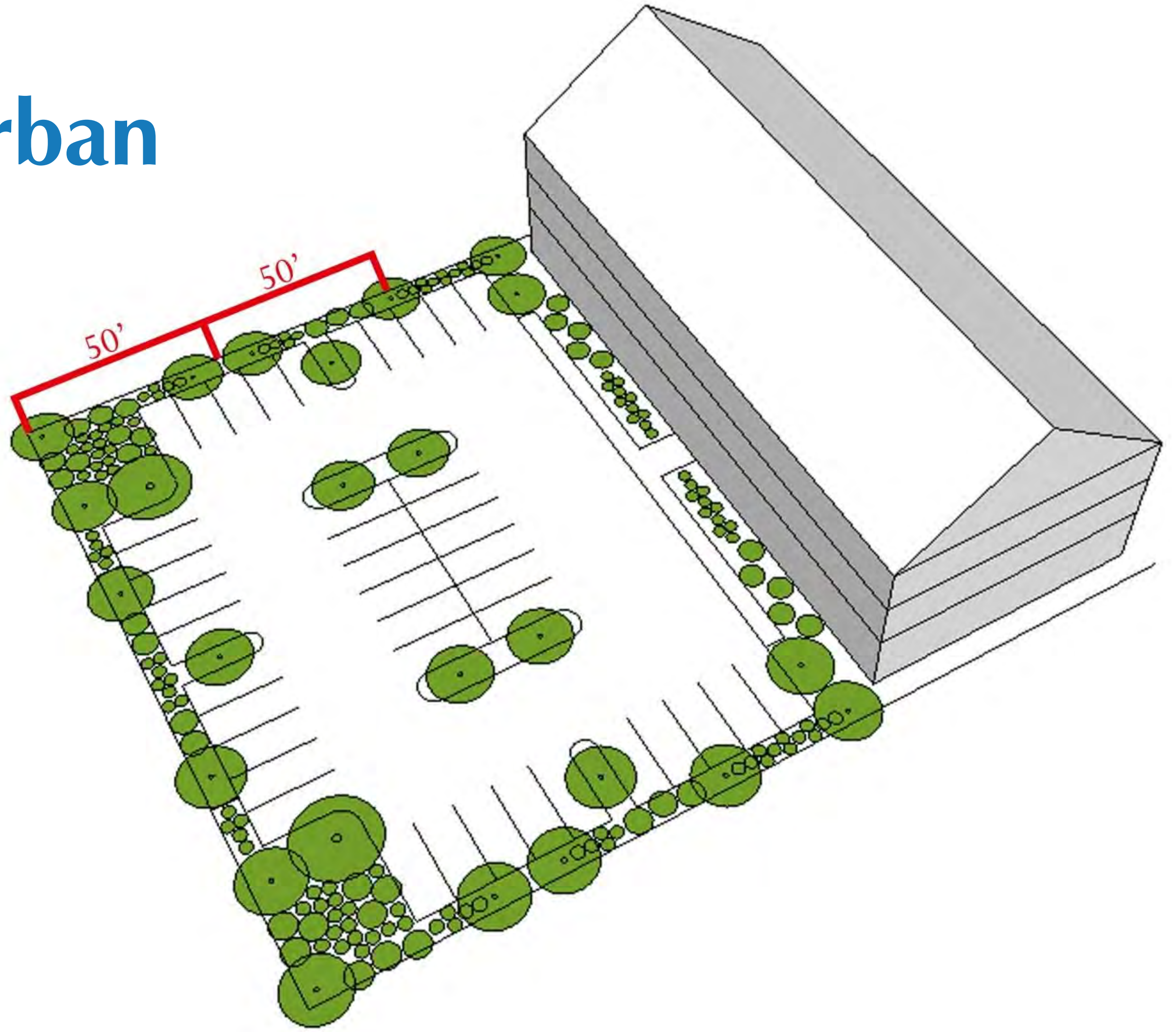
Greens the Urban Environment

Enhanced Landscape Requirements



Greens the Urban Environment

Enhanced Landscape Requirements

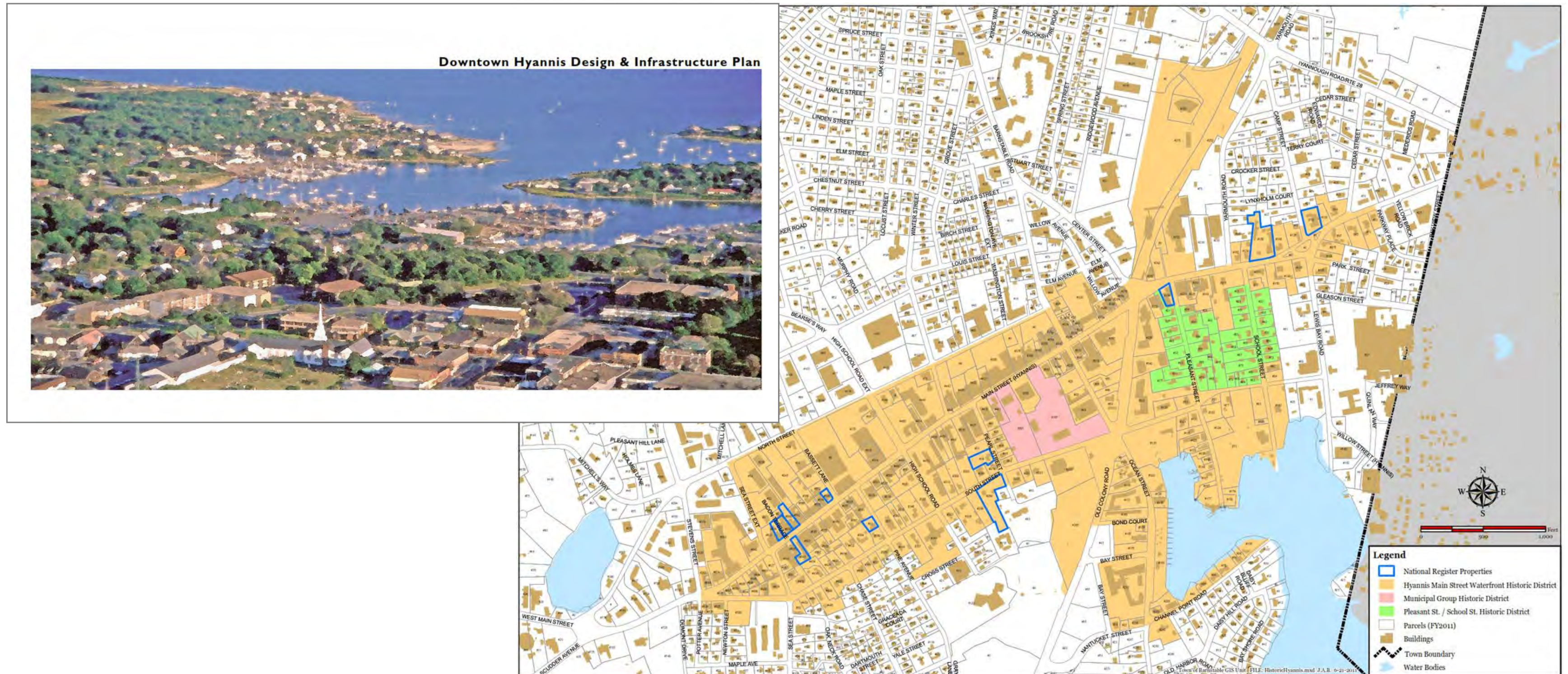


Emphasizes Place Over Parking

- Minimum parking standards
- Incorporates provisions to reduce parking requirements for shared-uses

Use Category	DMS	DV	DN	DH	HH	TC	HC	On Site Shared Parking Adjustment ¹
Commercial Services (per 1,000 sf)	0	4	N/A	4	4	4	4	Subtract 80% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Cultural Services (per 1,000 sf)	0	4	4	4	N/A	4	4	Subtract 20% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Food & Beverage Services (per 1,000 sf)	0	4	N/A	4	4	4	4	--
Hospital (per 3 beds)	N/A	N/A	N/A	1	N/A	N/A	N/A	--
Office (per 1,000 sf)	3	3	3	3	3	3	3	Subtract 80% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Residential or Artist Live/Work (per DU)	1	1	1	N/A	1	1	N/A	--
Retail Sales (per 1,000 sf)	0	4	N/A	4	4	4	4	Subtract 20% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Visitor Accommodations (per room)	1.25	1.25	1.25	N/A	1.25	N/A	1.25	--

Unified Design and Historic District Guidelines





Cascade
MOTOR LODGE
CABLE TV · POOL · EFFICIENCIES

BOAT RAMP OPEN
ROOMS CLOSED 4 SEASON
SEE YOU IN 2022



Main St

Brazilian
Touch





VIEW ON MAIN STREET LOOKING SOUTHEAST



ONE WAY

DO NOT ENTER

BUS STATION

TD Bank







am

500

© 2022 Google

Main St

LEON ST





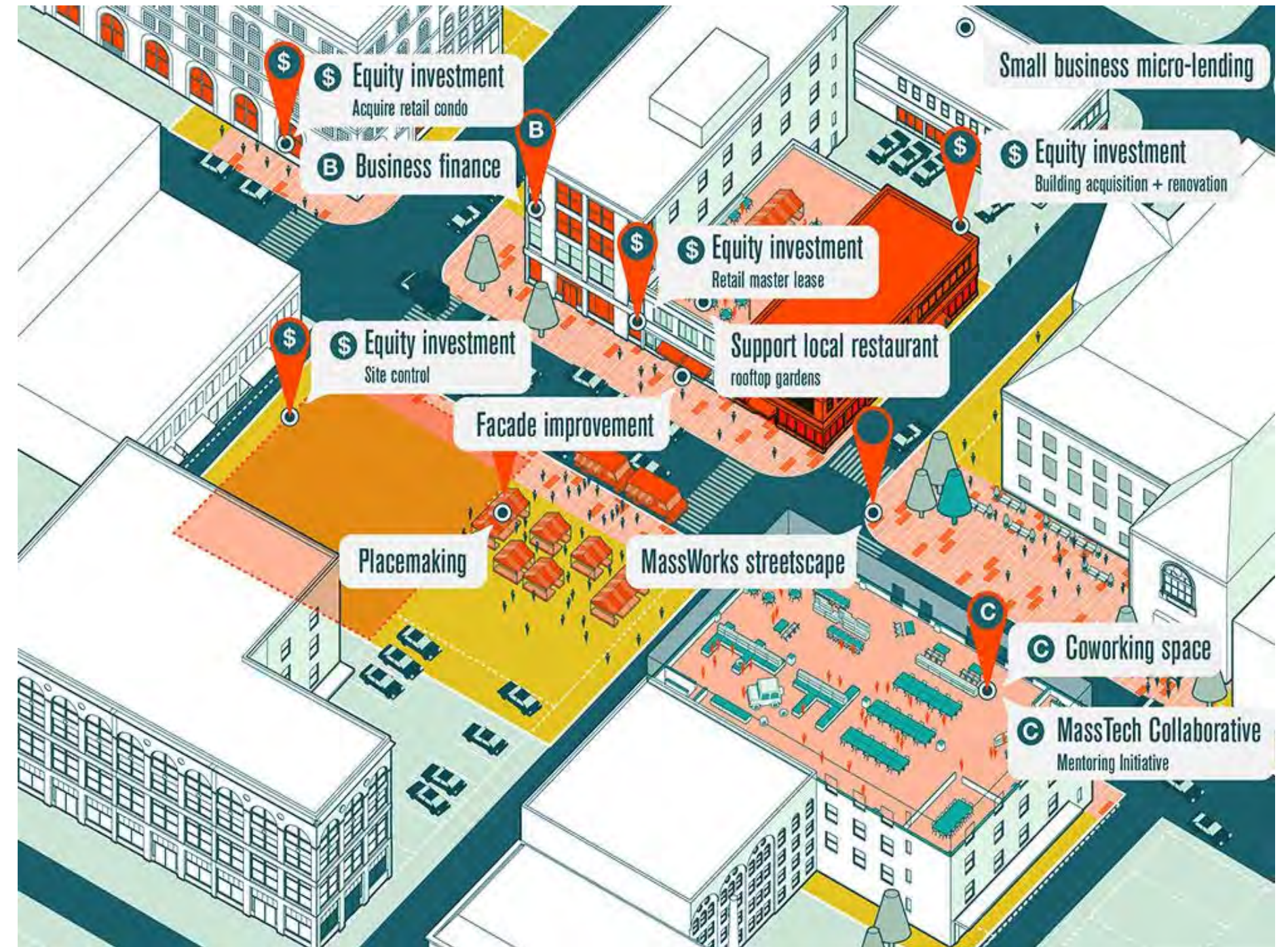
North 8

North St
1000



Housing & Economic Development

- Set the table
- Invest in infrastructure and public spaces
- Support local businesses & emerging economic sectors



A. OPTION 1. Six Points Square-A-Bout

What this design offers:

Benefits

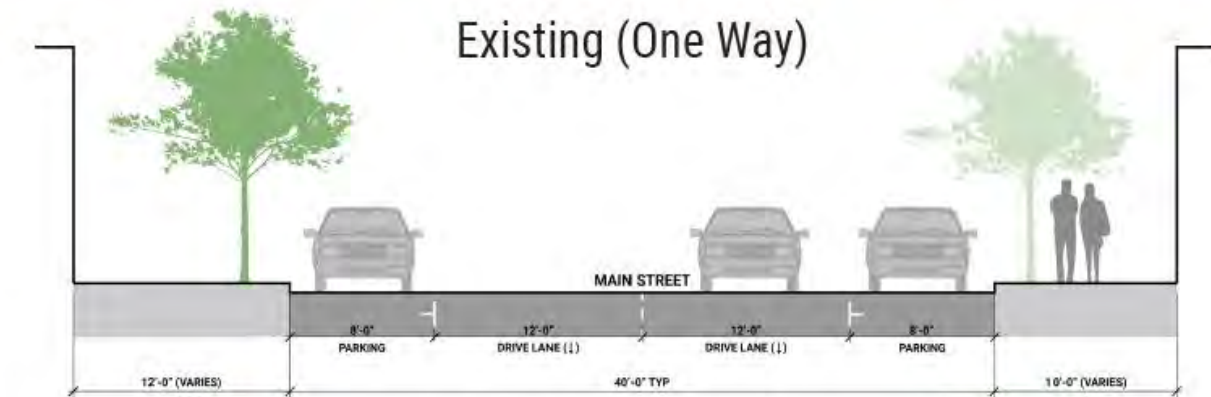
1. New waterfront square
2. Simplified pedestrian crossings

Potential issues:

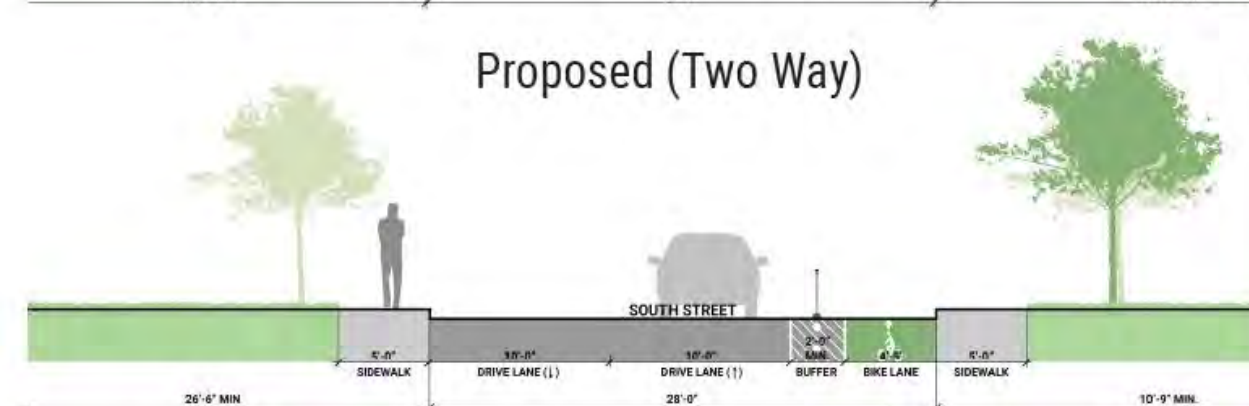
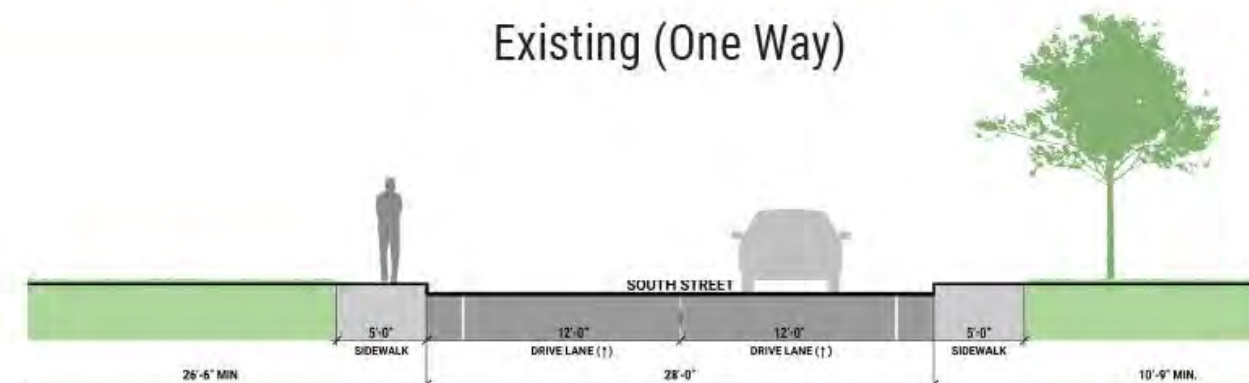
1. Grade between Ocean and South
2. Relocation of art shanties



9. MAIN STREET (facing east)



4. SOUTH STREET (facing east)



HYANNIS GREEN

Space Activation & Elements

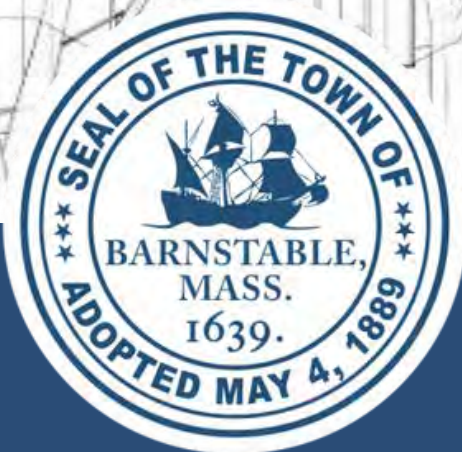
Concept Plan



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**townofbarnstable.us/planninganddevelopment
BusinessBarnstable.com**



Q&A

Submit Your Questions on Vevox



Ryan Castle

**CEO, Cape Cod & Islands
Association of REALTORS®**

Messaging to Respond to NIMBY-ISM

**HOW TO MESSAGE HOUSING TO WIN
AT TOWN MEETING**

MA - Barnstable County Housing Affordability Survey Methodology



439 (weighted to 430)
Registered voters in
Barnstable County,
Massachusetts



Wireless (287)
Landline (106)
Online (37)

Split Sample A (215)
Split Sample B (215)



Interviews
conducted
May 22nd – 25th

A photograph of a street scene at dusk. The sky is a deep blue, and the street is illuminated by streetlights. On the right, there are brick buildings with arched windows and a blue awning. A large tree is on the left. The text is overlaid in the center of the image.

**ANSWERS TO SURVEY
WERE GENERALLY
CENTERED IN GROUPS,
BASED ON 1 QUESTION**

QUESTION

**How long have you lived on
Cape Cod or the Islands?**



Locals are Demographically Different Than People Who Moved to the Cape As Adults

Locals are less well educated, younger, and more conservative.

Demographics		Total	Born and raised	Moved as child	Moved as adult-		
					<10 yrs	10-19 yrs	20+ yrs
EDUCATION	Non-College	39%	65%	50%	20%	32%	38%
	4 yr college grad	31%	22%	37%	37%	35%	30%
	Post Grad	28%	13%	12%	43%	32%	33%
IDEOLOGY	Liberal/ Progressive	31%	34%	19%	40%	35%	28%
	Conservative/ Libertarian	30%	40%	49%	19%	23%	27%
AGE	Age 18-34	15%	22%	28%	33%	0%	1%
	Age 35-49	15%	22%	12%	21%	29%	5%
	Age 50-64	25%	26%	24%	17%	38%	26%
	Age 65+	42%	25%	35%	26%	30%	66%

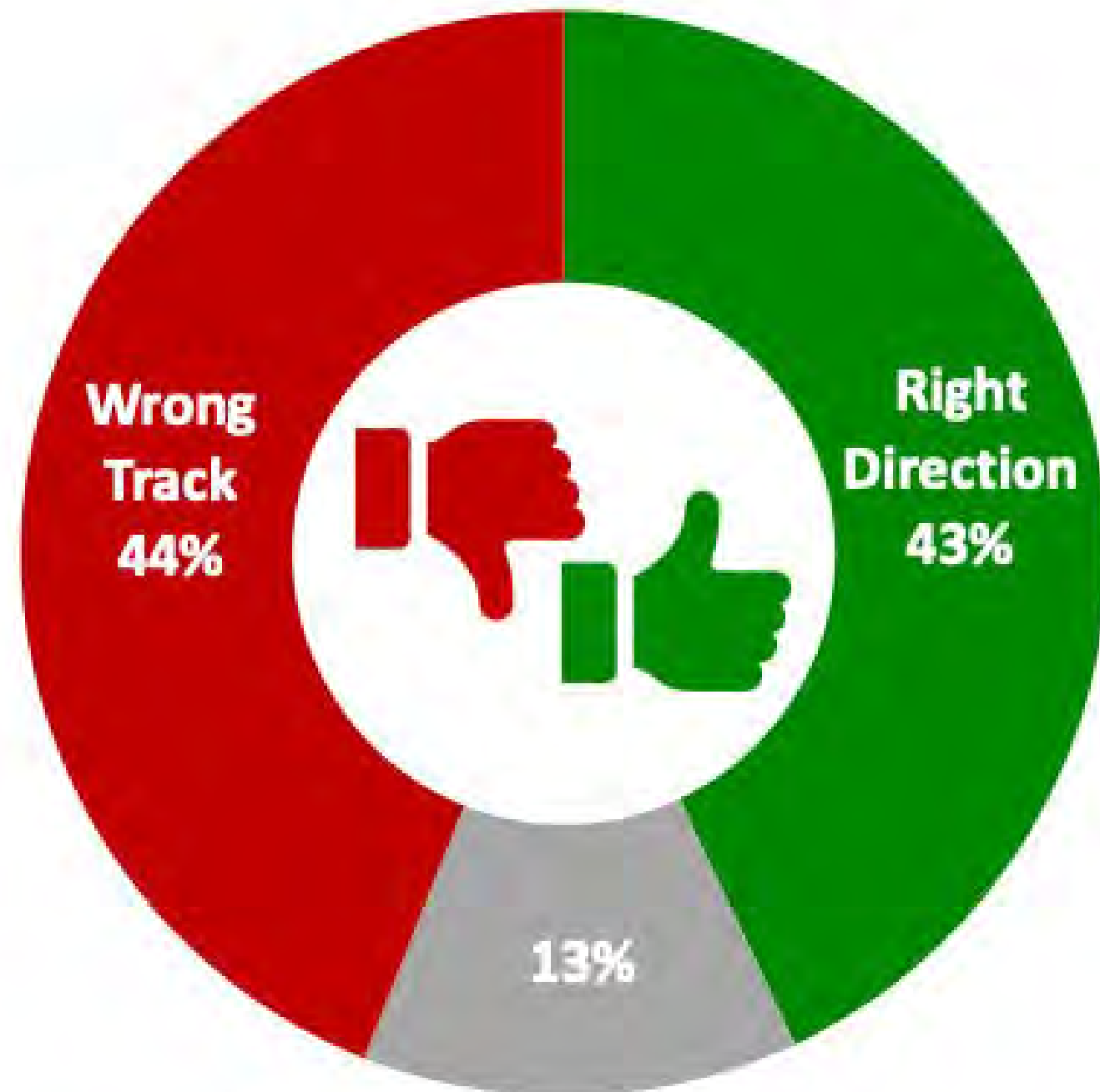
QUESTION

Do you think Cape Cod or the Islands is going generally in the right direction or is on the wrong track?



Voters are Split on the Direction of Cape Cod

Direction of Cape Cod

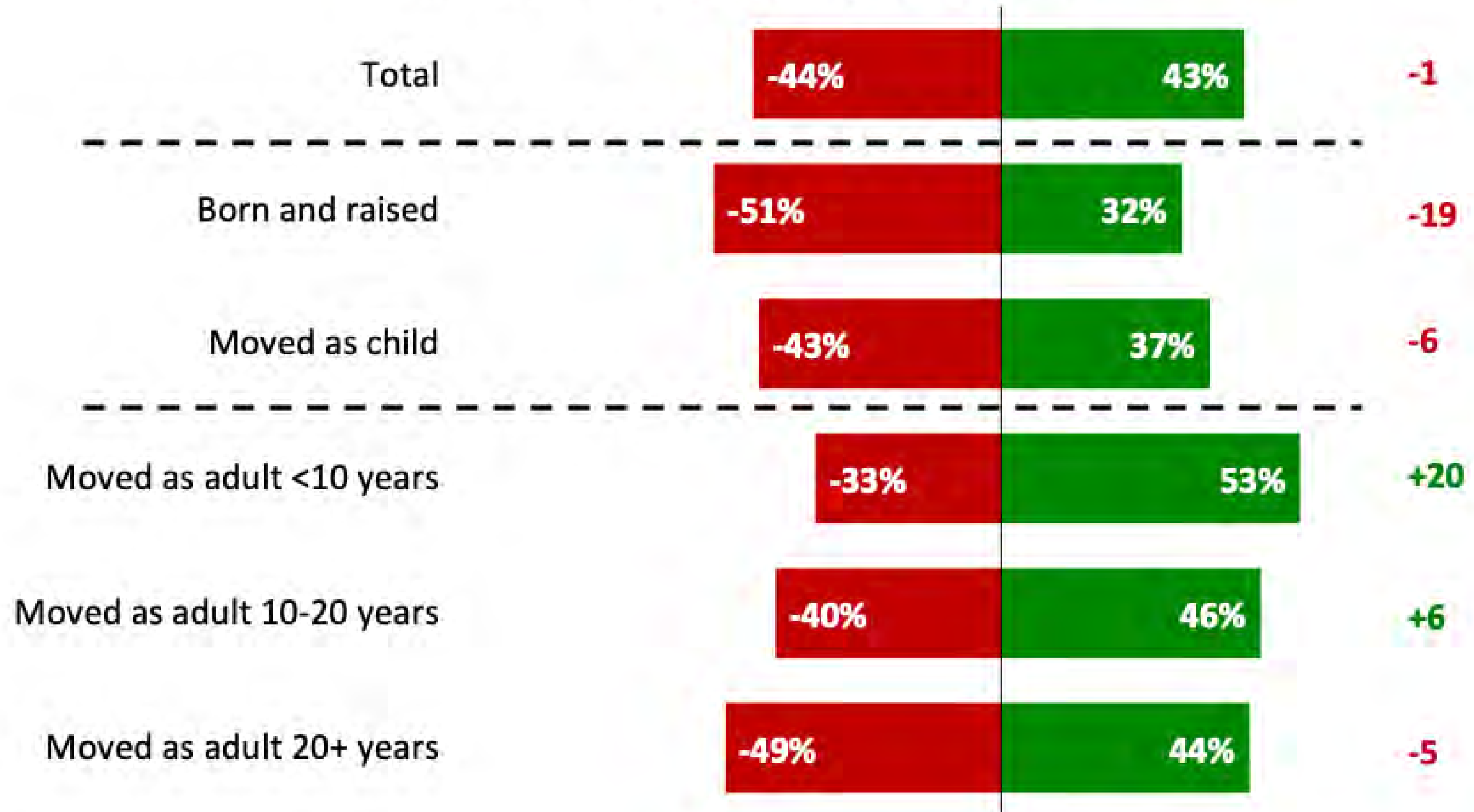


Right Direction	43%
Democratic men	75%
Democrats 50+	62%
Postgraduates	55%
College Grads 50+	54%
Silent/Greatest Gen	52%

Wrong Track	44%
Conservative/Libertarian	62%
Independent men	60%
Republicans 50+	59%
Non-Democratic men	58%
Republicans	51%

People Born and Raised on the Cape are Most Pessimistic; Newcomers are the Most Optimistic

Direction of Cape Cod by Local/Tenure



QUESTION

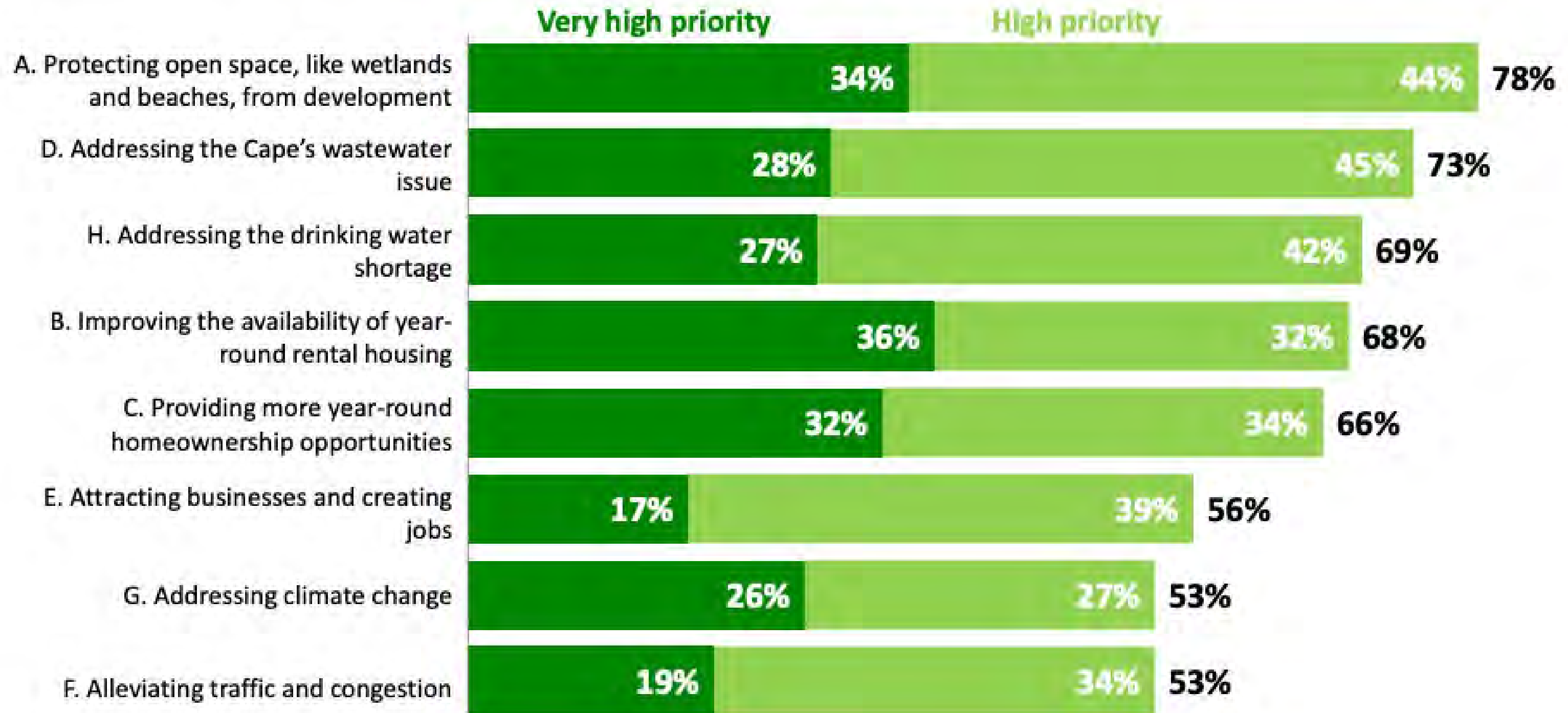
Of these choices, what is the most important issue to address?



Protecting Open Space is the Top Concern for Voters Overall

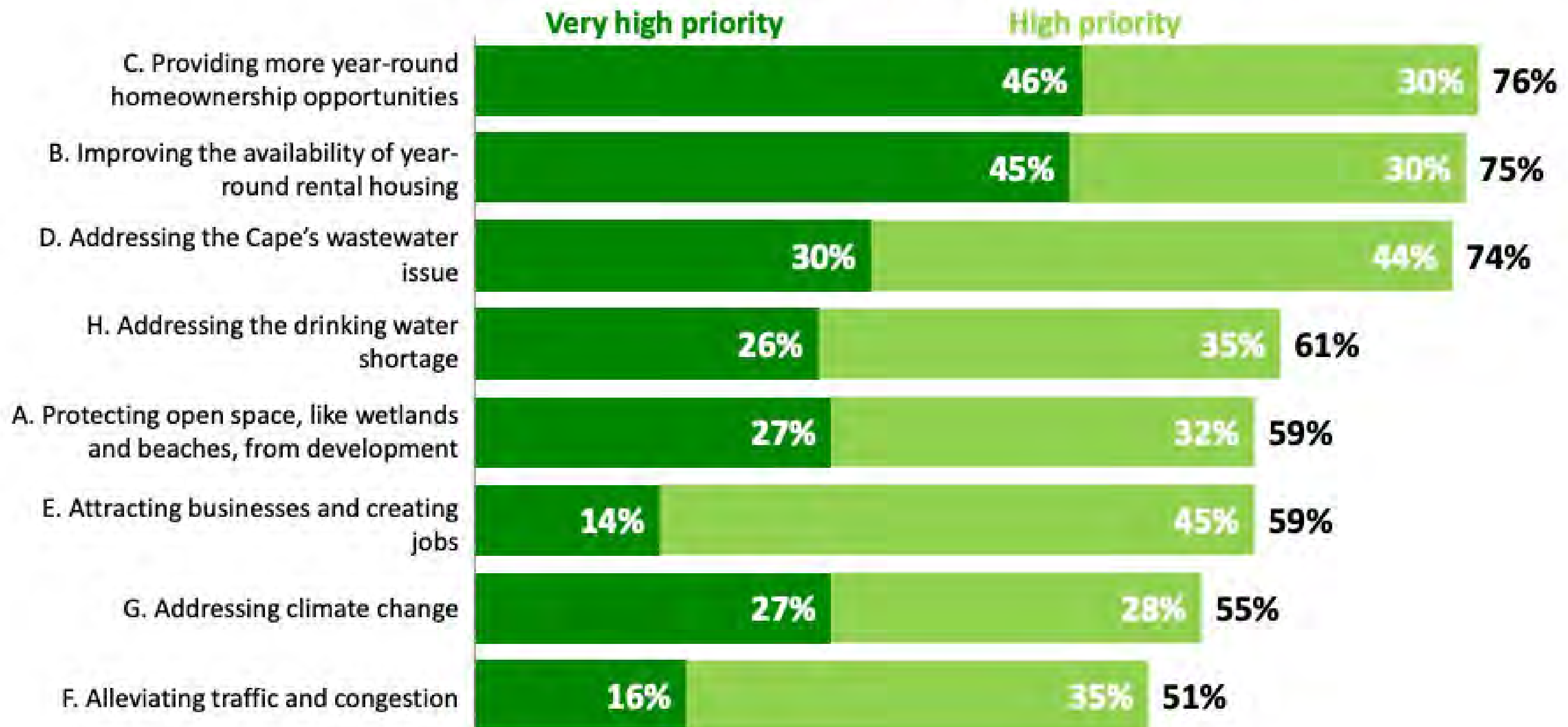
Wastewater, drinking water, and housing are second tier concerns.

Priority for Local Elected Officials



Housing Is By Far The Top Priority For Voters Born and Raised on Cape Cod

Priority for Local Elected Officials by “Born and Raised”



SENIOR HOUSING

*Guess what: it's
counterintuitive*

HISTORICAL & TYPICAL HOUSING ARGUMENTS

Building housing in village centers:

- Promotes more walkable communities, more foot traffic, and fewer cars
- With transportation and wastewater infrastructure will allow us to protect more land further out of town

FOCUS ON WHO HOUSING IS FOR

**It's about the people, not
the solutions.**

FOCUS ON WHO HOUSING IS FOR

**Existing affordable housing
programs are too restrictive
and do not help the people
who need it.**

FOCUS ON WHO HOUSING IS FOR

**Families with good-paying,
full-time jobs can not afford
to live on Cape Cod.**

FOCUS ON WHO HOUSING IS FOR

We have worked to protect the place that is Cape Cod, but now we need to protect the **people** of Cape Cod.

WHO ARE OUR NEXT HOUSING CHAMPIONS?

- **Born & Raised on
Cape Cod**
- **Moved to Cape Cape
in last 10 years**
- **Women under 50
and all 35-49 year
olds**

HOW WILL **YOU** BECOME
A HOUSING CHAMPION
NEXT YEAR?

Goals for the Year Ahead

QUESTION

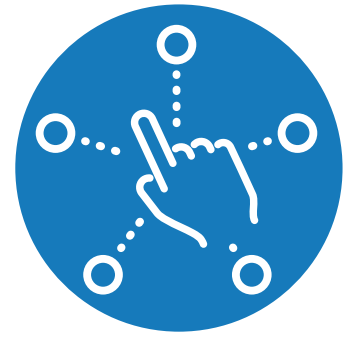
Do you feel we are making progress in addressing the housing crisis?



Goals

- **Support State Legislation**
- **Town Working Groups**
- **Housing Advocate Trainings**
- **DEI Initiative – Amplify POC, Health Ministries**
- **Advancing Policy Toolkit**
- **Municipal Leader Trainings**





**Housing
Choice**



Funding



**Year-Round
Housing**



Land Use

HOUSING to Protect Cape Cod

Housing Policy Toolkit



Enjoy Lunch & Networking

- Find a member of the HPCC team and share how you want to get involved
- Discuss at your tables what you learned today and your goals for the year ahead
- **Take the Survey in Vevox and let us know how you want to get involved with HPCC**

Housing to Protect Cape Cod

Encourages local action by Cape Cod residents in support of year-round housing that is affordable for the people that make our communities work.

Join the
coalition
today.



A coalition of





HOUSING to
PROTECT
CAPE COD