

BARNSTABLE HOUSING PRODUCTION PLAN

Housing Needs Assessment Summary

Prepared by JM Goldson LLC November 2022

Demographic Profile

- *Population growth:* Between 2010 and 2020, the number of households decreased by three percent, while the total population increased by eight percent. Hyannis is a growing share of the overall population. Future growth or decline is uncertain.
- *Aging:* The proportion of older adults has increased over the past 20 years, reaching over 30 percent of the population. Residents over 60 are expected to comprise 37 percent of the population by 2040.
- *Diversity:* Barnstable town and Hyannis have much higher than average diversity of residents compared to Barnstable County (92 percent white alone¹). One out of four Barnstable residents identifies as Black, Indigenous, and other People of Color (BIPOC). The BIPOC population in Hyannis has grown from 25% in 2010 to 46.6% of the Hyannis population in 2020.
- *Language:* Many Barnstable residents were born outside of the United States (14%), and for even more, English is not the primary language spoken at home (18%).
- *Special needs:* More than one in ten Barnstable residents have some form of disability, especially among older adults.
- *Household size:* Most Barnstable residents live in one- or two-person households (69%).
- *School enrollment:* School enrollment has declined steadily since 2002. Enrollment was at 5,542 students in 2020.
- *Labor Force:* Most residents over 25 do not hold a Bachelor's degree. Barnstable residents are more likely to have lower-paying jobs, exacerbating the need for affordable housing. The unemployment rate in Hyannis is almost double that of Barnstable.

Housing Profile

- *Housing types:* Most of Barnstable's housing stock is detached single-family homes (81 percent). In Hyannis, the proportion of single-family homes is 59 percent, and the village holds one-fifth of all housing units, demonstrating greater density. Barnstable has more rental housing than most surrounding towns (26 percent). In Hyannis, most units are renter-occupied (55 percent).
- *Housing size mismatch:* Nearly 70 percent of households are one or two people; however, most Barnstable homes have three bedrooms. This mismatch between household size and the number of bedrooms suggests a need for more studio, one, and two-bedroom options in Barnstable. Hyannis homes are more evenly balanced between the number of bedrooms and people per household.
- *Seasonal housing:* A significant proportion of Barnstable's housing are second homes (at least 33%) or short-term rentals (at least 5%). There are 680 active short-term rentals listed in Barnstable, though only 25 percent have hosted tenants in the last year. More data is needed to better understand this segment of the housing stock and its overall impact.

¹ Quick Facts Barnstable County, Massachusetts, <https://www.census.gov/quickfacts/barnstablecountymassachusetts>

Housing Affordability

- *Housing cost:* Housing prices are on the rise. Between 2020-2021 the median sales price for a home in Barnstable grew 22 percent. The median sales price for a single-family home in 2021 was \$586,250, and \$252,000 for condos. Rental costs have also increased, but the exact costs are difficult to place given the lack of reliable data (about \$2,500/ month for a two-bedroom space in August 2022).
- *Housing Cost-Burden:* Thirty-seven percent of all households are cost-burdened (spending more than 30 percent of monthly income on housing costs); 72 percent of low-and-moderate income households are cost-burdened.
- *Subsidized Housing Inventory:* Barnstable currently has 1,485 units on the Subsidized Housing Inventory, accounting for 7.23 percent of their 2010 Census Year-Round Housing Units.

Development Constraints:

- *Environmental constraints* include water quality, local wetlands regulations, sensitive ecosystems, and culturally/historically significant resources.
- *Infrastructure constraints* include wastewater treatment and public sewer. Future sewer expansion may pair well with zoned growth districts.
- *Zoning constraints:* Multi-family and mixed-use developments are permitted as a right on just two percent of the town's total net land area; though, Accessory Dwelling Units were recently approved right by right in all zoning districts.

Implementation Capacity and Resources:

- *Staff:* Barnstable's Housing and Community Development Program within its Planning and Development Department focuses on affordable housing preservation and production.
- *Housing Authority:* There are currently over 2,000 people on the state-wide waiting list for elderly/disabled units. This number more than triples for the family housing waiting list, with 4084 families waiting for two-bedroom homes, 2,077 families waiting for three-bedroom homes, and 501 families waiting for four-bedroom homes.
- *Housing Trust:* The Trust has \$2.65 million in grants and is working on marketing a Notice of Funding Availability (NOFA) to developers interested in creating affordable housing.
- *Financial support:* Since 2006, Barnstable has supported 30 community housing projects, appropriating \$8.9M.
- *Capacity is a strength:* Several other local and regional organizations and committees support affordable housing initiatives financially and through regulatory guidance, including the Housing Authority, Affordable Housing Growth & Development Trust, Community Preservation Committee, the Cape Cod Commission, Housing Assistance Corporation, and more.