

# REGIONAL HOUSING STRATEGY

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MUNICIPAL MEETINGS



CAPE COD  
COMMISSION

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## AGENDA

- **INTRODUCTIONS**
- **REGIONAL HOUSING STRATEGY OVERVIEW**
- **EXISTING CONDITIONS OVERVIEW**
- **DISCUSSION**
  - Town challenges
  - Town goals and priorities
  - Existing initiatives and efforts
  - Tools, resources, and other support
  - Stakeholders
- **WRAP UP & NEXT STEPS**

# Regional Housing Strategy

## A ROADMAP FOR ACTION

### BASELINE INFORMATION

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Town Profiles



Needs  
Assessment



Resident Survey



Suitability  
Analysis

### STRATEGY DEVELOPMENT

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Stakeholder  
Engagement



Housing  
Preferences



Strategy  
Identification

### TOOLS & RESOURCES

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Design  
Guidelines



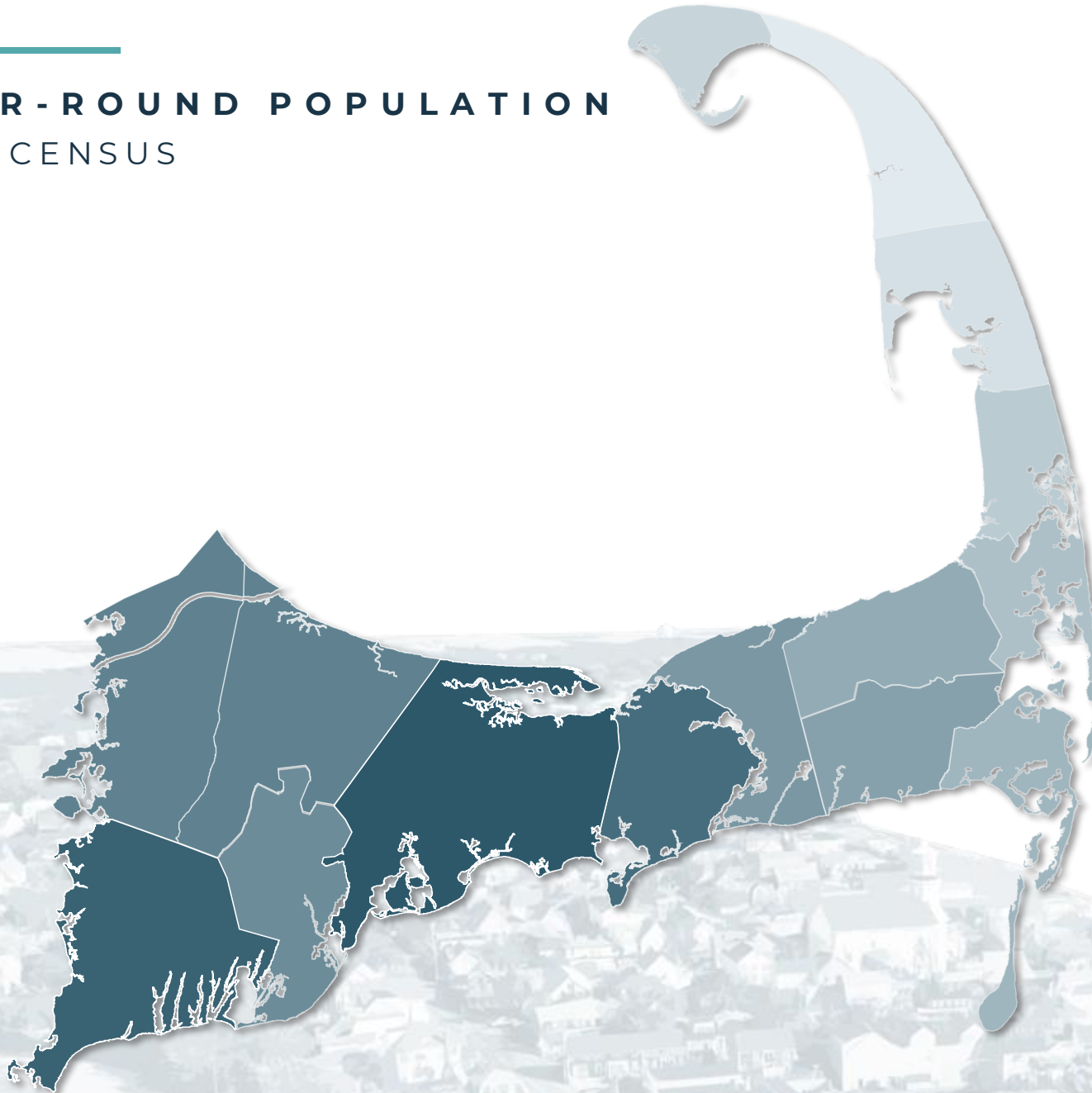
Decision  
Support Tool



Model Bylaws

## YEAR-ROUND POPULATION

### 2020 CENSUS

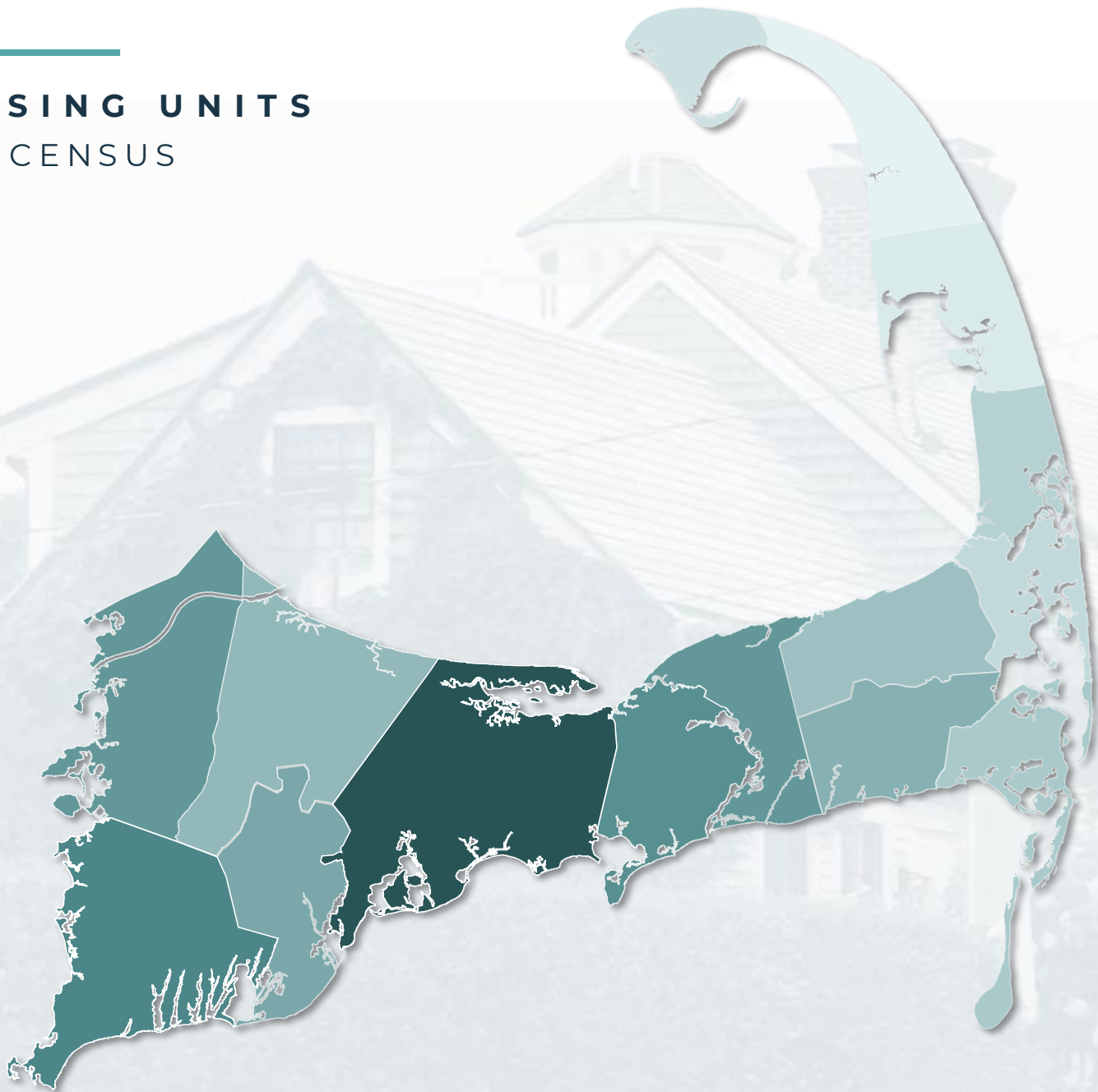


**Cape Cod**  **228,996**
















Barnstable	●	48,916
Falmouth	●	32,517
Yarmouth	●	25,023
Bourne	●	20,452
Sandwich	●	20,259
Mashpee	●	15,060
Dennis	●	14,674
Harwich	●	13,440
Brewster	●	10,318
Chatham	●	6,594
Orleans	●	6,307
Eastham	●	5,752
Provincetown	●	3,664
Wellfleet	●	3,566
Truro	●	2,454

## HOUSING UNITS

### 2020 CENSUS



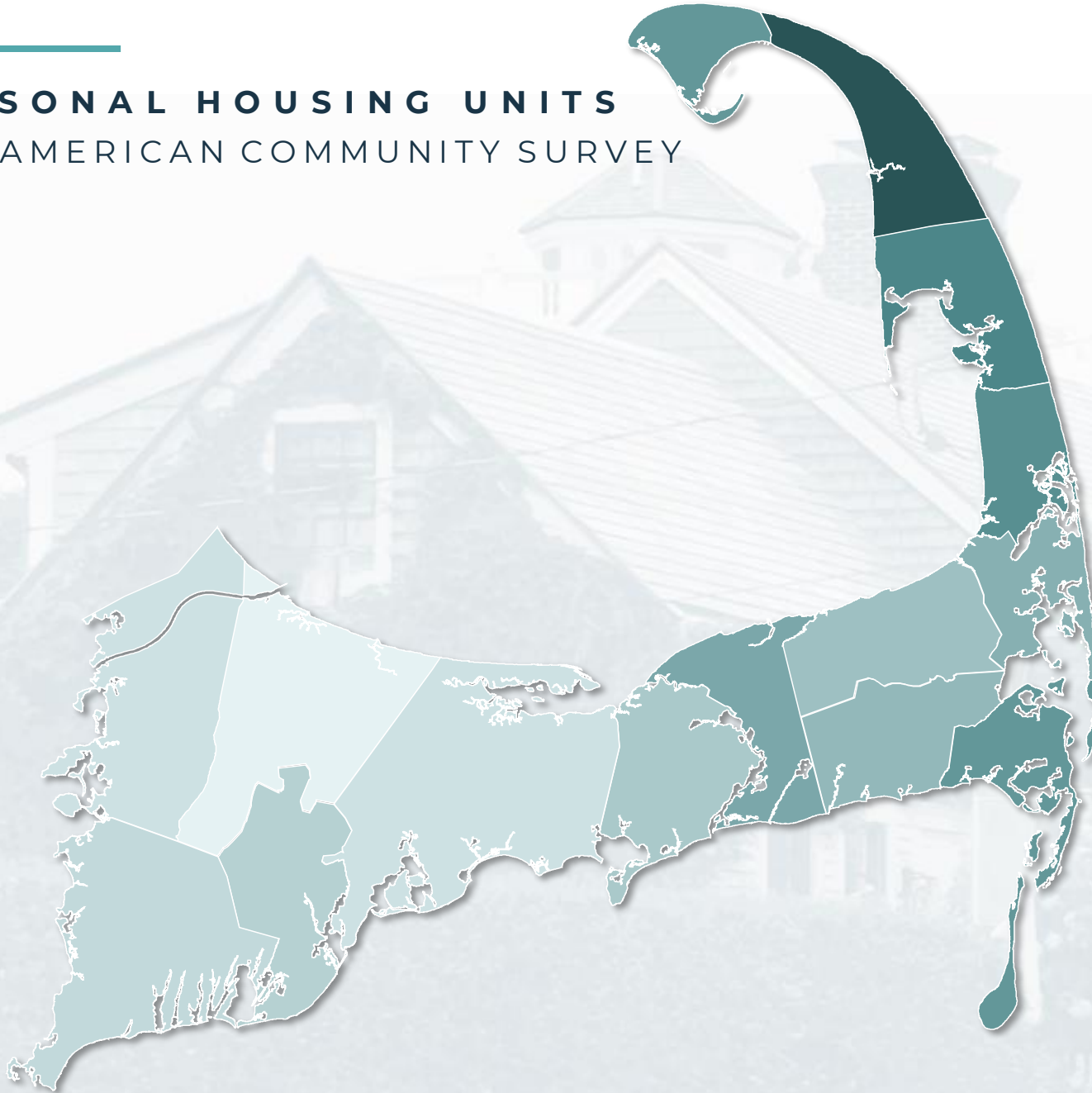
**Cape Cod**  **164,885**

Barnstable		27,452
Falmouth		22,817
Yarmouth		17,299
Dennis		15,799
Bourne		11,140
Mashpee		10,757
Harwich		10,485
Sandwich		9,689
Brewster		8,243
Chatham		7,312
Eastham		6,105
Orleans		5,540
Provincetown		4,983
Wellfleet		4,263
Truro		3,001

Data Source: 2020 American Community Survey 5-year Estimates; data for some smaller towns may have relatively large margins of error



## SEASONAL HOUSING UNITS 2021 AMERICAN COMMUNITY SURVEY



**Cape Cod**  **36%**

Truro 71%

Wellfleet 61%

Eastham 59%

Provincetown 57%

Chatham 56%

Dennis 52%

Orleans 46%

Harwich 42%

Brewster 42%

Yarmouth 33%

Mashpee 32%

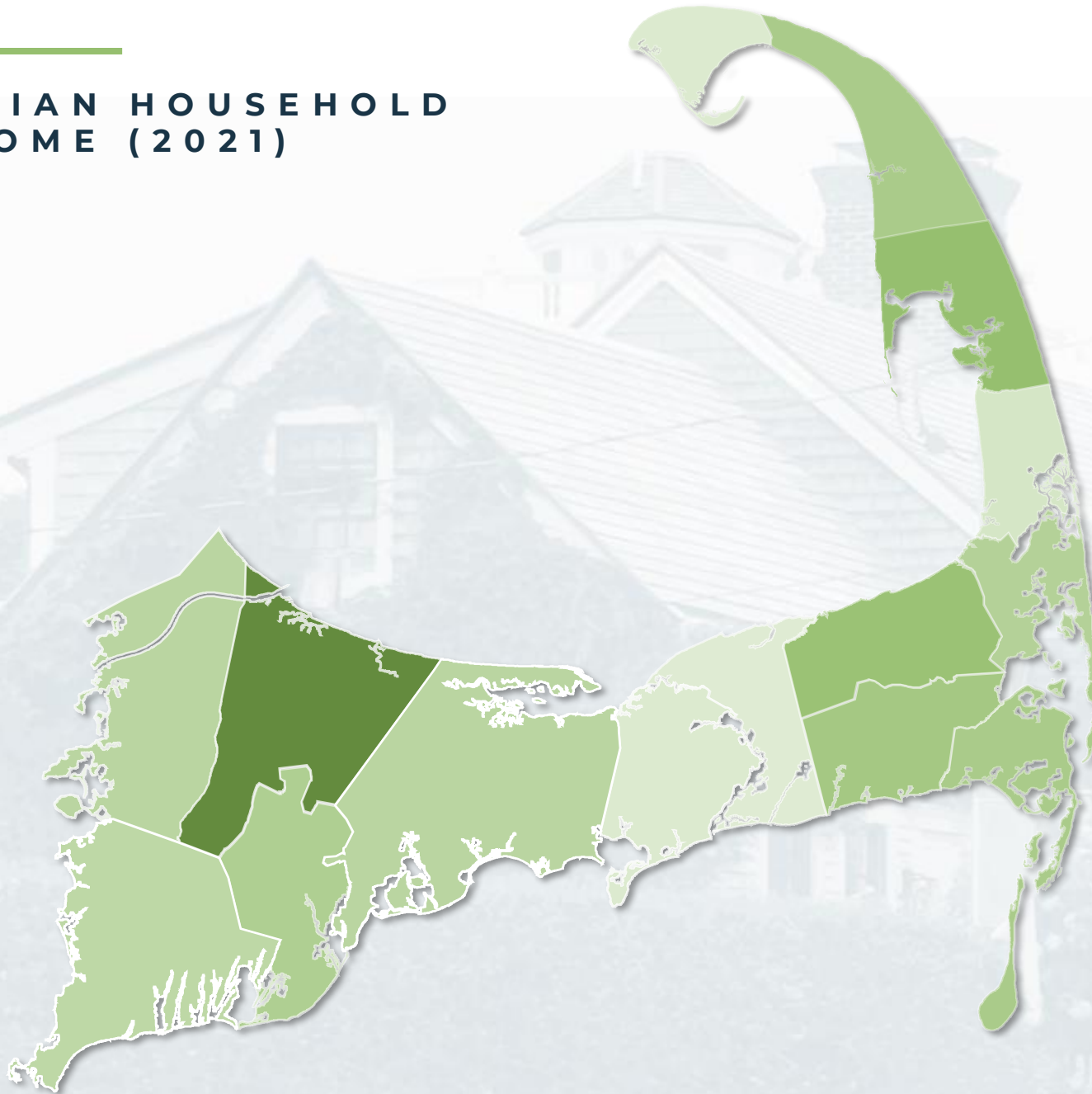
Falmouth 31%

Barnstable 22%

Bourne 21%

Sandwich 13%

## MEDIAN HOUSEHOLD INCOME (2021)



**Cape Cod**  **\$82,619**

Sandwich  \$111,610

Wellfleet  \$90,208

Chatham  \$88,750

Brewster  \$88,110

Truro  \$83,992

Mashpee  \$83,563

Barnstable  \$82,816

Bourne  \$82,119

Harwich  \$79,641

Orleans  \$79,250

Falmouth  \$78,884

Eastham  \$76,859

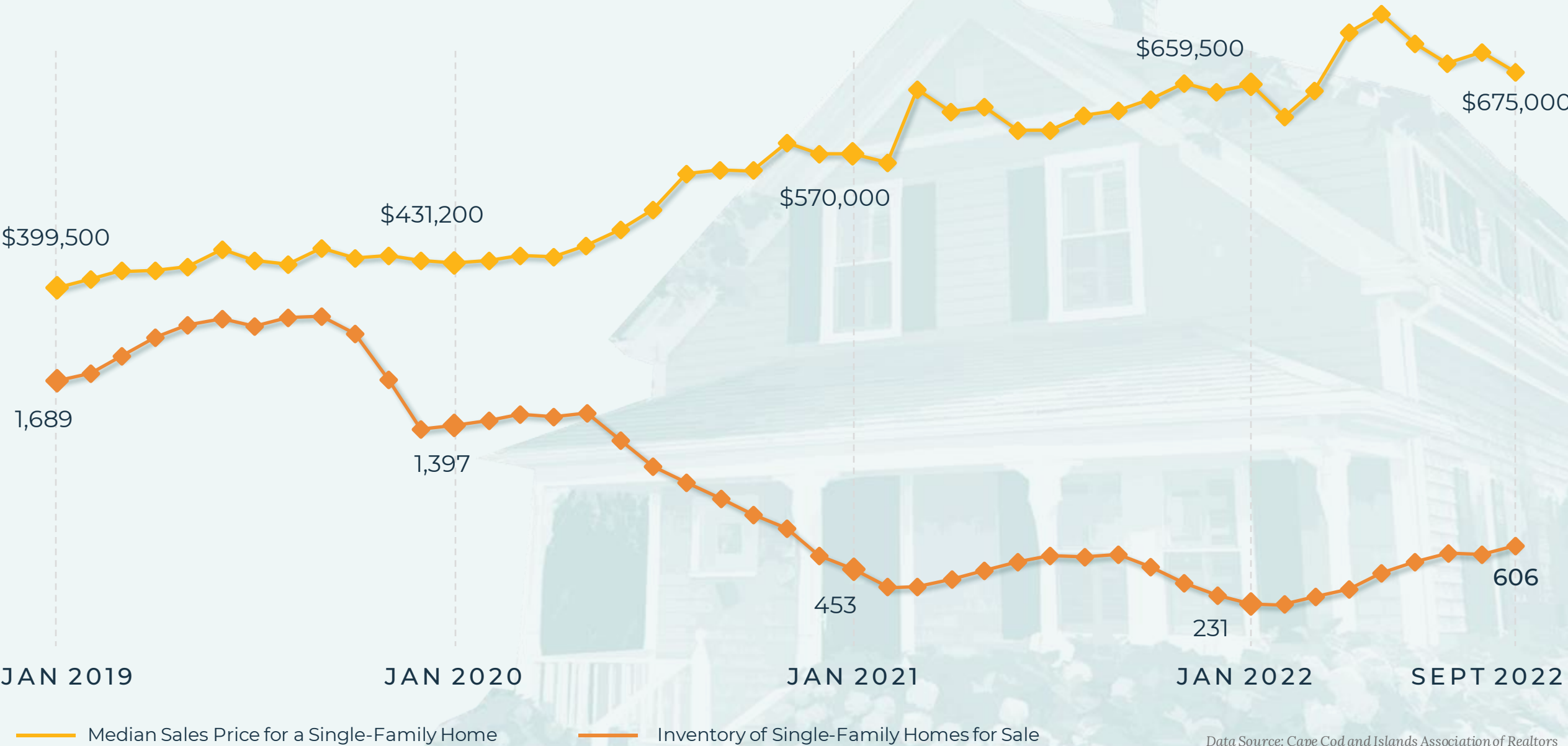
Provincetown  \$72,904

Yarmouth  \$72,124

Dennis  \$70,864

**Massachusetts** **\$89,026**

CAPE COD REAL ESTATE  
SINGLE FAMILY HOMES 2019 - 2022

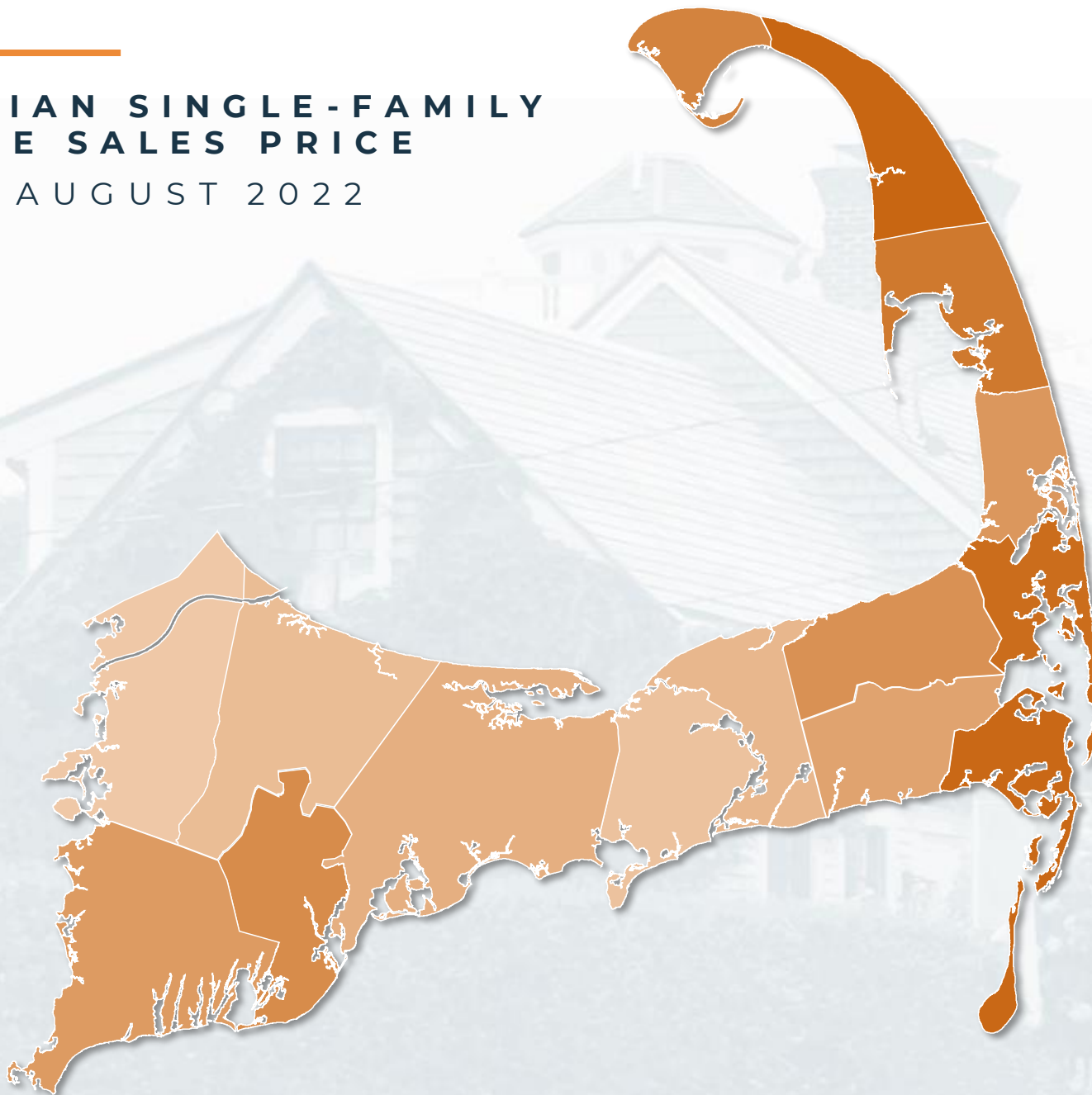


Data Source: Cape Cod and Islands Association of Realtors


















# MEDIAN SINGLE-FAMILY HOME SALES PRICE

YTD AUGUST 2022

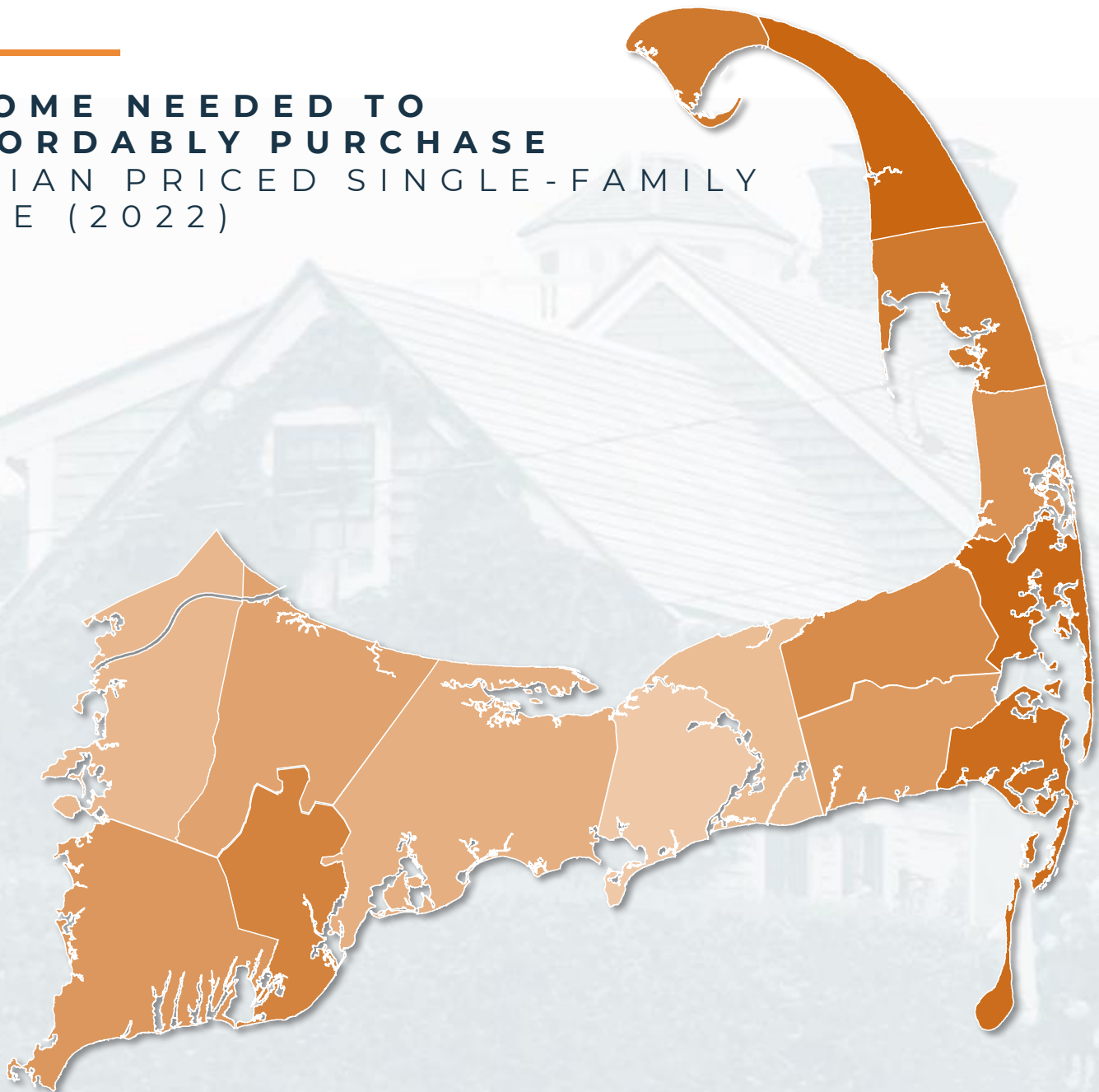


**Cape Cod**  **\$690,000**
















Truro		\$1,387,500
Chatham		\$1,237,500
Orleans		\$1,250,000
Wellfleet		\$850,000
Provincetown*		\$815,000
Mashpee		\$785,000
Brewster		\$775,000
Eastham		\$746,500
Falmouth		\$719,500
Harwich		\$712,500
Barnstable		\$650,000
Dennis		\$628,500
Sandwich		\$640,000
Bourne		\$600,000
Yarmouth		\$539,000

Data Source: Cape Cod and Islands Association of Realtors; \*for Provincetown, the price is for condos, which make up the town's majority of home sales

**INCOME NEEDED TO  
AFFORDABLY PURCHASE  
MEDIAN PRICED SINGLE-FAMILY  
HOME (2022)**



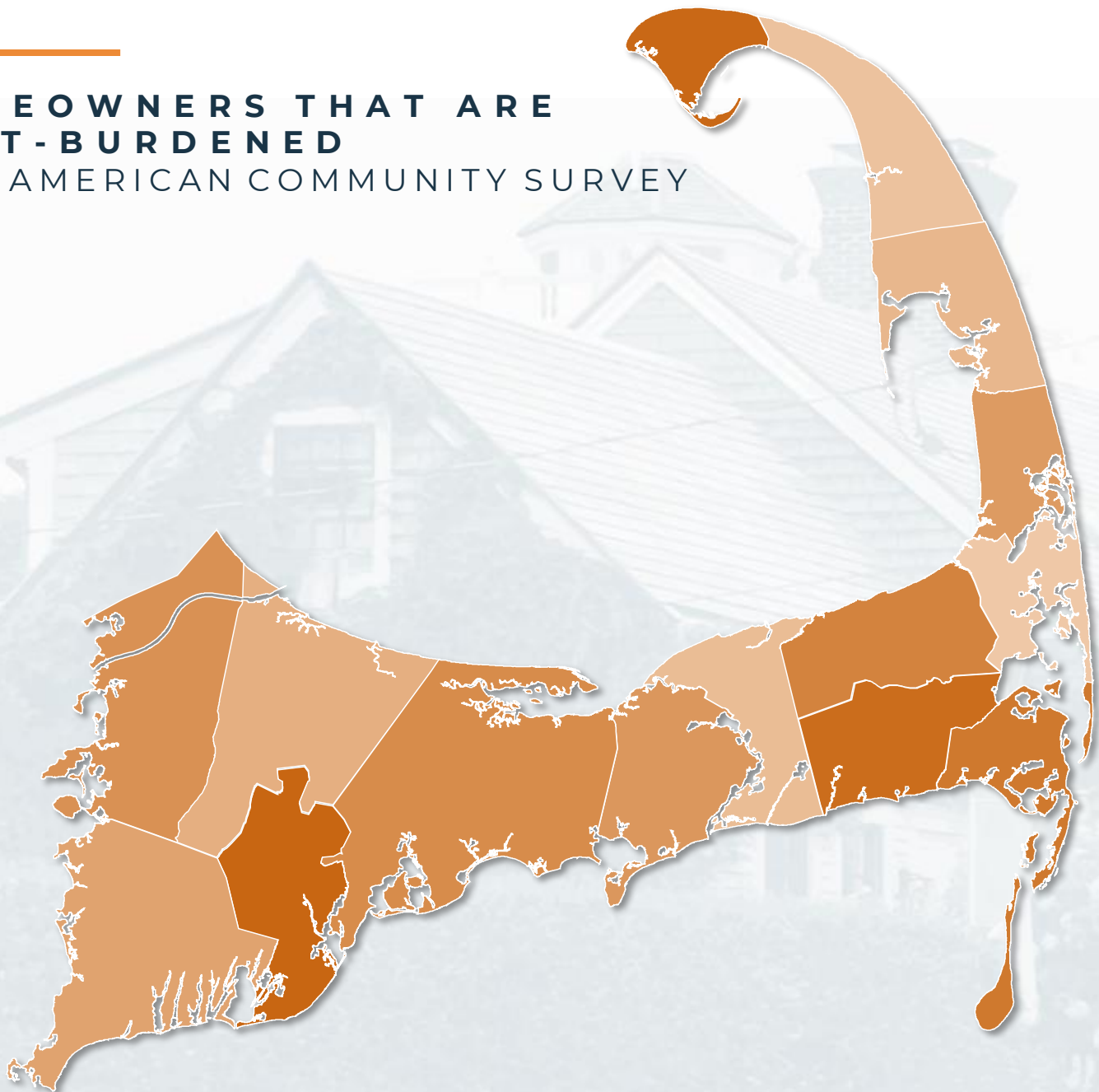
**Cape Cod**  **\$210,000**

Truro		\$421,000
Orleans		\$377,000
Chatham		\$363,000
Provincetown*		\$257,000
Wellfleet		\$258,000
Mashpee		\$239,000
Brewster		\$235,000
Eastham		\$229,000
Falmouth		\$219,000
Harwich		\$217,000
Sandwich		\$206,000
Barnstable		\$199,000
Bourne		\$187,000
Dennis		\$186,000
Yarmouth		\$166,000
















Data Source: 2022 Cape Cod Housing Needs Assessment; \*for Provincetown, this is for condos, which make up the town's majority of home sales

# HOMEOWNERS THAT ARE COST-BURDENED

2020 AMERICAN COMMUNITY SURVEY



**Cape Cod**  **29%**

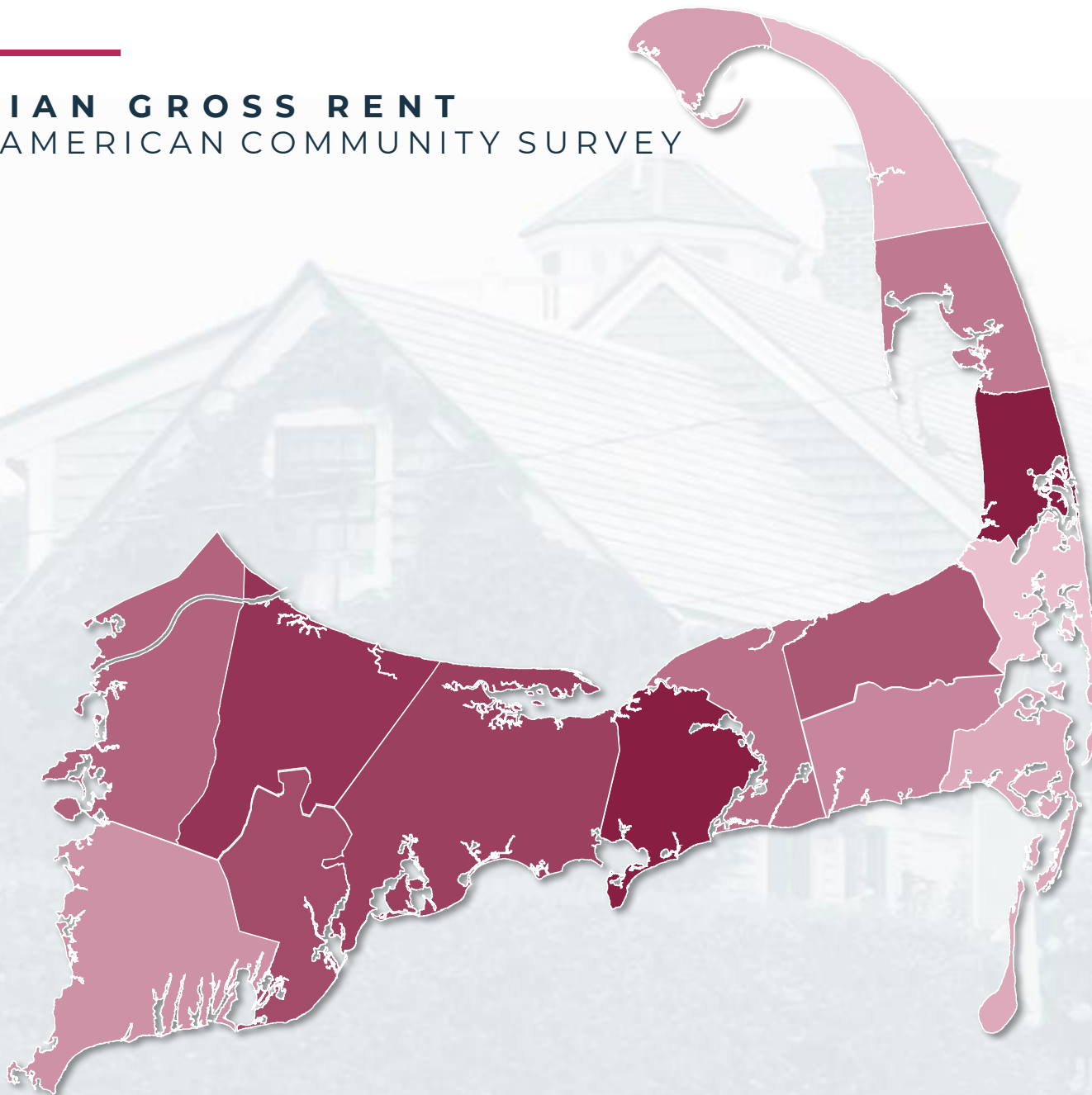
Mashpee		36%
Provincetown		34%
Harwich		34%
Chatham		32%
Brewster		31%
Barnstable		31%
Bourne		29%
Yarmouth		28%
Eastham		27%
Falmouth		27%
Sandwich		27%
Wellfleet		27%
Dennis		27%
Orleans		26%
Truro		16%

*Cost-burdened means spending more than 30% of income on housing costs.  
Data Source: 2021 American Community Survey 5-year Estimates*



## MEDIAN GROSS RENT

2021 AMERICAN COMMUNITY SURVEY




**Cape Cod**  **\$1,408**

Eastham  \$1,639

Yarmouth  \$1,600

Sandwich  \$1,589

Barnstable  \$1,569

Mashpee  \$1,365

Brewster  \$1,360

Bourne  \$1,346

Dennis  \$1,300

Wellfleet  \$1,288

Harwich  \$1,282

Falmouth  \$1,221

Provincetown  \$1,133

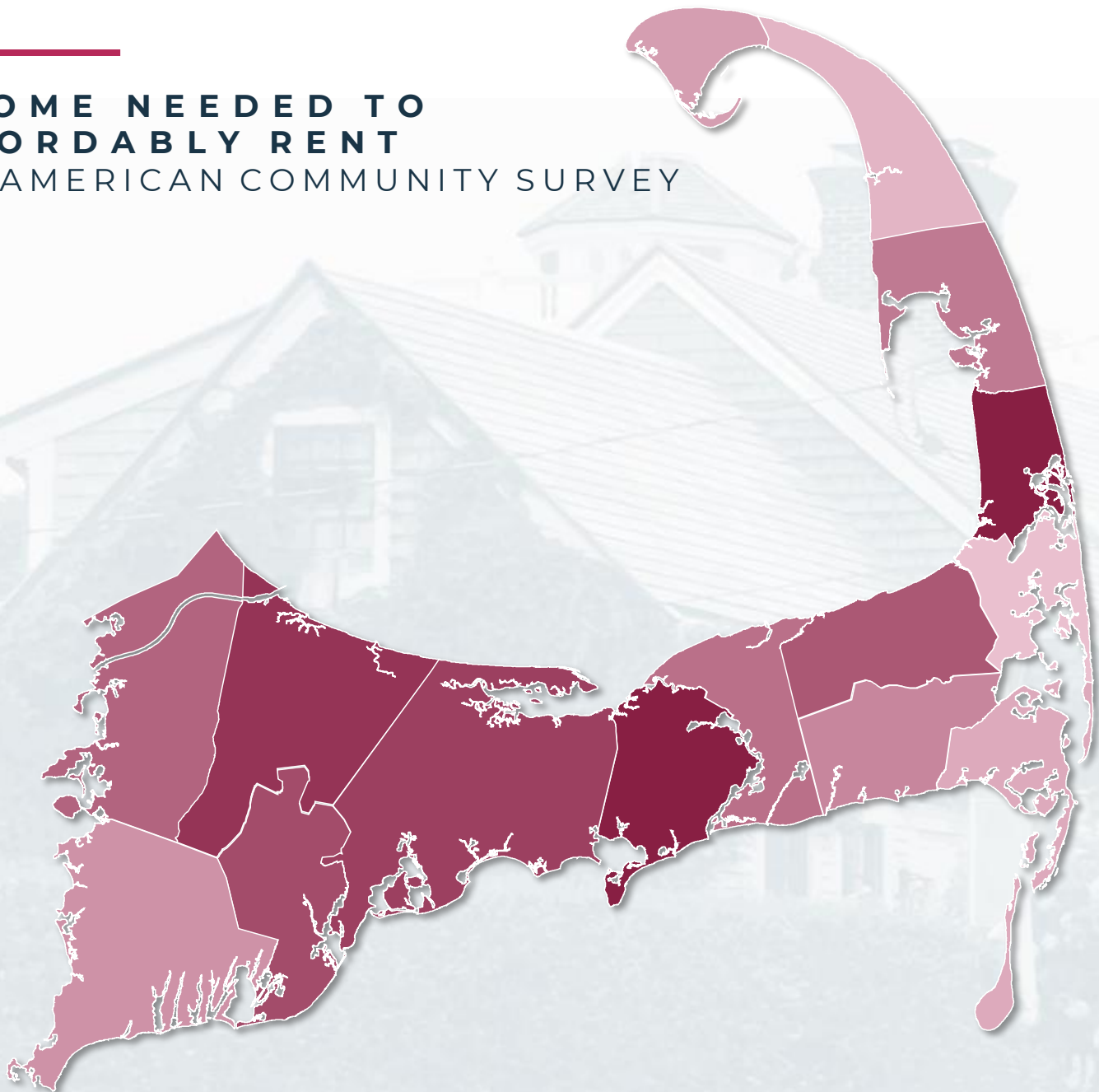
Chatham  \$1,132

Truro\*  \$1,131
















Orleans  \$974

# INCOME NEEDED TO AFFORDABLY RENT

2021 AMERICAN COMMUNITY SURVEY



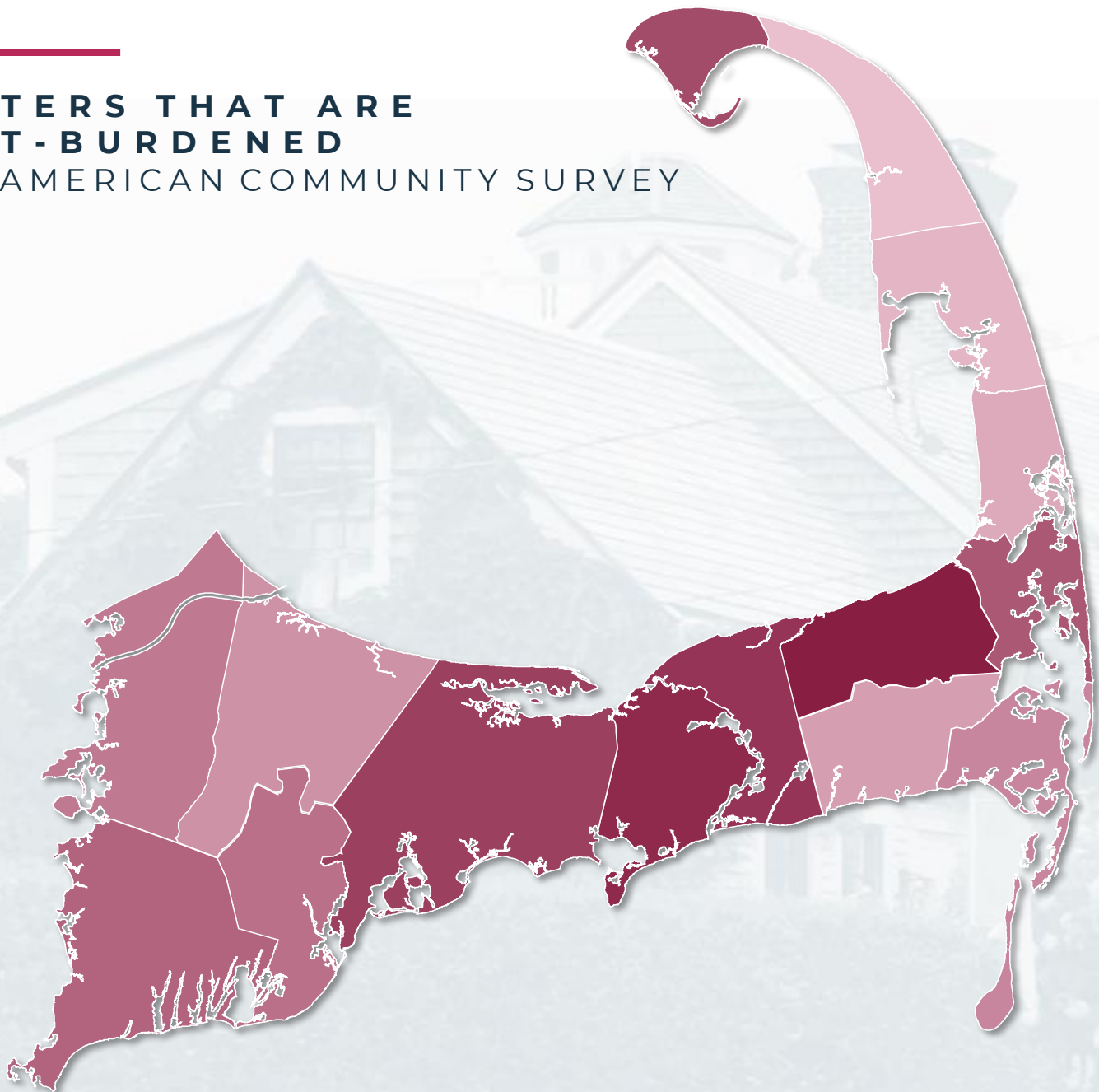
**Cape Cod**  **\$56,320**

Eastham		\$65,560
Yarmouth		\$64,000
Sandwich		\$63,560
Barnstable		\$62,760
Mashpee		\$54,600
Brewster		\$54,400
Bourne		\$53,840
Dennis		\$52,000
Wellfleet		\$51,520
Harwich		\$51,280
Falmouth		\$48,840
Provincetown		\$45,320
Chatham		\$45,280
Truro*		\$45,240
Orleans		\$38,960


















# RENTERS THAT ARE COST-BURDENED

2021 AMERICAN COMMUNITY SURVEY

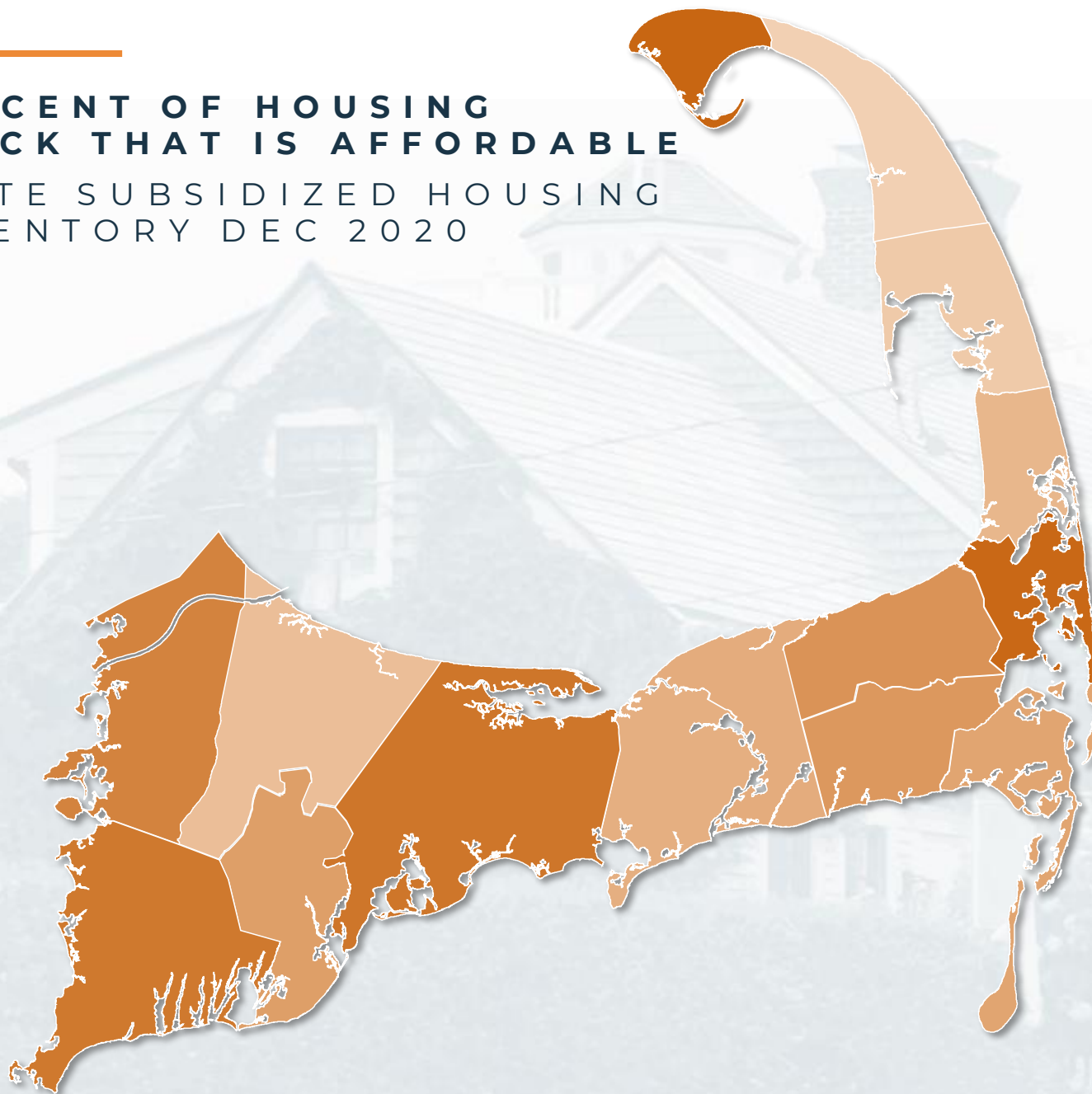


**Cape Cod**  **52%**

Brewster		64%
Yarmouth		61%
Dennis		58%
Barnstable		57%
Provincetown		56%
Orleans		55%
Falmouth		54%
Mashpee		49%
Bourne		47%
Chatham		46%
Sandwich		33%
Harwich		33%
Eastham		30%
Wellfleet		30%
Truro		20%

## PERCENT OF HOUSING STOCK THAT IS AFFORDABLE

STATE SUBSIDIZED HOUSING  
INVENTORY DEC 2020



Provincetown	9.7%
Orleans	9.0%
Barnstable	7.2%
Falmouth	7.2%
Bourne	6.9%
Brewster	5.6%
Harwich	5.4%
Mashpee	5.3%
Chatham	5.1%
Dennis	5.1%
Yarmouth	5.0%
Eastham	4.5%
Sandwich	3.8%
Wellfleet	2.5%
Truro	2.3%

Data Source: Cape Cod and Islands Association of Realtors; \*for Provincetown, the price is for condos, which make up the town's majority of home sales

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## EXAMPLE OF EXISTING INITIATIVES AND EFFORTS YARMOUTH



**Affordable Housing Trust**



**Updated Housing  
Production Plan**



**Inclusionary Zoning**



**Affordable Accessory  
Apartment Program**



**Revising Accessory  
Dwelling Unit Bylaw**



**Ready Renter  
Program & Homeowner  
Buy Down Program**

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## REGIONAL HOUSING STRATEGY **DISCUSSION**

### **CHALLENGES AND PRIORITIES**

*What are the top housing-related challenges in your community?*

*What are your goals or top priorities?*

*Do you have a numeric goal for housing unit creation? Have you identified specific locations or properties for housing?*

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## REGIONAL HOUSING STRATEGY **DISCUSSION**

### **TOOLS, RESOURCES, AND SUPPORT**

*What would you do to advance your housing goals, if you had more support? What tools or resources are needed?*



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## REGIONAL HOUSING STRATEGY **DISCUSSION**

### **STAKEHOLDERS**

*Who in your community should be involved in the regional stakeholder process? Whose support is needed to ensure success?*

# REGIONAL HOUSING STRATEGY TIMELINE



## Municipal Meetings

Discussions around existing challenges, efforts, resources, and needs

## Background Information

Needs assessment, town profiles, zoning analysis

## Stakeholder Meetings

Series of meetings to gather broad public input

## Preference Survey

Online survey to understand housing preferences

## Draft Strategy

Draft strategy for public comment, anticipated to be finalized fall 2023

WINTER 2022/2023

SPRING 2023

SUMMER 2023



# Thank you!

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MUNICIPAL MEETINGS



CAPE COD  
COMMISSION