INTRODUCTIONS

Housing Partnership Members

• Jillian Douglass
• Lisa Forhan
• Vanessa Greene
• Ralph Marotti

• Diane Pansire
• Sarah Robinson
• Steve Seaver

Barrett Planning Group

• Judi Barrett, Principal
• Alexis Lanzillotta, Project Lead

Staff Contacts

• Jill Scalise, Housing Coordinator
• Donna Kalinick, Assistant Town Administrator
<table>
<thead>
<tr>
<th>Project Timeline</th>
<th>February 2022</th>
<th>March 2022</th>
<th>April 2022</th>
<th>May 2022</th>
<th>June 2022</th>
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<td>Kickoff Meeting</td>
<td>02/10</td>
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<tr>
<td><strong>Housing Needs Assessment</strong></td>
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<td>Small Group Interviews</td>
<td>03/01-03/18</td>
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<td>03/10-04/08</td>
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<td>Draft Needs Assessment Key Findings</td>
<td>04/28</td>
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<td><strong>Goals &amp; Strategies</strong></td>
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<tr>
<td>Community Meeting</td>
<td>04/28</td>
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<td>Draft Goals &amp; Strategies</td>
<td>05/16</td>
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<td>Focus Groups</td>
<td>05/19-05/20</td>
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<tr>
<td>Draft HPP to Town</td>
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<td>Week of 06/06</td>
<td>Week of 06/06</td>
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<tr>
<td>Initial Meeting with Planning Board &amp; Select Board</td>
<td>06/06</td>
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<td><strong>Final Steps</strong></td>
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<tr>
<td>Community Meeting</td>
<td>06/16</td>
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<tr>
<td>Comment Period</td>
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<td>Through 06/30</td>
<td>07/11</td>
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<tr>
<td>Public Hearing with Planning Board &amp; Select Board</td>
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</tbody>
</table>
AGENDA

• Project Overview
• Needs Assessment Highlights
• Barriers to Housing Development
• Goals & Strategies
COMPONENTS OF A HOUSING PRODUCTION PLAN

760 CMR 56.03(4)

Housing Needs Assessment
- Demographics
- Projection of future population and housing needs
- Housing stock
- Development constraints & plans to mitigate
- Infrastructure capacity

Housing Goals
- Mix of housing types feasible within market and affordable to a range of income levels
- Numerical housing production goals

Implementation Strategies
- Proposed zoning or policy changes
- Site identification for housing
- Desired characteristics of development
- Regional partnerships
WHERE IS OUR DATA FROM?

- American Community Survey (ACS) 5-year estimates, 2016-2020
- Census 2020 (limited)
- Comprehensive Housing Affordability Strategy (CHAS) data, 2014-2018
- Other official federal/state data sources
- MassGIS
- Assessor’s Records
- Real estate transactions
- Interviews with housing-related Town boards/committees
- Public survey
- And more!

Note: References to “Lower Cape” in this plan refer to Brewster, Harwich, Chatham, and Orleans.
NEEDS ASSESSMENT HIGHLIGHTS

BREWSTER HOUSING PRODUCTION PLAN 2022 UPDATE
COMPONENTS OF A HOUSING PRODUCTION PLAN
760 CMR 56.03(4)

Housing Needs Assessment
- Demographics
- Projection of future population and housing needs
- Housing stock
- Development constraints & plans to mitigate
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Housing Goals
- Mix of housing types feasible within market and affordable to a range of income levels
- Numerical housing production goals

Implementation Strategies
- Proposed zoning or policy changes
- Site identification for housing
- Desired characteristics of development
- Regional partnerships
Total Population: Past Trends and Future Projections

Year

- Population (Actual)
- Population (Projected)
Percent Change in Population by Age, 2010-2020
Source: ACS 5-Year Estimates, 2006-2010 and 2016-2020, Table B01001

- Under 18 Years: Brewster -3%, Lower Cape -3%, Barnstable County -2%, MA -8%
- 18 to 34 Years: Brewster -4%, Lower Cape -1%, Barnstable County -1%, MA -1%
- 35 to 54 Years: Brewster 0%, Lower Cape 1%, Barnstable County 7%, MA 8%
- 55 to 74 Years: Brewster 8%, Lower Cape 8%, Barnstable County 7%, MA 5%
- Over 75 Years: Brewster 2%, Lower Cape 2%, Barnstable County 1%, MA 0%
<table>
<thead>
<tr>
<th></th>
<th>Brewster</th>
<th></th>
<th>Lower Cape</th>
<th></th>
<th>County</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>9,828</td>
<td>10,318</td>
<td>34,078</td>
<td>36,659</td>
<td>215,887</td>
<td>228,996</td>
</tr>
<tr>
<td>Total Households</td>
<td>4,386</td>
<td>4,771</td>
<td>16,040</td>
<td>17,394</td>
<td>95,755</td>
<td>103,368</td>
</tr>
<tr>
<td>Ratio of Pop to</td>
<td>2.24</td>
<td>2.16</td>
<td>2.12</td>
<td>2.11</td>
<td>2.25</td>
<td>2.22</td>
</tr>
<tr>
<td>Household</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Source: US Decennial Census, 2010 and 2020*
<table>
<thead>
<tr>
<th>Household Type</th>
<th>2010 Number</th>
<th>2010 Percent</th>
<th>2020 Number</th>
<th>2020 Percent</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Households</td>
<td>2,851</td>
<td>64.0%</td>
<td>2,812</td>
<td>62.3%</td>
<td>-1.7%</td>
</tr>
<tr>
<td>With Children Under 18</td>
<td>938</td>
<td>21.1%</td>
<td>849</td>
<td>18.8%</td>
<td>-2.3%</td>
</tr>
<tr>
<td>With No Children Under 18</td>
<td>1,913</td>
<td>43.0%</td>
<td>1,963</td>
<td>43.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Nonfamily Households</td>
<td>1,602</td>
<td>36.0%</td>
<td>1,703</td>
<td>37.7%</td>
<td>1.7%</td>
</tr>
<tr>
<td>Householder Living Alone</td>
<td>1,201</td>
<td>27.0%</td>
<td>1,428</td>
<td>31.6%</td>
<td>4.6%</td>
</tr>
<tr>
<td>Householder Not Living Alone</td>
<td>401</td>
<td>9.0%</td>
<td>275</td>
<td>6.1%</td>
<td>-2.9%</td>
</tr>
<tr>
<td>Total Households</td>
<td>4,453</td>
<td>100.0%</td>
<td>4,515</td>
<td>100.0%</td>
<td>-2.9%</td>
</tr>
</tbody>
</table>

Source: ACS 5-Year Estimates, 2006-2010 and 2016-2020
### Low-to-Moderate Income (LMI) Households by Household Type

<table>
<thead>
<tr>
<th>HUD-Defined Household Types</th>
<th>Total Households</th>
<th>LMI Households</th>
<th>% LMI Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elderly family (2 persons, with either or both age 62 or over)</td>
<td>1205</td>
<td>385</td>
<td>32.0%</td>
</tr>
<tr>
<td>Elderly non-family</td>
<td>870</td>
<td>530</td>
<td>60.9%</td>
</tr>
<tr>
<td>Large family (5 or more persons)</td>
<td>215</td>
<td>30</td>
<td>14.0%</td>
</tr>
<tr>
<td>Small family (2 persons, neither person 62 years or over, or 3 or 4 persons)</td>
<td>1425</td>
<td>250</td>
<td>17.5%</td>
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<tr>
<td>Other (non-elderly non-family)</td>
<td>575</td>
<td>280</td>
<td>48.7%</td>
</tr>
</tbody>
</table>

Source: Detailed CHAS Tables, 2014-2018, Table 7
Household Income for Brewster Households, 2010-2020

Source: ACS 5-Year Estimates, 2006-2010 and 2016-2020
MEDIAN FAMILY INCOME TRENDS FOR REGION

HUD Area Median Family Income (HAMFI) for Barnstable County Metropolitan Statistical Area
<table>
<thead>
<tr>
<th>Household Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FY 2022 Income Limits</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Moderate Income (120%)</strong></td>
<td>$91,350</td>
<td>$104,400</td>
<td>$117,450</td>
<td>$130,425</td>
<td>$140,925</td>
<td>$151,350</td>
<td>$161,775</td>
<td>$172,200</td>
</tr>
<tr>
<td><strong>Median Income (100%)</strong></td>
<td>$76,125</td>
<td>$87,000</td>
<td>$97,875</td>
<td>$108,688</td>
<td>$117,438</td>
<td>$126,125</td>
<td>$134,813</td>
<td>$143,500</td>
</tr>
<tr>
<td><strong>Low Income (80%)</strong></td>
<td>$60,900</td>
<td>$69,600</td>
<td>$78,300</td>
<td>$86,950</td>
<td>$93,950</td>
<td>$100,900</td>
<td>$107,850</td>
<td>$114,800</td>
</tr>
<tr>
<td><strong>Very Low Income (50%)</strong></td>
<td>$38,050</td>
<td>$43,500</td>
<td>$48,950</td>
<td>$54,350</td>
<td>$58,700</td>
<td>$63,050</td>
<td>$67,400</td>
<td>$71,750</td>
</tr>
<tr>
<td>** Extremely Low Income (30%)**</td>
<td>$22,850</td>
<td>$26,100</td>
<td>$29,350</td>
<td>$32,600</td>
<td>$35,250</td>
<td>$37,850</td>
<td>$41,910</td>
<td>$46,630</td>
</tr>
<tr>
<td>FY 2020 Income Limits</td>
<td>Household Size</td>
<td>Household Examples</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Moderate Income (120%)</strong></td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
<td>(2 examples per category)</td>
<td></td>
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<tr>
<td></td>
<td><strong>$81,225</strong></td>
<td><strong>$92,775</strong></td>
<td><strong>$104,400</strong></td>
<td><strong>$115,950</strong></td>
<td><strong>$125,250</strong></td>
<td><strong>$134,550</strong></td>
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<tr>
<td></td>
<td>• Computer systems designer ($124,488) and a stay-at-home parent with 3 children</td>
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<td></td>
<td>• A single dental hygienist ($71,968)</td>
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<tr>
<td><strong>Median Income (100%)</strong></td>
<td><strong>$67,688</strong></td>
<td><strong>$77,313</strong></td>
<td><strong>$87,000</strong></td>
<td><strong>$96,625</strong></td>
<td><strong>$104,375</strong></td>
<td><strong>$112,125</strong></td>
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<tr>
<td></td>
<td>• A construction worker ($62,140) and masonry contractor ($31,460) with 2 children</td>
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<td></td>
<td>• A plumber ($66,092) and personal care assistant ($16,484) with 1 child</td>
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</tr>
<tr>
<td><strong>Low Income (80%)</strong></td>
<td><strong>$54,150</strong></td>
<td><strong>$61,850</strong></td>
<td><strong>$69,600</strong></td>
<td><strong>$77,300</strong></td>
<td><strong>$83,500</strong></td>
<td><strong>$89,700</strong></td>
<td></td>
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<tr>
<td></td>
<td>• An auto repair technician ($33,488) and restaurant server ($28,236)</td>
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<tr>
<td></td>
<td>• An architectural assistant ($56,472) and retail worker ($26,936) with 3 children</td>
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<td></td>
</tr>
<tr>
<td><strong>Very Low Income (50%)</strong></td>
<td><strong>$33,850</strong></td>
<td><strong>$38,650</strong></td>
<td><strong>$43,500</strong></td>
<td><strong>$48,300</strong></td>
<td><strong>$52,200</strong></td>
<td><strong>$56,050</strong></td>
<td></td>
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<tr>
<td></td>
<td>• A single home health aide ($28,340)</td>
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<tr>
<td></td>
<td>• A social worker ($43,368) and stay-at-home parent with 1 child</td>
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</tr>
<tr>
<td><strong>Extremely Low Income (30%)</strong></td>
<td><strong>$20,300</strong></td>
<td><strong>$23,200</strong></td>
<td><strong>$26,100</strong></td>
<td><strong>$29,000</strong></td>
<td><strong>$31,350</strong></td>
<td><strong>$35,160</strong></td>
<td></td>
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<tr>
<td></td>
<td>• A florist ($23,608) with 2 children</td>
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<tr>
<td></td>
<td>• An office supply store worker ($21,320) with 1 child</td>
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</tbody>
</table>
Housing Cost Burden by Income Level - All Households

Source: CHAS, 2014-2018

Extremely Low Income (Up to 30% HAMFI): 26% No Cost Burden, 53% Cost Burden 31%-50%, 21% Cost Burden > 50%

Very Low Income (31-50% HAMFI): 49% No Cost Burden, 31% Cost Burden 31%-50%, 20% Cost Burden > 50%

Low Income (51-80% HAMFI): 21% No Cost Burden, 8% Cost Burden 31%-50%, 17% Cost Burden > 50%

Moderate Income (81-100% HAMFI): 21% No Cost Burden, 9% Cost Burden 31%-50%, 21% Cost Burden > 50%

Median Income or Higher (≥ 100% HAMFI): 13% No Cost Burden, 1% Cost Burden 31%-50%, 87% Cost Burden > 50%
HOUSING MISMATCH: OWNERS

• An estimated 29% of homeowner households in Brewster are housing cost burdened — that is, they pay more than 30% of income toward housing. *(CHAS 2018)*

• Households earning the HUD-defined Area Median Family Income (HAMFI) likely could not currently afford to purchase a single-family home in Brewster.

### Maximum Single-Family Home Affordability Based on Median Family Income

<table>
<thead>
<tr>
<th>2022 Brewster SF Median Sales Price*</th>
<th>Max. Affordability at HAMFI ($115,600)**</th>
<th>Affordability Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>$710,000</td>
<td>$420,579</td>
<td>-$289,421</td>
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</tbody>
</table>

*Source: Banker & Tradesmen
**Source: HAMFI, 2022 (HUD)
Median Single Family Sales Prices for Brewster and Comparison Geographies, 2010–2021

Source: Banker & Tradesman via The Warren Group
Adjusted for Inflation to 2020

BREWSTER
Lower Cape
Barnstable County
MA

Linear Trend (Brewster)
Linear Trend (Lower Cape)
Linear Trend (Barnstable County)
Linear Trend (MA)
HOUSING MISMATCH: RENTERS

• An estimated 41% of renter households in Brewster are housing cost burdened. *(CHAS 2018)*
• A household renting a 2-bedroom unit at the FMR should have a household income of approximately $75,000.
• The estimated median household income of renter households in Brewster is $35,000. *(ACS 2020)*

<table>
<thead>
<tr>
<th>2022 Fair Market Rent, Brewster MSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedrooms</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td>1 br</td>
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<tr>
<td>2 br</td>
</tr>
<tr>
<td>3 br</td>
</tr>
<tr>
<td>4 br</td>
</tr>
</tbody>
</table>

*Source: 2022 Fair Market Rent for Barnstable Metropolitan Statistical Area (MSA), HUD*
2017 TO 2022 HPP: SUBSIDIZED HOUSING INVENTORY

- 2017: 250 SHI Units (5.21%)
- 2022: 268 SHI Units (5.58%), with an additional 59 SHI-eligible units across 3 projects expected to be added to the SHI in 2022
- An estimated 34% of Brewster households have incomes at or below 80% AMI.
<table>
<thead>
<tr>
<th>Units in Structure</th>
<th>Brewster</th>
<th>Lower Cape</th>
<th>Barnstable County</th>
<th>Massachusetts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family, Detached</td>
<td>75.4%</td>
<td>84.9%</td>
<td>81.6%</td>
<td>52.1%</td>
</tr>
<tr>
<td>Single Family, Attached</td>
<td>11.1%</td>
<td>5.2%</td>
<td>5.1%</td>
<td>5.5%</td>
</tr>
<tr>
<td>2 Units</td>
<td>1.8%</td>
<td>1.7%</td>
<td>2.3%</td>
<td>9.7%</td>
</tr>
<tr>
<td>3 or 4 Units</td>
<td>3.4%</td>
<td>2.5%</td>
<td>3.6%</td>
<td>10.7%</td>
</tr>
<tr>
<td>5 to 9 Units</td>
<td>4.1%</td>
<td>2.8%</td>
<td>2.8%</td>
<td>5.8%</td>
</tr>
<tr>
<td>10 to 19 Units</td>
<td>2.0%</td>
<td>1.0%</td>
<td>1.4%</td>
<td>4.3%</td>
</tr>
<tr>
<td>20 to 49 Units</td>
<td>1.4%</td>
<td>1.4%</td>
<td>1.5%</td>
<td>4.4%</td>
</tr>
<tr>
<td>50 or More Units</td>
<td>0.8%</td>
<td>0.4%</td>
<td>1.2%</td>
<td>6.9%</td>
</tr>
<tr>
<td>Other</td>
<td>0.0%</td>
<td>0.1%</td>
<td>0.5%</td>
<td>0.8%</td>
</tr>
</tbody>
</table>

Source: ACS 5-Year Estimates, 2016-2020, Table B25024, Units in Structure
QUESTIONS?

TOWN OF BREWSTER
Housing Production Plan
BARRIERS ANALYSIS

BREWSTER HOUSING PRODUCTION PLAN 2022 UPDATE
GENERAL BARRIERS & CONSIDERATIONS

- Environmental Considerations
- Infrastructure Considerations
- Regulatory Considerations
- Socio-Political Considerations
## REGULATORY CONSIDERATIONS

### Brewster Zoning Districts

<table>
<thead>
<tr>
<th>District</th>
<th>% by Parcel</th>
<th>% Zoned</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH</td>
<td>2.5%</td>
<td>1.8%</td>
</tr>
<tr>
<td>I</td>
<td>0.1%</td>
<td>1.5%</td>
</tr>
<tr>
<td>MRD</td>
<td>0.0%</td>
<td>0.3%</td>
</tr>
<tr>
<td>RL</td>
<td>7.0%</td>
<td>12.8%</td>
</tr>
<tr>
<td>RM</td>
<td>33.1%</td>
<td>34.6%</td>
</tr>
<tr>
<td>RR</td>
<td>53.3%</td>
<td>48.4%</td>
</tr>
<tr>
<td>VB</td>
<td>4.0%</td>
<td>0.6%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
## REGULATORY CONSIDERATIONS

<table>
<thead>
<tr>
<th>District</th>
<th>Use</th>
<th>Area</th>
<th>Lot Frontage</th>
<th>Front</th>
<th>Yards Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR</td>
<td>Any permitted structure or principal use</td>
<td>100,000 plus 100,000 for the second dwelling unit of a duplex</td>
<td>200</td>
<td>40</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>RL</td>
<td>Any permitted structure or principal use</td>
<td>60,000 plus 60,000 for the second dwelling unit of a duplex</td>
<td>150</td>
<td>40</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>RM</td>
<td>Any permitted structure or principal use</td>
<td>60,000 plus 60,000 for the second dwelling unit of a duplex</td>
<td>150</td>
<td>40</td>
<td>25</td>
<td>25</td>
</tr>
</tbody>
</table>
## REGULATORY CONSIDERATIONS

<table>
<thead>
<tr>
<th>District</th>
<th>Use</th>
<th>Area (square feet)</th>
<th>Lot Frontage (feet)</th>
<th>Front (feet)</th>
<th>Yards Side (feet)</th>
<th>Rear (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH</td>
<td>Row Commercial</td>
<td>40,000</td>
<td>150</td>
<td>30</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>Multifamily dwellings</td>
<td>130,000 plus 10,000 per bedroom</td>
<td>200</td>
<td>100</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>Hotel and motel</td>
<td>130,000 plus 2,000 per bedroom</td>
<td>200</td>
<td>100</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>Row house or townhouse</td>
<td>130,000 plus 10,000 per bedroom</td>
<td>200</td>
<td>100</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>Any other permitted structure or principal use</td>
<td>15,000</td>
<td>80</td>
<td>30</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>VB</td>
<td>Any permitted structure or principal use</td>
<td>15,000</td>
<td>80</td>
<td>30</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>I</td>
<td>Any permitted structure or use, other than those listed above for the CH Zone</td>
<td>20,000</td>
<td>100</td>
<td>30</td>
<td>15</td>
<td>40</td>
</tr>
</tbody>
</table>
REGULATORY CONSIDERATIONS: MULTIFAMILY

Under Brewster’s Zoning Bylaw:

- Multifamily dwelling is defined in Zoning Bylaw as 3 or more units
- Multifamily dwellings are allowed only in CH, by special permit, with 130,000 sq ft plus 10,000 sq ft per bedroom
- Planned Residential Development also allows multifamily in RL and RM special permit with 25 contiguous acres
- Multifamily dwellings in CH have a maximum of 25 percent building coverage of buildable uplands within lot area
Current ADU bylaw requires that an ADU not be more than 40 percent of the primary residence or 900 square feet, whichever is smaller.

Other Lower Cape communities either do not have a percentage limitation (only a square footage cap) or have a 50 percent limit, which is in line with the Cape Cod Commission’s model ADU bylaw.

Confusing special permit provision for “accessory apartments” as a footnote in the zoning bylaw’s “Area Regulations” may make the process confusing to homeowners, particularly because this provision does not include the 40 percent limit.

The Town may wish to consolidate any references in the bylaw to accessory residential units to avoid duplication or confusion.
REGULATORY CONSIDERATIONS: MIXED USE

• The Town does not have a mixed-use bylaw that explicitly defines and allows commercial/residential mixed use in specific zoning districts.

• More clearly allowing mixed-use development in the CH or VB districts and building it into the Use Regulations and Area Regulations could provide an avenue for creating much-needed additional rental units.

• While the ACDU bylaw allows the creation of an accessory dwelling unit within or adjacent to a commercial building, it only does so as an accessory use and within the area requirements for commercial buildings currently defined under Table 2, Area Regulations.
SOCIO-POLITICAL CONSIDERATIONS

• Input gathered during this Housing Plan community engagement process indicated public acknowledgement that the cost of housing is a barrier for the average household and that supply is an issue at a range of income levels.

• However, survey open response comments on indicate there may be the continued need for community conversations about housing.

• Additionally, results from the Vision Planning community survey showed overall less support for the housing goals than other topics. (See right.)

Making progress on these efforts will require continued strong political leadership regarding housing issues and raising community awareness about the relationship between housing and other issues facing the community.
QUESTIONS?
SURVEY OVERVIEW

- 881 responses:
  - 68% year-round residents
  - 18% seasonal residents
  - 12% non-residents, a mix of people who:
    - work in Brewster
    - were displaced from Brewster
    - live in neighboring communities
    - grew up in Brewster or have family in Brewster
    - work for a social or housing service provider
    - other
  - 2% did not identify residency status
Helping people stay in year-round housing that is affordable to them: 60%

Helping people stay in the community as they age: 35%

Creating more housing options/choices: 28%

Attracting families with children: 28%

Ensuring that new housing is sustainably built (e.g., environmentally...): 24%

Creating housing with a mix of price ranges: 23%

Preservation of existing housing: 20%

Creating mixed-use development with retail on the ground level...: 12%

Making additional funds available to improve public housing: 10%

Other - please specify: 8%

Creating housing with convenient access to amenities: 7%

None of the above: 3%
Brewster has too much, not enough, or just the right amount of...
(854 responses)

Affordable rental units for individuals or smaller households
Affordable rental units for larger households
Affordable home ownership opportunities
Senior housing
Housing for people with disabilities
“Starter” homes

- Too much
- Right amount
- Not enough
- Unsure/No opinion

Responses:
- Affordable rental units for individuals or smaller households:
  - Too much: 50
  - Right amount: 100
  - Not enough: 500
  - Unsure/No opinion: 100
- Affordable rental units for larger households:
  - Too much: 100
  - Right amount: 100
  - Not enough: 300
  - Unsure/No opinion: 100
- Affordable home ownership opportunities:
  - Too much: 100
  - Right amount: 100
  - Not enough: 500
  - Unsure/No opinion: 100
- Senior housing:
  - Too much: 100
  - Right amount: 100
  - Not enough: 300
  - Unsure/No opinion: 100
- Housing for people with disabilities:
  - Too much: 100
  - Right amount: 100
  - Not enough: 500
  - Unsure/No opinion: 100
- “Starter” homes:
  - Too much: 100
  - Right amount: 100
  - Not enough: 500
  - Unsure/No opinion: 100
Brewster has too much, not enough, or just the right amount of...
(837 responses)

- Single family homes (detached)
- Duplexes
- Condominiums
- Apartments
- Assisted living facilities
- Accessory dwelling units

Legend:
- Too much
- Right amount
- Not enough
- Unsure/No opinion
COMPONENTS OF A HOUSING PRODUCTION PLAN

Housing Needs Assessment
- Demographics
- Projection of future population and housing needs
- Housing stock
- Development constraints & plans to mitigate
- Infrastructure capacity

Housing Goals
- Mix of housing types feasible within market and affordable to a range of income levels
- Numerical housing production goals

Implementation Strategies
- Proposed zoning or policy changes
- Site identification for housing
- Desired characteristics of development
- Regional partnerships
DRAFT GOALS – QUALITATIVE GOALS

• GOAL 1. Increase and diversify year-round housing options in Brewster for a range of income levels and household types.

• GOAL 2. Prevent displacement of current residents and facilitate housing mobility for households looking to move within or into Brewster.

• GOAL 3. Align development with the principles of the Town’s Local Comprehensive Plan/Vision Plan.

• GOAL 4. Continue to build capacity to produce housing through staffing, funding, regional partnerships, advocacy and education, and relationships with nonprofit and for-profit developers.
# Draft Goals – Quantitative Goals

## Method #1: Based on 2010 Year-Round Housing Count (Current Official Target)

<table>
<thead>
<tr>
<th></th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>Five Year Overall Goal</th>
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<tr>
<td>Current Total Year-Round Census Units</td>
<td>4,803</td>
<td>4,803</td>
<td>4,803</td>
<td>4,803</td>
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<tr>
<td>Target SHI Units</td>
<td>24</td>
<td>24</td>
<td>24</td>
<td>24</td>
<td>24</td>
<td>120</td>
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<tr>
<td>Revised SHI Count</td>
<td>292</td>
<td>316</td>
<td>340</td>
<td>364</td>
<td>388</td>
<td>388</td>
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<tr>
<td>Revised SHI</td>
<td>6.1%</td>
<td>6.6%</td>
<td>7.1%</td>
<td>7.6%</td>
<td>8.1%</td>
<td>8.1%</td>
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<tr>
<td>10% Requirement</td>
<td>480</td>
<td>480</td>
<td>480</td>
<td>480</td>
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</tr>
<tr>
<td>Gap</td>
<td>188</td>
<td>164</td>
<td>140</td>
<td>116</td>
<td>92</td>
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COMPONENTS OF A HOUSING PRODUCTION PLAN
760 CMR 56.03(4)

Housing Needs Assessment
- Demographics
- Projection of future population and housing needs
- Housing stock
- Development constraints & plans to mitigate
- Infrastructure capacity

Housing Goals
- Mix of housing types feasible within market and affordable to a range of income levels
- Numerical housing production goals

Implementation Strategies
- Proposed zoning or policy changes
- Site identification for housing
- Desired characteristics of development
- Regional partnerships
<table>
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<th>760 CMR 56.03</th>
<th>4(d)(1)</th>
<th>4(d)(2)</th>
<th>4(d)(3)</th>
<th>4(d)(4)</th>
<th>4(d)(5)</th>
<th>Other</th>
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</thead>
<tbody>
<tr>
<td><strong>DHCD Housing Production Plan Regulatory Requirement</strong></td>
<td>The identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments to meet its housing production goal.</td>
<td>The identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications.</td>
<td>Characteristics of proposed residential or mixed-use developments that would be preferred by the municipality (examples might include cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, inclusionary housing, etc.).</td>
<td>Identification of municipally owned parcels for which the municipality commits to issue requests for proposals to develop SHI Eligible Housing.</td>
<td>Participation in regional collaborations addressing housing development.</td>
<td>While these strategies fall outside of the regulatory framework because they do not address production of SHI-eligible units, they nonetheless address existing housing needs including capacity as well as support for households struggling to remain in or move to Brewster.</td>
</tr>
<tr>
<td><strong>Regulatory Reform Strategies 1-7</strong></td>
<td>✓ Strategies 1-4</td>
<td></td>
<td></td>
<td></td>
<td>✓ Strategy 7</td>
<td></td>
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<tr>
<td><strong>Funding &amp; Assets Strategies 8-17</strong></td>
<td></td>
<td>✓ Strategy 15</td>
<td>✓ Strategies 16-17</td>
<td>✓ Strategy 8</td>
<td>✓ Strategies 9-14</td>
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<td><strong>Education &amp; Advocacy Strategies 18-21</strong></td>
<td>✓ Strategy 19</td>
<td></td>
<td></td>
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<td>✓ Strategies 18, 20, 21</td>
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<tr>
<td><strong>Local Planning &amp; Policy Strategies 22-25</strong></td>
<td></td>
<td>✓ Strategy 22</td>
<td>✓ Strategy 24</td>
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<td>✓ Strategy 23, 25</td>
<td></td>
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<tr>
<td><strong>Community Resources &amp; Local Support Strategies 26-29</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓ Strategies 26-29</td>
<td></td>
</tr>
</tbody>
</table>
DRAFT STRATEGIES: REGULATORY REFORM

STRATEGY 1. Reevaluate the existing ADU and ACDU bylaws and other references to accessory apartments and explore amendments to streamline these provisions and improve their efficacy.

STRATEGY 2. Amend zoning to clearly allow mixed uses that include housing in business-zoned areas.

STRATEGY 3. Conduct an inventory of nonconforming lots and consider allowing small affordable units on lots that are otherwise unbuildable under zoning based upon findings.

STRATEGY 4. Reevaluate the existing multifamily dwelling bylaw (Section 179-34) and consider amendments that could facilitate the production of multi-unit residential development.
DRAFT STRATEGIES: REGULATORY REFORM

STRATEGY 5. Explore measures to require or encourage the inclusion of affordable units in residential developments over a certain number of units.

STRATEGY 6. Allow and incentivize the adaptive reuse of existing buildings for the creation of affordable and mixed income housing.

STRATEGY 7. Working with the Board of Health and utilizing the findings of the ongoing Integrated Water Resource Management Plan, continue to identify appropriate wastewater treatment systems to enable the creation of denser housing development that can support the inclusion of affordable units.
QUESTIONS?

TOWN OF BREWSTER
Housing Production Plan
DRAFT STRATEGIES: FUNDING & ASSETS

STRATEGY 8. Continue to work with nearby communities on the Cape by pooling CPA funds and other revenue to construct affordable housing in suitable locations throughout the region and meet regional housing needs.

STRATEGY 9. Develop a five-year financial plan for the Brewster Affordable Housing Trust and determine whether additional funding streams should be explored.

STRATEGY 10. Based upon the BAHT five-year financial plan, explore other funding opportunities to support housing initiatives at a range of income levels.

STRATEGY 11. Consider establishing a Housing Opportunity Fund under the Affordable Housing Trust and regularly applying for CPA funds to build and replenish this resource annually.

STRATEGY 12. Explore local property tax incentives for the creation of affordable housing, such as offering a reduction of property taxes to an owner renting an affordable unit.
STRATEGY 13. Continue to partner with the Brewster Housing Authority to provide more deeply affordable rental options for both families and older adults.

STRATEGY 14. Explore the feasibility and potential benefits of supporting the creation of a nonprofit Community Land Trust (CLT) to facilitate more affordable homeownership opportunities.

STRATEGY 15. Develop criteria for assessing a property’s suitability for the creation of affordable and attainable housing.

STRATEGY 16. Inventory existing Town-owned land using the criteria developed to determine suitability for housing; develop and issue an RFP for the development of affordable and attainable housing on properties identified as suitable for housing development.

STRATEGY 17. If deemed necessary based upon the findings of the Town-owned land inventory, develop and issue an RFP for the acquisition of privately held land for the creation of affordable and attainable housing.
QUESTIONS?

TOWN OF BREWSTER
Housing Production Plan
DRAFT STRATEGIES: EDUCATION & ADVOCACY

STRATEGY 18. Develop a shared strategic plan for the Brewster Housing Partnership and Brewster Affordable Housing Trust that includes a comprehensive community education program regarding fair and affordable housing.

STRATEGY 19. Connect community education initiatives to each of the overarching topics of the Local Comprehensive Plan/Vision Plan.

STRATEGY 20. Continue to ensure regular participation by staff and members of Town bodies in available trainings on housing-related issues including fair housing, local and regional housing needs, comprehensive permit administration, and other relevant topics.

STRATEGY 21. Consider hosting an annual Housing Forum and inviting regional partners to cohost or collaborating and co-sponsoring existing regional opportunities.
DRAFT STRATEGIES: LOCAL POLICY & PLANNING

STRATEGY 22. Continue to make good use of Chapter 40B, including the Local Initiative Program (LIP), as a vehicle for creating affordable housing.

STRATEGY 23. Continue to monitor the impacts of short-term rentals on the availability of year-round rental units; review and consider changes to local policies accordingly.

STRATEGY 24. Develop design guidelines for multi-unit housing.

STRATEGY 25. Increase housing staff capacity to ensure continued and consistent collaboration with the Building, Conservation, Health, and Planning Departments.
DRAFT STRATEGIES: COMMUNITY RESOURCES & LOCAL SUPPORT

STRATEGY 26. Continue the CDBG-funded housing rehabilitation program to enable income-eligible homeowners to make critical home repairs.

STRATEGY 27. Evaluate the Rental Assistance Program and consider offering a Family Self-Sufficiency component to the program.

STRATEGY 28. Continue efforts to preserve SHI homes, including evaluating the “buy down”/down payment/closing cost assistance program and considering adjustments to meet current needs.

STRATEGY 29. Explore other opportunities for direct support for eligible households, including partnerships with local non-profits and housing assistance providers.
QUESTIONS?

TOWN OF BREWSTER
Housing Production Plan
NEXT STEPS

• Members of the community are encouraged to review the draft HPP and provide comments to Housing Coordinator Jill Scalise at jscalise@brewster-ma.gov by June 30, 2022. The draft is available online at the Brewster Housing Office webpage.

• BPG will revise the draft plan according to feedback received in consultation with Town staff and the Housing Partnership.

• The Select Board and Planning Board will convene again on July 11 regarding the final adoption of the plan.
Thank you!