

**CAPE COD REGIONAL GOVERNMENT  
ASSEMBLY of DELEGATES  
2023 Session  
Resolution No. 4**

**Whereas**, affordable year-round housing is a critical need for Cape Cod; and

**Whereas**, Barnstable County and numerous organizations, businesses, non-profit groups and others within Barnstable County, are taking action to address the housing crisis; and

**Whereas**, County officials are visible representatives of Barnstable County;

**NOW, THEREFORE,**

**BE IT HEREBY RESOLVED that the Barnstable County Assembly of Delegates:**

Will sign a letter of support for S.861, An Act relative to year-round housing occupancy restriction, which was introduced by State Senator Julian Cyr (D-Truro).

A draft version of the letter is attached to this resolution.

**The Assembly of Delegates adopted the foregoing Resolution No. 4 at its regular meeting on May 3, 2023 by a roll call vote with delegates representing 89.60% of the population of Barnstable County voting in the affirmative, delegates representing 8.85% of the population voting in the negative, and delegates representing 1.56% of the population absent.**

Attested by:

A stylized, handwritten signature in black ink, appearing to read 'O. G. Fletcher'.

Owen Fletcher, Clerk  
Assembly of Delegates

Senate Chair Lydia Edwards  
House Chair James Arciero  
Senate Vice Chair John F. Keenan  
House Vice Chair Meghan Kilcoyne

Joint Committee on Housing  
24 Beacon Street, Room 520  
Boston, Massachusetts 02133

Dear Committee Leaders,

We are writing in strong support of SD.1040 An Act relative to year-round housing occupancy restriction, which was introduced in the current legislative session by State Senator Julian Cyr (D-Truro). This proposal will codify the opportunity for twenty-two municipalities on Cape Cod, Nantucket and Martha's Vineyard, as well as the rest of the Commonwealth, to create programs for towns to purchase year-round deed restrictions that will boost year-round housing inventory for our workforce and families.

Our region is rapidly losing attainable housing for residents who live and work in our communities. There is a huge displacement of households making \$100,000 or less, and the trajectory of this loss is that Cape Cod will continue losing 829 households annually in this income category due to the inability to find housing. Currently, approximately 48 percent, or 42,000 members of the Cape's workforce lives over the bridges and commutes to work. This is not economically sustainable.

Our communities are building affordable housing developments, which will help immensely, but those who earn over 80% of the Average Median Income (AMI) will not qualify for affordable housing. This group affected is often referred to as "the missing middle" or "workforce housing" which includes healthcare workers, first responders, small business owners, municipal employees, regional and state government employees, and members of the hospitality industry. Year-round deed restrictions would be an important tool to help the "missing middle" find stable housing.

Adding a year-round housing occupancy restriction category to other land restrictions such as historical, agricultural and conservation preservations, as well as affordable housing restrictions in M.G. L. Chapter 184, is practical and will be another implement to tackle the housing crisis. Our collective goal is to maintain and sustain community for residents. Year-round deed restrictions are one way to help achieve this goal.

We ask for your support and favorable vote for SD.1040. Recognizing the Cape and Islands' overwhelming shift to second homeowner seasonal occupancy, we strongly favor this new

opportunity to create year-round housing occupancy restrictions from existing housing stock rather than relying solely on new construction. Thank you for your time, consideration and all you do to help us solve the housing crisis.

Sincerely,

The Barnstable County Assembly of Delegates

Cc: State Senator Julian Cyr

State Senator Susan Moran

State Representative Sarah Peake

State Representative Chris Flanagan

State Representative Kip Diggs

State Representative Steven Xiarhos

State Representative David Vieira

State Representative Dylan Fernandes