



HOUSING ADVOCACY TOOLKIT

Housing Crisis Talking Points

The Ask: Please prioritize housing production. This includes creating more market rate 1-2 bedroom units as well as more traditional affordable housing.

The Problem: Cape Cod's housing crisis is displacing locals and fixing it needs to be a top community priority. It's not just a problem for low-income folks, it's impacting the middle class as well.

- Barnstable County lost 3,000 year-round housing units and gained 5,000 seasonal units in 5 years.
- The median home price on Cape Cod is \$432,000, which means a person would have to make well over \$100,000 per year to afford to purchase it. Housing prices are projected to climb to \$600,000 to \$700,000 in a few years. Many year-rounders with good jobs cannot afford a median priced home.
- We have very few 1-2 bedroom units, which is what younger workers and many retirees want and need, causing people to live in houses that are too big for their needs and hold onto homes that could be freed up for families.
- The lack of small rental units means that those we do have are expensive, often \$1,200 to \$1,400 per month for a one-bedroom. A single person would have to make \$43,000 per year, \$22 per hour to afford \$1,200 rent.

The Solution:

- Make it easier to build multi-family housing, including 1-2 bedroom market rate rentals AND more capital 'a' affordable housing.
- Our focus on single family zoning for 30 years has gotten us sprawl and poor water quality.
- Multi-family housing in the right places can help the environment because it lowers the cost per unit of sewage treatment and it reduces the amount of land needed per unit.

Why it's important:

If we don't prioritize housing – as a community, not just elected officials – we'll see:

- Fewer workers for local businesses
- More traffic from workers coming over the bridge
- Less access to essential services that our aging seniors need like CNAs
- Increased prices for goods as businesses struggle to lure people here
- Overall gentrification and loss of year-round Cape Codders

Created by:

www.nexuswerx.com