







# HOUSING PLAN PROGRESS REPORT

Happy New Year, Orleans! This is a perfect time to look back at the strides we’ve made toward the goals of the [10-Year Housing Plan](#). Developed by the Affordable Housing Committee in 2023, the plan serves as a roadmap to foster a welcoming housing environment where people of all ages, skills, and backgrounds can live and thrive together. 2025 was a landmark year as we watched construction sites transform into real homes for local families. Alongside our local, regional, and state partners, we continue to build a foundation for a vibrant, year-round community in Orleans.

10-Year Housing Plan Goals and Strategies		Annual Update
Primary Goal Addressed	Strategy	Status as of January 1, 2026
<b>Goal 1:</b> Amend the zoning bylaws to incentivize the development of “missing middle” housing types in the Village Center and areas along Route 6A served by public sewer.	Consider zoning amendments to allow higher multi-family densities by special permit in the Village Center, General Business, and Limited Business zones, coupled with design standards.	 <b>Form-based, mixed-use and multi-unit zoning was adopted at 2025 Special Town Meeting.</b>
	Investigate options for design guidelines or standards (such as form-based code, residential pattern books, “green” building design standards, universal design standards, etc.) and adopt standards or policies as indicated.	<b>A “pattern book” for compatible housing types is under development, and design review regulations and processes are under review.</b>

<p><b>Goal 2:</b> Amend the zoning bylaws to allow and encourage smaller homes in the residence district.</p>	<p>Determine whether existing zoning presents a barrier to developing accessory dwelling units (ADUs) and work to reduce barriers, such as exploring allowing larger ADUs (900 sf) or smaller minimum lot size (20,000 sf) requirements.</p>	<p><b>Accessory Dwelling Units are now permitted by-right state-wide under a Massachusetts law passed in 2024.</b> Our local bylaw may have to be adjusted to comply with these changes.</p>
<p><b>Goal 3:</b> Create and preserve more deed-restricted affordable housing serving low-income households.</p>	<p>Consider supporting private development through the state’s Local Initiative Program and Local Action Units to create additional deed-restricted affordable units as opportunities arise.</p>	<p><b>The Affordable Housing Trust issued a Notice of Funding Availability seeking to support the creation of more affordable housing in private developments.</b></p>
	<p>Acquire and rehabilitate substandard housing, such as foreclosed and older homes, to create deed-restricted ownership housing as desirable opportunities arise.</p>	<p><b>The Affordable Housing Trust is purchasing an underutilized mixed-use building at 22 Old Tote Road to be resold and repurposed as year-round and affordable housing.</b></p>
	<p>Continue monitoring existing deed-restricted units on the Subsidize Housing Inventory (SHI).</p>	<p><b>With the Shared Regional Housing Service office, a review of all SHI units and monitoring obligations is currently underway.</b></p>
<p><b>Goal 4:</b> Incentivize the development and preservation of financially attainable year-round rentals.</p>	<p>Explore ways to incentivize landlords to keep rents affordable and year-round, for example, property tax abatements to owners who rent to low- and moderate-income households year-round or through deed restrictions to reduce property tax assessments.</p>	<p> <b>The Affordable Housing Tax Exemption for Year-Round Rental properties was adopted at Special Town Meeting. The Select Board will establish program parameters and the incentive will go into effect July 1.</b></p>

<p><b>Goal 5:</b> Support the housing stability of year-round low-income renter households.</p>	<p>Consider utilizing local and state housing grant funds to create a longer-term local rental assistance program for eligible households. Partner with a local housing organization to administer the program.</p>	 <p><b>The Affordable Housing Trust partnered with Housing Assistance to administer a rental assistance program, which was launched in November 2024.</b></p>
<p><b>Goal 7:</b> Support opportunities for first-time homebuyers &lt; 200 percent AMI.</p>	<p>Continue advocating at the State level to allow the Town’s Housing Trust (through its home rule petition) to finance housing programs within 100 to 200 percent AMI.</p>	<p><b>The Trust amended their charge to allow them to serve households up to 120% AMI with non-CPA funds at the 2025 Annual Town Meeting.</b></p>
<p><b>Goal 9:</b> Sustain and increase as needed dedicated and experienced Town staff to continue coordinating the Town’s housing efforts and partnerships, including the Housing Coordinator and Planning Department staff.</p>	<p>Participate in the Barnstable County Shared Regional Housing Services program.</p>	<p><b>The Town of Orleans participates in the Barnstable County Shared Regional Housing Services program. The program will continue to provide monitoring support and other technical assistance to the Town in 2026.</b></p>
<p><b>Goal 10:</b> Increase funding for Trust, with accountability for leadership in implementing the 10-year Housing Plan.</p>	<p>Evaluate the pros and cons of adopting a Community Impact Fee for Short Term Rentals (CI fee) by adding 3 percent onto the 6 percent of rental fees that Orleans collects from the local lodging excise task. These revenues could create another consistent funding stream for the Trust.</p>	 <p><b>The Community Impact Fee for Short-Term Rentals was adopted at the 2025 Special Town Meeting and went into effect 1 January. 75% of the revenue will go to the Affordable Housing Trust Fund.</b></p>

Visit the [Housing Website](#) for access to the complete 10-Year Housing Plan and stay up to date on housing matters in the Town of Orleans.

Planning & Community Development  
508-240-3700 x2435 | [town.orleans.ma.us](http://town.orleans.ma.us)  
Elizabeth Jenkins | [ejenkins@town.orleans.ma.us](mailto:ejenkins@town.orleans.ma.us)

## 10-Year Housing Plan Goal Metric Tracking

<b>2025</b>	Number of New Year-Round Missing Middle Housing Units	<b>95</b> housing units (76 affordable housing units)
<b>2025</b>	Number of ADUs	{Coming soon!}
<b>2025</b>	Number of Units on the published Subsidized Housing Inventory (as of September 30, 2025)	<b>376</b> or 11.09% of Year-Round Housing Units
<b>2025</b>	Number of Households receiving Rental Assistance	<b>12</b> households (10 currently participating as of December 31, 2026)
<b>2025</b>	Number of Households Assisted with Emergency Repairs	<b>1</b> household
<b>FY25</b>	Funding Provided to Partner Organizations	<b>\$190,000</b> in CPA Funds (\$10,000 to CDP for Lower Cape Housing Institute; \$120,000 to POAH and HAC for Spring Rock Village in Brewster; \$60,000 to FORWARD for Forward at the Rock Phase II in Dennis)
<b>FY26</b>	Funding Provided to Partner Organizations	<b>\$10,000</b> in CPA Funds (\$10,000 to CDP for Lower Cape Housing Institute)
<b>FY25</b>	New Funding to Affordable Housing Trust	<b>\$900,000</b> (\$495,000 in Community Preservation Act Funds; \$500,000 in free cash)
<b>FY26</b>	New Funding to Affordable Housing Trust	<b>\$400,000</b> in Community Preservation Act Funds