

J M GOLDSON

EMPOWERING PEOPLE.
CREATING COMMUNITY.

ORLEANS 10-YEAR HOUSING PLAN

SELECT BOARD

11/29/2023

PRESENTATION BY

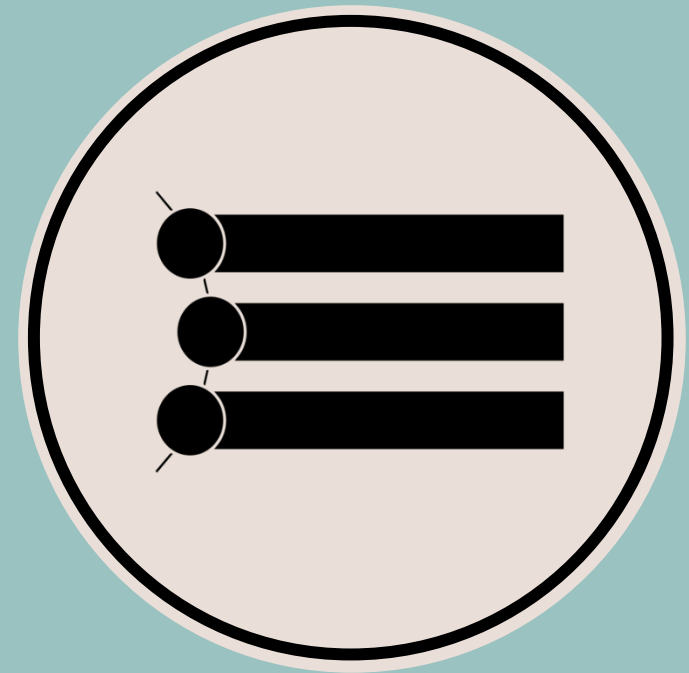
LAURA SMEAD, AICP

JM GOLDSON LLC



TONIGHT'S OBJECTIVES

- Planning process highlights
- Plan content summary
- Hear your comments, suggestions, and questions



WHAT DID COMMUNITY MEMBERS SAY?

1. Lack of affordable year-round housing options
2. Lack of small housing options
3. There is a lack of developable land
4. Businesses have trouble recruiting or retaining employees
5. Interest in exploring financial strategies and incentives
6. Interest in zoning changes to allow for smaller units by right in areas that permit sewer



404 TOTAL
PARTICIPATION POINTS

PLAN CONTENTS

Analysis

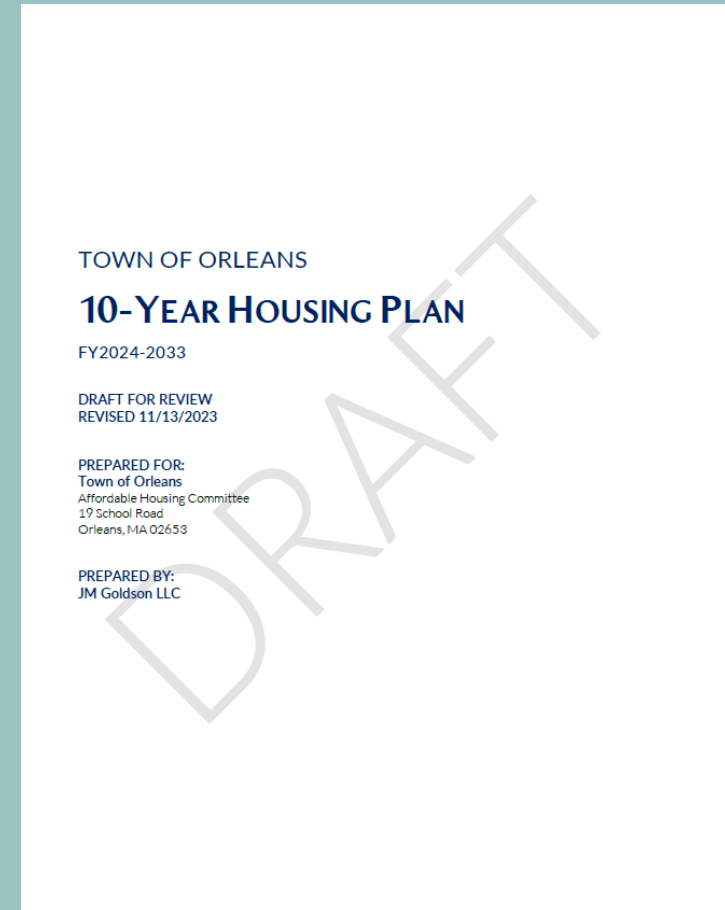
- Comprehensive housing needs assessment
- Development constraints analysis
- Implementation capacity analysis
- Identifying housing needs

Goals and Strategies

- Community priorities and recommendations

Action Plan

- Implementation timeline, reporting calendar, and data updates *[pending December 2023]*



KEY HOUSING NEEDS & ISSUES

1. There is a need for more housing, especially smaller units and rental units.
2. There is a need for more deeply affordable housing for low-income households.
3. There is a need for more financially accessible, year-round housing to accommodate families with children, attract/retain, employees and support a more viable and balanced economy.
4. There is a need for more barrier-free or ADA-accessible housing for seniors with mobility issues.



VISION

We pledge to continue to foster a more welcoming housing environment throughout Orleans so that people of many ages, skills, and backgrounds can live and thrive together here.

- We want to prioritize high-quality design across a broad range of housing types that blend with local neighborhoods.
- We will promote affordable year-round rental properties in the higher-density-zoned areas downtown and elsewhere served by the sewer, as well as new homeownership opportunities both downtown and in lower-density residential areas.
- To the extent allowed by law, we will seek to preserve local and regional preferences for rental and ownership by individuals and families who already live, work, or attend school here.
- We recognize the importance of promoting community collaboration and engagement by being transparent and addressing community concerns and priorities.

Source: Priorities section of the Guiding Principles (p.5) adopted by the Trust, Committee, and Select Board in 2019.

ASPIRATIONAL PRODUCTION GOAL

Create and preserve a minimum of 300 housing units in the next ten years to make progress toward projected housing shortages.

- The need extends far beyond the state's minimum goal under Chapter 40B.
- Orleans will likely be short 500 to 600 year-round units in 2030 to meet demand (UMass Donahue 2022).
- These would be both Affordable and affordable units, such as smaller-sized market-rate units and ADUs.



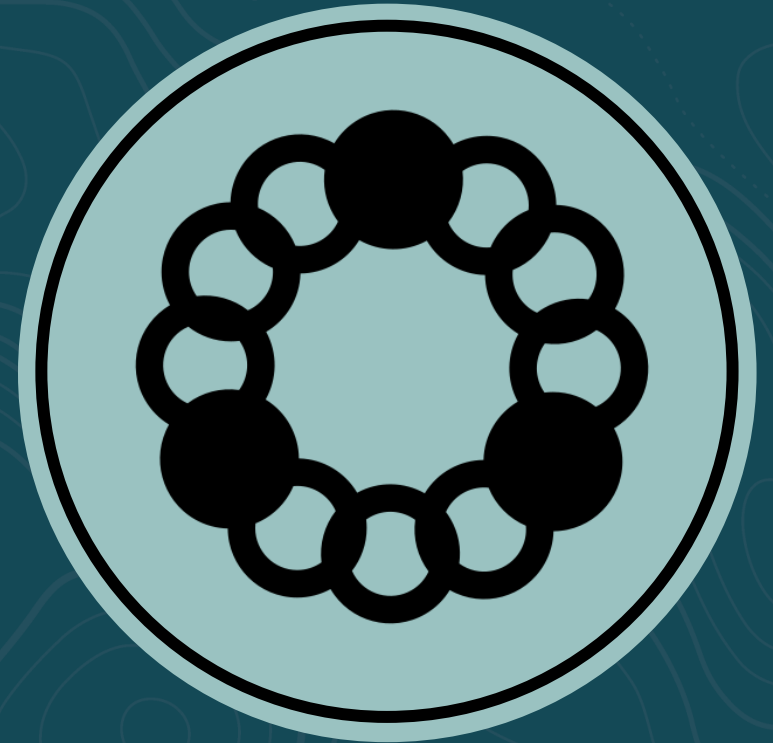
A FRAMEWORK FOR STRATEGIES

Need multi-pronged approach to tackle the complexity of your housing crisis.

Not one silver bullet.

We believe providing a menu of choices that are shaped by local leadership into a series of shorter-term plans will prove more effective than creating a detailed and sequenced ten-year blueprint.

A Housing Plan's recommendations are in no way binding.



A FRAMEWORK FOR STRATEGIES

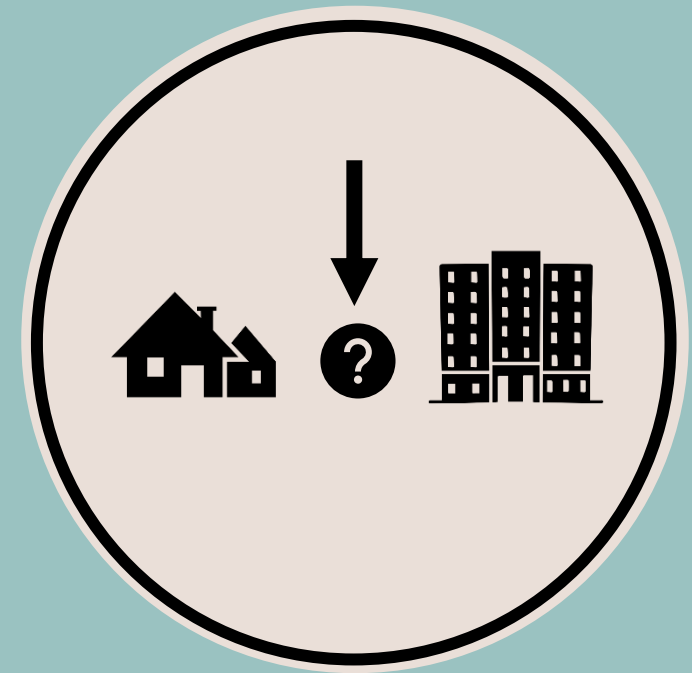
The strategies are organized in three categories:

- A. Planning, Policies, and Zoning Strategies
- B. Local Initiatives and Programmatic Strategies
- C. Capacity, Education, and Coordination



PLANNING, POLICY, AND ZONING

1. *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.*
 - a. Financial viability
 - b. Greater multi-family densities
 - c. Dormitories or hotel/motel conversion to housing
 - d. Design guidelines or standards



PLANNING, POLICY, AND ZONING

2. Amend the zoning bylaws to allow and encourage smaller homes in the Residence District.

- a. Open Space Residential Development bylaw
- b. ADU zoning



PLANNING, POLICY, AND ZONING

3. Create and preserve more deed-restricted affordable housing serving low-income households.

- a. Local Initiative Program and Local Action Units
- b. Acquire and rehabilitate substandard housing
- c. Monitoring existing deed-restricted units
- d. Advocate for Housing Authority



LOCAL INITIATIVES AND PROGRAMS

4. Incentivize the development and preservation of financially attainable year-round rentals.

- a. Grant or loan program for new ADUs
- b. Property tax abatements to landlords of year-round rentals
- c. Grant or loan program for commercial property conversion
- d. Audit the current permitting process



LOCAL INITIATIVES AND PROGRAMS

5. Support the housing stability of year-round low-income renter households.

- a. Emergency rental assistance program
- b. Longer-term local rental assistance program



LOCAL INITIATIVES AND PROGRAMS

6. Support existing cost-burdened, low-income homeowners (<100 percent Area Median Income) through outreach, programs, and funding.

- a. Targeted outreach to cost-burdened homeowners
- b. Small grant program for emergency repairs and ADA retrofits



LOCAL INITIATIVES AND PROGRAMS

7. Support opportunities for first-time homebuyers up to 200 percent AMI.

- a. Advocate to finance housing programs within 100 to 200 percent AMI
- b. Advocate for Vail InDEED-type deed restrictions
- c. Downpayment assistance program to promote first-time homeownership



CAPACITY, EDUCATION, & COORDINATION

8. Foster partnerships with local and regional organizations and employers to address housing needs in Orleans and the region.

- a. Partner with regional communities, organizations, and financial institutions
- b. Public-private partnerships with local and regional employers
- c. Partner with organizations serving seniors



CAPACITY, EDUCATION, & COORDINATION

9. 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.

- a. Housing Coordinator and Planning staff
- b. Orleans Housing Roundtable
- c. Barnstable County Shared Regional Housing Services demonstration



CAPACITY, EDUCATION, & COORDINATION

10. Increase funding for Trust, with accountability for leadership in implementing the 10-year Housing Plan.

- a. CPA and general funds
- b. Real estate transfer-free and building permit surcharge
- c. Community Impact Fee for Short-Term Rentals (CI fee)



CAPACITY, EDUCATION, & COORDINATION

11. Engage the community through outreach, education, and reporting.

- a. Housing resources and opportunities
- b. Statistical indicators of housing needs and report updates



SCHEDULE & NEXT STEPS

- **December 12:** Working group meeting to discuss final data points & indicators
- **December 19:** Presentation on data points and indicators to Affordable Housing Committee and Affordable Housing Trust
- **December 21:** Revise data points and indicators as necessary
- **Early January:** Final report with all deliverables



Q & A



JM
CG

THANK YOU!

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The logo for JM Goldson LLC, featuring the letters 'J', 'M', and 'G' stacked vertically in a serif font. The 'J' is on the left, 'M' is in the middle, and 'G' is on the right. The letters are white and are partially enclosed by a thin, light blue line that forms a large, open loop around them.

J
M
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