

DEFINITIONS FOR HOUSING TARGETS

TEN-YEAR HOUSING PLAN FY2025-FY2034

(Revised Draft 6/23/24)

PRODUCTION GOAL

Create and preserve a minimum of 350 overall financially accessible year-round housing units in the next ten years, with 150 units committed to affordable/community housing, to make progress toward projected housing shortages.

Time Frame: Units count when building permit is issued, between start of fiscal year 2025 (July 1, 2024, to June 30, 2025) and end of fiscal year 2034 (July 1, 2033, to June 30, 2034); numbers may be adjusted after completion of construction and occupancy.

Target: at least 150 committed affordable housing units

- Deed restriction to ensure long-term affordability
 - For new construction or major rehabilitation, in perpetuity, or at least 15 years or term of mortgage held by Town or term set by land disposition agreement.
 - For rehabilitation of existing unit, at least 5 years or term set by agreement or program requirements.
 - For existing unit with no rehabilitation (e.g., year-round rental), term negotiated in accordance with program requirements.
- New rental units: provides subsidies for and limits occupancy to eligible tenant households; and governed by a Regulatory Agreement approved by appropriate Massachusetts agencies or other legally binding lien tied to property.
- New homeowner units: uses State assistance and adheres to all State program requirements; or uses local assistance (financial or technical) and adheres to all local program requirements and restrictions for homeowner affordability.

Target: 200 Missing Middle Housing Units

- Structural types of housing without regard to income of occupant.
- Per Cape Cod Commission Multifamily Housing Design Guidelines, Building Typologies *: (a) accessory dwelling units (attached or detached); (b) duplexes (side-by-side or stacked); (c) townhouses (3-5 units); (d) triplex (3 units); (e) small multifamily (4-6 units); (f) medium multifamily (7-12 units); (g) corridor (13+ units).
- May also include single-family cottage court or conversion of motel/hotel to dwelling units.
- Part of mixed-use development or standalone residential development.
- Adheres to local by-law requirements, and architectural and site plan review conditions, and may include Comprehensive Permit.
- Tenure may be rental or owner-occupied.

Units that could qualify both as committed affordable housing and missing middle housing will be counted toward the committed affordable target (and also toward the 350 total).

* <https://capecodcommission.org/our-work/mf-design-guidelines>