

# ACTION PLAN FOR ORLEANS TEN-YEAR HOUSING PLAN

June 11, 2024 Version

Primary Goal(s) Addressed	#	Strategy Description	Timing**	Comments
Goal 1-ZONING MISSING MIDDLE: 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.	1A	Evaluate the financial viability for redevelopment under the currently allowed zoning in terms of density and inclusionary zoning. Seek input from property owners, developers and partners.	Short-term	
Goal 1-ZONING MISSING MIDDLE: 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.	1B	Consider zoning amendments to allow higher multi-family densities by-right or special permit in the Village Center, General Business, and Limited Business zones, coupled with design standards and/or expedited architectural review processes.	Medium-term	Amendments to allow 3-6 apts by-right and duplexes on small lots in business districts approved in May 2024
Goal 1-ZONING MISSING MIDDLE: 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.	1C	Consider zoning amendments to explicitly allow for seasonal worker housing, such as dormitories or single-room occupancy (SRO) units, or a certain percentage of hotel/motel rooms to be provided to seasonal employees, or conversion of hotels/motels to residential units.	Short-term	
Goal 1-ZONING MISSING MIDDLE: 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.	1D	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, policies, and procedures to simplify and expedite approvals.	Long-term	
Goal 2-ZONING SMALLER HOMES: Amend the zoning bylaws to allow and encourage smaller homes in the residence district.	2A	Consider amending the existing Open Space Residential Development bylaw to align more closely with the MA Executive Office of Energy and Environmental Affairs Open Space Design/ Natural Resource Protection Zoning Model Bylaw.	Long-term	
Goal 2-ZONING SMALLER HOMES: Amend the zoning bylaws to allow and encourage smaller homes in the residence district.	2B	Evaluate existing zoning bylaws and regulations for barriers to developing accessory dwelling units (ADUs) and small multi-unit structures, such as duplexes/triplexes/fourplexes, and consider changes.	Short-term	Amendment to allow duplexes in business districts approved in May 2024

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Goal 3-AFFORDABLE HOUSING: Create and preserve more deed-restricted affordable housing serving low-income households.	3A	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.	Ongoing	
Goal 3-AFFORDABLE HOUSING: Create and preserve more deed-restricted affordable housing serving low-income households.	3B	Acquire and rehabilitate substandard housing, older homes, and foreclosed homes, to create deed-restricted ownership or rental housing as opportunities arise. Establish a process to monitor tax-foreclosed property lists.	Ongoing	
Goal 3-AFFORDABLE HOUSING: Create and preserve more deed-restricted affordable housing serving low-income households.	3C	Regularly monitor existing units on the Subsidized Housing Inventory to prevent losses of SHI units, thru contract with appropriate organization or Regional Shared Housing Program.	Ongoing	Contracted with HAC in 2023 to monitor existing home-owner units. Regional Shared Housing Program under study would include maintaining inventory of units.
Goal 4-YEAR-ROUND RENTALS: Incentivize the development and preservation of financially attainable year-round rentals.	4A	Explore Town funding for technical/financial assistance for existing and new ADUs to enhance current efforts.	Short-term	
Goal 4-YEAR-ROUND RENTALS: Incentivize the development and preservation of financially attainable year-round rentals.	4B	Explore ways to incentivize landlords to keep rents affordable and year-round, for example, property tax abatements for year-round housing, deed restrictions for reduction of property tax assessments, or Vail INDEED model to purchase deed restrictions for local workforce.	Medium-term	State legislation to allow local deed restrictions under consideration. CDP consultant investigating regional program based on Vail INDEED model.
Goal 4-YEAR-ROUND RENTALS: Incentivize the development and preservation of financially attainable year-round rentals.	4C	Explore establishing a technical or financial assistance program for commercial property owners to convert existing properties into year-round rental housing or mixed-use with housing, with or without deed restrictions.	Long-term	
Goal 4-YEAR-ROUND RENTALS: Incentivize the development and preservation of financially attainable year-round rentals.	4D	Audit the current permitting process and implement best practices to streamline the permitting processes to maximize the development pipeline efficiency.	Short-term	Position for permit coordination added in FY25 budget.

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Goal 5-YEAR-ROUND LOW-INCOME RENTERS: Support the housing stability of year-round low-income renter households.	5A	Fund and implement an ongoing local rental assistance program, contracting with a local or regional non-profit organization to administer the program.	Short-term	CPC funded two-year rental assistance program as part of FY25 budget
Goal 6-COST-BURDENED HOMEOWNERS: Support existing cost-burdened homeowners ( 100% AMI) through outreach, programs, and funding.	6A	Partner with housing and service organizations to identify and conduct targeted outreach to cost-burdened homeowners to understand housing needs (e.g., substandard structures, septic systems, accessibility modifications, energy efficiency) and how best to address needs.	Short-term	
Goal 6-COST-BURDENED HOMEOWNERS: Support existing cost-burdened homeowners ( 100% AMI) through outreach, programs, and funding.	6B	Enhance funding and outreach for the existing grant program to preserve and stabilize existing homeowner housing through home repairs, accessibility modifications, and energy retrofits.	Medium-term	
Goal 7-HOMEBUYERS: Support opportunities for first-time homebuyers 200% AMI.	7A	Continue advocating at the State level to allow the Town's Housing Trust (through its home rule petition) to finance housing programs benefiting households over 100%, up to 200% AMI.	Ongoing	Home-rule petition submitted to legislature
Goal 7-HOMEBUYERS: Support opportunities for first-time homebuyers 200% AMI.	7B	Consider a local assistance program, using available State programs and local funds, to promote first-time homeownership opportunities within the existing housing supply.	Medium-term	
Goal 8-PARTNERSHIPS: Foster partnerships with local and regional organizations and employers to address housing needs in Orleans and the region.	8A	Continue to partner with other Cape communities, regional organizations, and lending institutions to support housing efforts, including implementing Regional Housing Strategy recommendations.	Ongoing	

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Goal 8-PARTNERSHIPS: Foster partnerships with local and regional organizations and employers to address housing needs in Orleans and the region.	8B	Explore public-private partnerships with local and regional employers to jointly pursue the creation of middle-income and seasonal housing using underutilized facilities.	Long-term	
Goal 8-PARTNERSHIPS: Foster partnerships with local and regional organizations and employers to address housing needs in Orleans and the region.	8C	Coordinate and partner with organizations serving seniors to support creating and preserving low-income housing for seniors.	Long-term	
Goal 9-STAFFING & COORDINATION: 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.	9A	Create an Orleans Housing Roundtable for high-level community consultation and coordination of housing efforts.	Short-term	
Goal 9-STAFFING & COORDINATION: 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.	9B	Participate in the Barnstable County Shared Regional Housing Services program, including funding through an intermunicipal agreement or the County.	Short-term	2-year (FY24-25) program funded through County ARPA to establish model for services to towns and funding plan.
Goal 10-FUNDING: Increase funding for Trust, with accountability for leadership in implementing the 10-year Housing Plan.	10A	Support the Orleans Affordable Housing Trust by continuing to provide funding through CPA and Town general funds. Consider increasing the allocation of CPA funds towards housing or exercising borrowing powers to support local housing initiatives.	Ongoing	

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Goal 10-FUNDING: Increase funding for Trust, with accountability for leadership in implementing the 10-year Housing Plan.	10B	Support the Local Option for Housing Affordability Coalition (LOHA) to petition the legislature for home rule or other strategies to provide long-term funding for the AHT (e.g., real estate transfer-fee, building permit surcharge).	Short-term	Local option real estate transfer fee included in Affordable Homes Act under consideration.
Goal 10-FUNDING: Increase funding for the Housing Trust, with accountability for leadership in implementing the 10-year Housing Plan.	10C	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 tax. These revenues could create another consistent funding stream for the Trust.	Medium-term	
Goal 11-COMMUNITY: Engage the community through outreach, education, and reporting.	11A	In partnership with local organizations, provide information & assistance about housing resources and opportunities to housing cost-burdened households, especially to Black/Indigenous/People of Color (BIPOC), local employees, families with children, low-income seniors, and persons with disabilities.	Ongoing	
Goal 11-COMMUNITY: Engage the community through outreach, education, and reporting.	11B	Maintain statistical indicators of housing needs and report updates regularly through the Town website, annual reports, press releases, and other appropriate media and communications platforms.	Ongoing	
Total number of strategies		29		
**Ongoing, short-term (0-3 yrs), medium-term (4-7 yrs); long-term (8+ yrs)				