

# MOVING FORWARD ON ORLEANS HOUSING NEEDS

## TEN-YEAR TARGET AND KEY STRATEGIES

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Presentation to Select Board on Results of  
2023 Update of Housing Needs

June 2024





# 2017-2023: FOUNDATION OF SUCCESS

- ✓ Established institutional and financial structure:
  - ✓ Affordable Housing Trust
  - ✓ Funding
  - ✓ Set 10-year target of 100 affordable housing units (2017 study)
- ✓ Zoning bylaw amendments
- ✓ Joint Trust Board and Affordable Housing Committee update of needs in 2023
- ✓ Pursuing “attainable” housing

# SUCCESS: PIPELINE OF HOUSING PRODUCTION

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- Total of 80 housing units done or in pipeline
  - 62-unit Pennrose Cape Cod 5 project
  - 14-unit 107 Main Street project
  - Rehab of 2 homeowner homes
  - Habitat for Humanity new home sold to family
  - One condo unit on Old Colony Way purchased and rented to low-income family
- 5.5 acres at 66&76 Rt. 6A (Governor Prentice Motel): expected 77 units of affordable and mixed-income housing



# 2023: KEY FINDINGS

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- Increase in housing needs since last study.
- 51% of Orleans households with incomes <80% AMI are now cost-burdened.
- Increasingly affecting middle-income households.
- Increasingly affecting workforce availability.
- Less housing production, more short-term rentals, higher costs and prices.
- Fewer families with children will have long-term impact.
- Lack of affordable housing threatens economic viability.



# NEW TARGET: 350/150

## ❖ 350 total new housing units in next 10 years (FY 2025-2034)

- Includes up to 200 private market year-round missing middle housing more likely to be attainable for mid-range income households
- Capacity is available in downtown & business areas served by public sewer
- Includes at least 150 committed affordable units

## ❖ 150 new affordable/community housing units (included in 350 overall goal)

- For households with incomes less than Area Median Income (\$122,700 overall, varies by funding source)
- Must be year-round, committed affordable (deed-restricted, requiring subsidy)



# 2025-2034: GOALS AND STRATEGIES

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- 2023 Study: 11 goals, 32 strategies recommended
- Working group developing Action Plan
- Key goals for Fiscal Years 2025-2034:
  - Incentivize “Missing Middle” housing types
  - Streamline regulatory processes
  - Create/preserve affordable housing
  - Provide adequate resources and staffing
  - Broaden partnerships and community engagement



# GOAL: INCENTIVIZE MISSING MIDDLE HOUSING TYPES

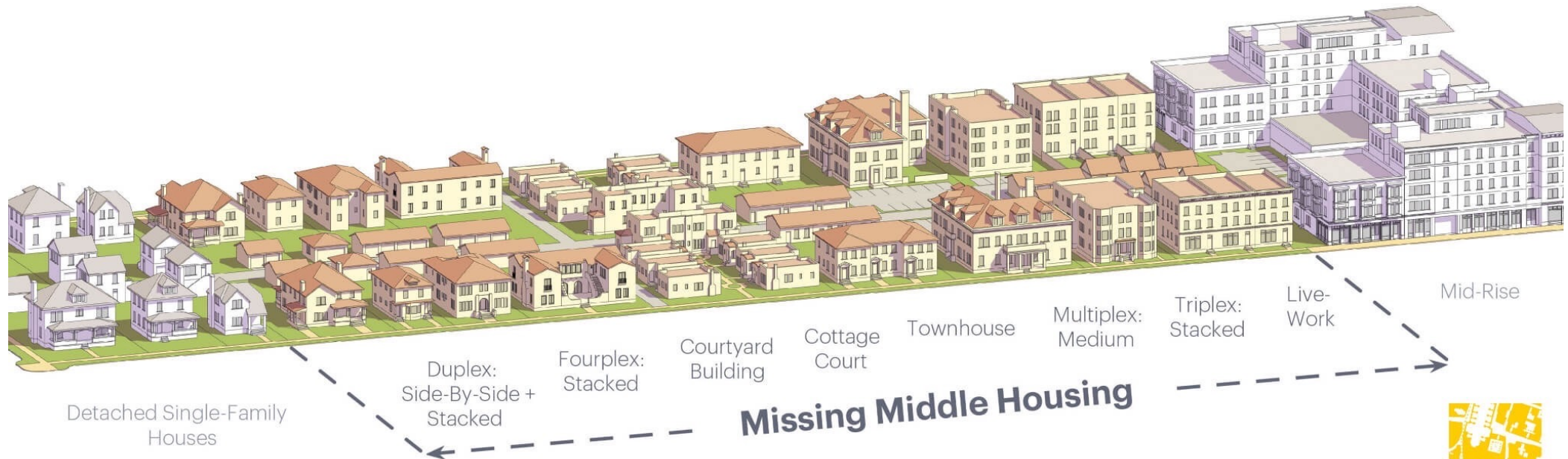
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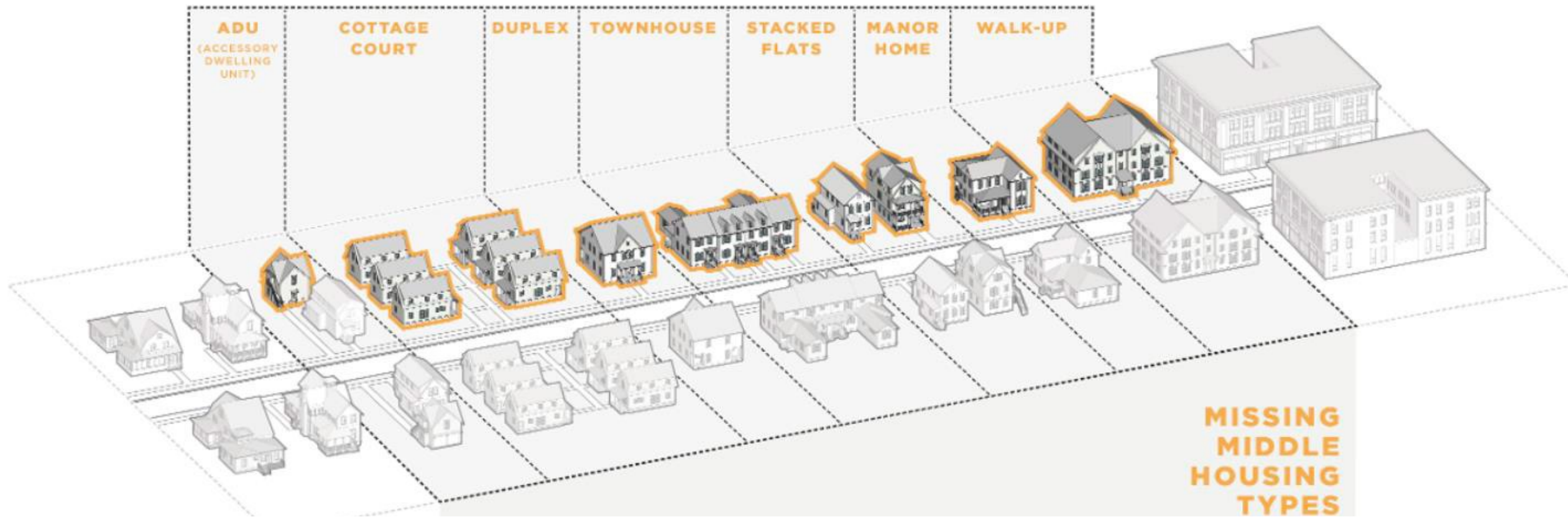


- Multi-unit or clustered housing types located in walkable neighborhoods
- Smaller building footprint per unit
- Less expensive on private market, more likely to be attainable
- Suitable for families
- Located to reduce car dependency
- Village Center and business districts
- By-right as part of duplex or mixed-use development

# MISSING MIDDLE HOUSING\*

\*originated by Opticos founder Daniel Parolek (<https://missingmiddlehousing.com>)





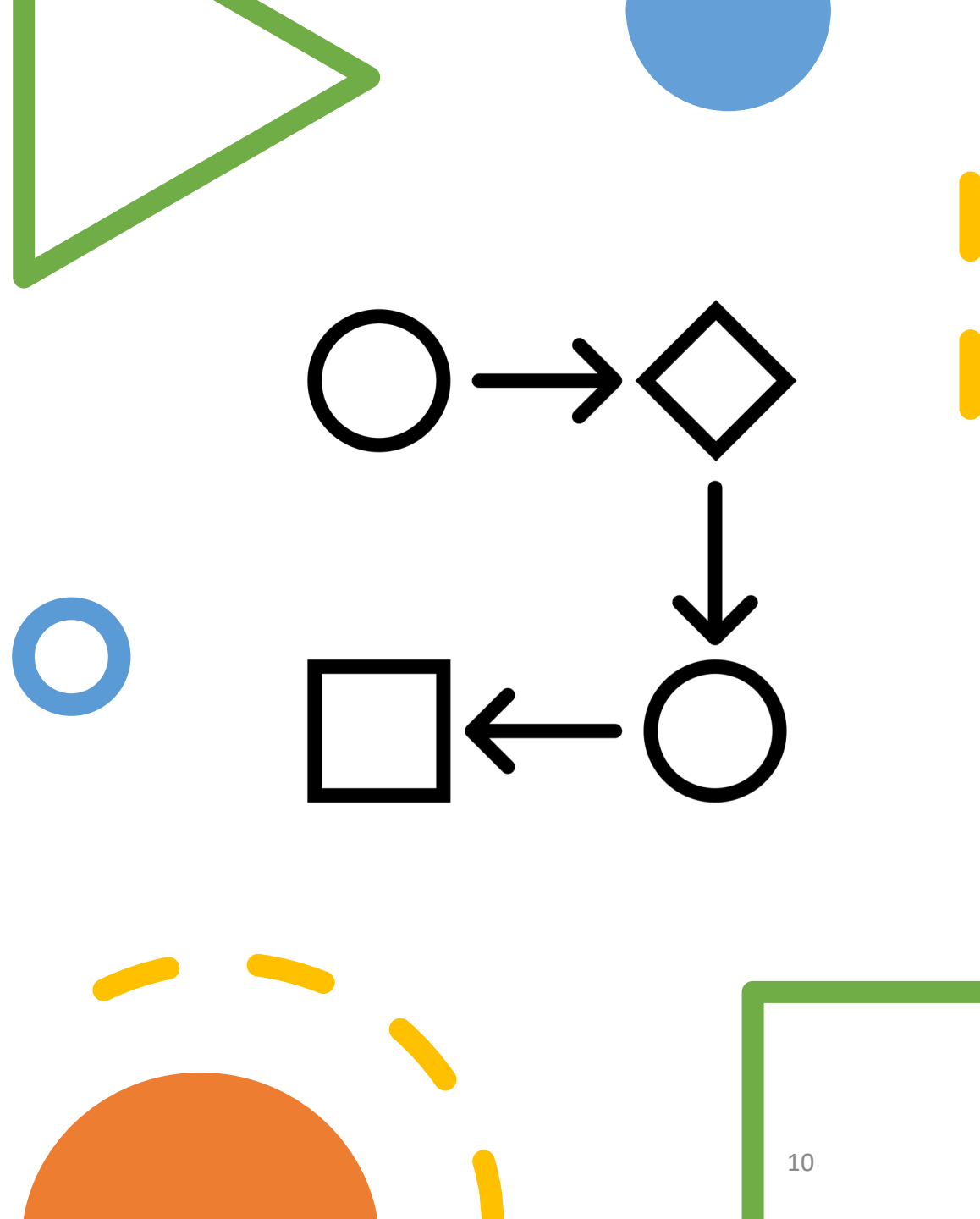
# MISSING MIDDLE HOUSING TYPES IN CAPE COD CONTEXT

(for building typology see: [https://capecodcommission.org/resource-library/file/?url=/dept/commission/team/Website\\_Resources/housing/DesignGuidelines/Cape%20Cod%20Multifamily%20Residential%20Design%20Guidelines.pdf](https://capecodcommission.org/resource-library/file/?url=/dept/commission/team/Website_Resources/housing/DesignGuidelines/Cape%20Cod%20Multifamily%20Residential%20Design%20Guidelines.pdf) )

*Source: Missing Middle Housing Types, Union Studio Architecture. Community Resiliency by Design, Cape Code Commission and Union Studio, September 2, 2022. Accessed July 2023.*

# GOAL: STREAMLINE PERMITTING

- Zoning Bylaw amendments to allow more housing by-right in business districts
- Utilize sewerred areas with no septic constraints
- Streamline architectural and site plan review with design standards
- Streamline building permit process
- Utilize efficient construction methods such as modular construction



# GOAL: CREATE/PRESERVE AFFORDABLE HOUSING



Accessory dwelling units  
for year-round rental



Assistance/outreach for  
housing rehab for cost-  
burdened homeowners



Rental assistance for  
year-round cost-  
burdened renters



Deed-restricted year-  
round rental and owner  
units

# GOAL: PROVIDE ADEQUATE RESOURCES

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- Explore new sources such as real estate transfer fee, building permit surcharge, community impact fee for short-term rentals
- Use CPC funds to bond projects
- Increase CPC funds dedicated to housing
- Increase annual budget override as costs increase
- Capitalize on new State bond bill (e.g., seasonal community designation)
- Find new sources for attainable housing (100-200% AMI)
- Provide full-time housing staff



# GOAL: BROADEN PARTNERSHIPS AND COMMUNITY ENGAGEMENT

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- Build partnerships with:
  - Employers
  - Financial institutions
  - Community development and service organizations
  - Barnstable County (regional efforts such as Regional Housing Service Program)
  - Cape Cod Commission (Regional Housing Strategy, other regional efforts)
- Engage the community through events, presentations
- Coordinate with Comprehensive Plan revision
- Consider Housing Roundtable

# NEXT STEPS

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- Select Board adopts target of 350/150 for FY2025-2034
- Working Group creates a draft Action Plan
- Action Plan Endorsed by Affordable Housing Committee and Trust Board
- Action Plan lead entities develop implementation steps in coordination with Committee/Trust Board/staff



ACTION  
NEEDED  
TODAY

## Select Board adopts Town targets for Fiscal Years 2025-2034:

- 350 total new housing units, including 200 missing middle housing units, and
- 150 new committed affordable/community housing units

COMMENTS AND  
QUESTIONS?

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# 2024 BARNSTABLE COUNTY HUD INCOME LIMITS (as of April 2024)

HH SIZE	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI*	120% AMI*
1	\$ 26,600	\$ 44,300	\$ 53,160	\$ 68,500	\$ 88,600	\$ 106,320
2	\$ 30,400	\$ 50,650	\$ 60,780	\$ 78,250	\$ 101,300	\$ 121,560
3	\$ 34,200	\$ 56,950	\$ 68,340	\$ 88,050	\$ 113,900	\$ 136,680
4	\$ 38,000	\$ 63,300	\$ 75,960	\$ 97,800	\$ 126,600	\$ 151,920
5	\$ 41,050	\$ 68,400	\$ 82,080	\$ 105,650	\$ 136,800	\$ 164,160
6	\$ 44,100	\$ 73,450	\$ 88,140	\$ 113,450	\$ 146,900	\$ 176,780
AMI = Area Median Income for Barnstable County (per HUD for Section 8/MTSP/Assisted Housing; eligibility limits may vary for other programs)  HH = household					* extrapolated from 50% limits; overall family AMI is \$122,700	* extrapolated from 50% limits





