

Orleans' Housing Problem

Where are we?

How did we get here?

What is the language we use to talk about it?

What are Orleans specific needs?

Where are we?

- ▶ Our population is aging.
- ▶ Young people and working families are leaving town.
- ▶ Businesses, the town and school systems have difficulty hiring staff.
- ▶ Our housing stock is unbalanced and limited - scarcity of rentals and moderately priced homes.
- ▶ Housing costs are increasingly out of reach for more and more people.
- ▶ The economy, as it is trending, is not sustainable.
- ▶ Our quality of life is being challenged.

How did we get here?

- ▶ Federal Story: Federal government influential in supporting housing production
 - ▶ During 1930's Depression
 - ▶ After WWII
 - ▶ Created tax-credit incentives for private developers in 1980's - the most important funding source for Affordable housing today
- ▶ Massachusetts Story: Massachusetts' Comprehensive Permit, 1969
 - ▶ "Snob zoning act" or 40B - relaxes zoning requirements and provides incentives to developers

Barnstable County Story: Rapid development on Cape during 1970's and '80's

Creation of Cape Cod Commission

Large lot zoning encouraged

- ▶ Orleans' Story: What it takes to develop housing while protecting our health, environment and economy
 - ▶ Drinking water
 - ▶ Zoning
 - ▶ Open space
 - ▶ Sewering

What is the language we use to talk about it?

Housing labels:

AMI = Area median income

”A” = Affordable Housing - subsidized and deed restricted

“a” = attainable, missing middle, workforce housing

Cost burdened - household spends >30% income on housing

Severely cost burdened - household spends >50 income on housing

Market rate housing - all housing >100% AMI

Program labels:

LIHTC = Low Income Housing Tax Credits

40B = Massachusetts’ Comprehensive Permit Law

SHI = State Housing Inventory -arbitrary goal: 10%

ADU = Accessory Dwelling Unit

What are Orleans' Specific Housing Needs?

- ▶ Orleans Housing Study 2017
 - ▶ 913 (30%) of Orleans renter and ownership households are cost burdened.
 - ▶ Study sets arbitrary goal to create 100 new housing units over the next 10 years
 - ▶ 85 rental units and 15 ownership units
- ▶ Proposed Study - RFP soon to be issued
 - ▶ Identify a few housing-need indicators that can be periodically updated
 - ▶ Look at wider range of housing needs - not just deed restricted
 - ▶ Both "A" and "a" needs
 - ▶ People who don't currently live here but may want to - like people working in Town or whose children attend Orleans schools

Thank You.