

TOWN OF MASHPEE

Housing Production Plan 2025-2030 In Compliance with 760 CMR 56.03(4)

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- Mashpee Community Preservation Committee
- Barnstable County via its Shared Regional Housing Services Pilot Program



Mashpee Housing Production Plan, 2025-2030

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Funding for the project is provided by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities' District Local Technical Assistance program through the Cape Cod Commission, the Mashpee Community Preservation Committee, and Barnstable County via its Shared Regional Housing Services Pilot Program.

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Executive Summary

Background

In 2015, the Town of Mashpee approved its last Housing Production Plan, which was an update to its 2005 Affordable Housing and Planned Production Plan.¹ The Town has made marginal progress toward the target affordability rate of 10 percent under Chapter 40B in this time – increasing from 4.60 to 5.18 percent of the year-round housing stock.² This represents an increase of eighty-three affordable units, about half of the 2015 plan’s 160-unit goal over the intended five-year duration of the plan. The Town aims to make significantly more progress going forward through the implementation of this Housing Production Plan. In addition, the Town continues to keep housing at the forefront through its Local Comprehensive Plan, which is in draft form and currently includes four housing goals and seven housing policies. Together, these documents will enable the Town to take a proactive approach toward housing and make meaningful progress in addressing the needs identified in this plan.

This plan has been prepared to meet all the requirements of a Housing Production Plan under state regulations and the guidelines of the Massachusetts Executive Office of Housing and Livable Communities (EOHLC).³ Under these requirements, a Housing Production Plan must include a **HOUSING NEEDS ASSESSMENT**, which describes local housing needs based upon an analysis of the community’s demographics, housing stock, market conditions, and development constraints, along with plans to mitigate these constraints where possible. Following the Needs Assessment, the HPP must include quantitative and qualitative affordable **HOUSING GOALS** that are supported by specific **IMPLEMENTATION STRATEGIES** to help the community move closer to the 10 percent statutory minimum under Chapter 40B, i.e., that 10 percent of total year-round housing units will be deed-restricted as affordable for low- or moderate-income households, among other requirements.

Affordable housing has a specific regulatory meaning and is customarily used in reference to households with low or moderate incomes, referring to income limits set annually by the United States Office of Housing and Urban Development (HUD). In Massachusetts, EOHLC tracks each community’s affordable housing stock on its Subsidized Housing Inventory (SHI), which includes deed-restricted units affordable to households with incomes at or below 80 percent of the HUD Area Median Family Income, or HAMFI (also commonly referred to as the Area Median Income, or AMI).

The summary below includes highlights from the Housing Needs Assessment, as well as the Goals and Implementation Strategies developed for this plan.

¹ At the time of the Town’s 2005 plan, Housing Production Plans were referred to as Planned Production Plans. As such, the 2015 update retained this title.

² The year-round housing count is based upon the most recently available decennial census. At the time of the last HPP, the year-round housing count (6,473) was based upon the 2010 Decennial Census, compared to 7,342 in 2020.

³ G.L. c. 40B, §§ 20-23 and 760 CMR 56.00.



Needs Assessment: Key Takeaways

The relevant sections of the Needs Assessment include citations for the specific findings summarized below.

Demographic Profile

- Like the county, Mashpee is expected to see its population decline through 2050. Projections from the State Data Center indicate that from 2010 to 2050, most of the decline will be attributed to a loss of residents under age 55. If accurate, this would continue the trend observed from 1990-2020 where the proportion of residents under age 18 declined more significantly in Mashpee than in the county as a whole, while the proportion of the population over 55 increased dramatically during this time.
- While Mashpee has a slightly higher representation of minority populations than the county, Cape Cod is generally much less diverse than Massachusetts.
- Mashpee has a higher share of residents identifying as American Indian or Alaska Native, either alone or in combination with another race, than Barnstable County.⁴ However, the number of Mashpee residents identifying as American Indian or Alaska Native is far below the number of enrolled citizens of the Mashpee Wampanoag Tribe, reflecting the displacement of tribal citizens due in part to a lack of housing options.
- Mashpee households are typically smaller (1-2 persons), although this is common across most Cape Cod communities. Compared to the state and nation, Barnstable County households are generally smaller due to Cape Cod's popularity as a retirement destination.
- From 2000 to 2020, Mashpee's share of family households has decreased, while the share of householders living alone has increased from about one quarter to one third of all households. During this time, Mashpee's share of households with children has decreased more rapidly than the county, which in turn has decreased more rapidly than the state or nation.

Economic Profile

- The top five industries represented in Mashpee's employment base (i.e., local jobs) are retail trade; health care and social assistance; accommodation and food services; arts, entertainment, and recreation; and construction. Of these, the service and entertainment industries offer some of the lowest average wages locally while representing a substantial share of jobs available in Mashpee.
- Mashpee residents in the labor force are more likely to work in higher paying professional, scientific, or management industries than those who work in Mashpee.

⁴ Because the "American Indian or Alaska Native" designation does not distinguish by tribe, this number may not directly represent members of Mashpee Wampanoag Tribe, but likely overlaps significantly. Wampanoag Tribe, which currently has 3,200 enrolled citizens, most of whom live outside of Mashpee.



- Most of the industries represented in Mashpee’s employment base yield lower average weekly wages locally as compared to Barnstable County; overall, for every dollar earned by a participant in Barnstable County’s employment base, someone employed in Mashpee earns an average of \$0.87.

Housing Characteristics

- Mashpee’s housing stock is generally newer than other Cape Cod communities — and the Cape has a relatively newer housing stock than Massachusetts as a whole. Mashpee is estimated to have the lowest share of extant residential structures built in 1939 or earlier out of all individual Cape Cod communities.
- Over 70 percent of Mashpee’s housing units were built after 1980, which is consistent with its pattern of population growth; between 1970 and 2000, Mashpee’s resident population increased more than tenfold.
- Single family homes built since 2000 have significantly higher assessed values, averaging around \$1.2M compared to \$750k for all single-family homes and continuing to price out lower and moderate-income homebuyers. Newer homes also are typically larger, with a greater ratio of building area to lot size compared to older homes.
- Most of Mashpee’s rental multifamily housing is considered affordable and eligible for the state’s Subsidized Housing Inventory (SHI). The Mashpee Housing Authority owns or manages nearly 100 rental units for low-income households, Mashpee Village includes 110 income-eligible apartments, and Mashpee Commons has developed 32 units as part of a larger comprehensive permit, in addition to 45 market rate rental units in mixed use structures.
- Mashpee’s housing stock is more diverse than most of Cape Cod, with around 30 percent of residential units considered multifamily units, the majority of which are condominiums.
- As of Census 2020, nearly a third of Mashpee’s housing stock was for seasonal use – a higher proportion than any of Mashpee’s neighbors, although slightly lower than the county as a whole.
- There are currently over 670 short-term rentals (STRs) in Mashpee registered with the state’s Department of Revenue.

Housing Market

- Since 2020, the number of single-family home sales per year has dropped while median sales prices have continued to rise.
- An estimated 37 percent of Mashpee households are considered housing cost burdened, which means they pay more than thirty percent of their incomes toward housing costs. This is much more likely for renters, with an estimated 54 percent of renter households considered cost burdened compared to 35 percent for homeowners.



- There is an estimated affordability gap of approximately \$300,000 between what a household with the current median family income for Barnstable County could afford versus the median sales prices for single family homes in Mashpee. Renters earning the median income for renter households in Mashpee also cannot reasonably afford current market rents.
- Mashpee currently has 380 units listed on the Subsidized Housing Inventory (SHI), or 5.18 percent of its year-round housing stock. Over 90 percent of these are rental units. To meet the ten percent affordable unit goal under Chapter 40B, Mashpee would need to produce 355 SHI-eligible units.

Barriers to Development

- The Waquoit and Popponesset Bay Watersheds are substantially polluted. The Town has not made significant progress toward achieving its mandated targets for nitrogen reduction in both bays and likely will not be able to do so until sewer is readily available.
- Most of Mashpee is now considered a “Nitrogen Sensitive Area” (NSA) under the newly-updated Title 5 of the State Environmental Code. Septic systems in designated “Natural Resource Area” NSAs will be subject to stricter (and more costly) standards for wastewater flow or nitrogen removal.⁵
- While Mashpee has begun implementing its Comprehensive Wastewater Management Plan, the Town still must rely upon on-site sewage treatment systems until properties are connected to sewer.
- In addition to wastewater, stormwater poses a significant threat to water quality. As a coastal community, Mashpee is vulnerable to increased flood risk, straining its already-limited stormwater infrastructure.
- While the Town has an Affordable Housing Trust and an Affordable Housing Committee, these groups do not always have the opportunity to collaborate efficiently on housing issues and solutions, nor is there adequate staff capacity to make significant strides in housing policy and planning.
- The Town’s zoning limits opportunity for mixed use or multifamily development, although these uses are permitted under the Town’s Open Space Incentive Development bylaw. In addition, the Town does not have a broadly applicable inclusionary zoning requirement.

⁵ 310 CMR 15.214, Designation of Nitrogen Sensitive Areas, Title 5 of the State Environmental Code (310 CMR 15.000)



Plan Goals

Numerical Goal

Under state regulations, an HPP must include an annual production goal to produce the number of affordable units equivalent to 0.5 percent of the community's year-round housing stock until the ten percent target under Chapter 40B has been achieved. For Mashpee, this yields a numerical production goal of 37 SHI-eligible units per year.

Qualitative Goals

1. Expand year-round affordable and workforce housing options in Mashpee for a range of household types, including singles and couples, families, multigenerational households, veteran households, persons with disabilities, and older adults.
2. Prevent displacement of current Mashpee households and support housing mobility for low- and middle-income households looking to move to Mashpee.
3. Build local capacity to advance the housing goals, objectives, and strategies included in this Housing Production Plan.
4. Ensure that sustainable and environmentally sensitive practices are integrated into all housing development decisions.
5. Align development with the themes of the Town's Local Comprehensive Plan and other applicable local or regional plans.

Plan Strategies

Creating and Preserving Affordable Housing

1. Make good use of Chapter 40B as a vehicle for creating affordable housing by:
 - 1a. Partnering with the Mashpee Wampanoag Tribe to establish a policy for future 40B housing projects that allow a number of units set aside for members of the tribe.
 - 1b. Collaborating with Mashpee Commons to plan for the continued implementation of their 2007 comprehensive permit.
 - 1c. Issuing and promoting a standing Request for Proposals (RFP) for acquisition of property specifically for the purpose of creating affordable housing, prioritizing properties suitable for "friendly 40B" projects.



1d. Preparing Town Local Initiative Program (LIP) guidelines to promote the program and outline the Town's priorities for LIP projects, including the redevelopment of blighted, underutilized greyfield properties.

1e. Providing 40B training and technical assistance to Town staff and members of appropriate Town bodies to ensure smooth and efficient comprehensive permit approval processes.

2. Expand efforts to use Town-owned land for affordable housing.
3. Explore the creation of a nonprofit Community Land Trust (CLT) through a land donation or funding to facilitate more affordable homeownership opportunities.
4. Explore opportunities for preserving existing modestly priced housing stock and creating deed-restricted affordable units through a rehabilitation program, buying down units upon resale, and other options.

Zoning for Housing Choice

5. Establish an Inclusionary Zoning (IZ) bylaw that would require the inclusion of affordable and workforce units in residential development and redevelopment projects over a certain scale.
6. Define workforce housing within the Inclusionary Zoning bylaw.
7. Develop regulations to allow small affordable units on lots that are otherwise unbuildable under zoning, provided the Town's wastewater policies can be met.
8. Explore new zoning mechanisms for increasing year-round, deed-restricted affordable and workforce housing. Potential options to consider include:
 - Establishing overlay districts in developed areas with suitable infrastructure along planned sewer, such as the C1 or C2 commercial districts, that would allow townhouses and/or multifamily buildings commonly identified as building types in the "missing middle" in exchange for providing deed-restricted, year-round affordable and workforce housing.
 - Allowing conversion of existing single-family homes to small multifamily homes with deed-restricted, year-round affordable and workforce housing by special permit and in compliance with the Town's Flow Neutral Bylaw.
 - Establishing an overlay district that would allow a tiny home community in an area with suitable infrastructure. The Town could partner with an experienced organization to determine what regulatory updates would facilitate the creation of such a community.
 - Amending the Town's Cluster Development bylaw to allow additional residential uses beyond what is allowed in the underlying zoning, provided the units include deed-restricted, year-round affordable and workforce housing and the project includes 50 percent protected open space.



- Exploring a separate transfer of development rights or a flow transfer bylaw for projects that produce deed-restricted, year-round housing, including affordable and workforce housing units.
- 9. Amend the Open Space Incentive Development Zoning Bylaw (OSID) so that it applies to more properties and is easier to use.
- 10. Conduct an analysis of residential parcels with inadequate land area or frontage to assess the potential of a starter home/affordable home overlay zoning bylaw, with all units restricted for year-round occupancy.
- 11. Establish a redevelopment bylaw to encourage the reuse of underutilized, blighted, or failing greyfield properties with poor wastewater to allow mixed use or multifamily development that meets design standards and includes deed-restricted, year-round affordable or workforce housing.
- 12. Explore zoning to create deed-restricted year-round housing linked to Mashpee businesses.
- 13. Consider offering parking incentives, particularly for multifamily development, in exchange for provision of deed-restricted year-round affordable and workforce units.

Planning and Collaboration

- 14. Monitor legal updates, including status of pending home rule petitions from other communities, other housing-related legislation, and case law pertaining to housing; share updates with Barnstable County HOME Consortium representatives during monthly meetings.
- 15. Track permitting for new Accessory Dwelling Units in relation to the number of registered short-term rentals in Mashpee and consider regulatory updates as needed. If warranted, consider strengthening the Town's existing Rental Bylaw, as authorized by G.L. c. 64C Section 14, to regulate short-term rentals within the general bylaws.
- 16. Establish criteria to evaluate properties for residential development or redevelopment potential, with particular focus on blighted or underutilized greyfield properties.
- 17. Study existing multi-family development and local density in Mashpee to allay concerns about different housing choices.
- 18. Collaborate with the local and regional Chambers of Commerce on strategies for increasing the supply of year-round workforce housing as well as housing options for the seasonal workforce.
- 19. Meet with the Mashpee Wampanoag Housing Commission at least twice per year to discuss housing initiatives and projects, tribal housing needs, and opportunities for collaboration.
- 20. Conduct quarterly or semiannual joint meetings of the Affordable Housing Committee, Affordable Housing Trust, Planning Board, and Community Preservation Committee to discuss implementation of this HPP.



21. Collaborate with local clean water groups and Town departments and committees to explore strategies for creating deed-restricted, year-round affordable and workforce housing while protecting and improving local water quality and natural resources.
22. Develop a joint 3-5 year strategic plan for the Affordable Housing Trust and Affordable Housing Committee and consider including strategies for restructuring the Trust membership.

Capacity

23. Consider establishing a policy to set aside additional CPA funds (beyond the 10 percent required for affordable housing) as standard practice so the AHT has funds available to act efficiently on opportunities for acquisition.
24. Work with neighboring communities by pooling CPA funds and other revenue to construct affordable housing to meet regional housing needs, provided the community hosting the project formally approves receipt of the funds.
25. Remain up to date on funding opportunities, including those made available through the Affordable Homes Act, and engage with developers to negotiate projects that meet a variety of needs provided by different subsidy sources.
26. Evaluate and consider strategies for establishing funding streams to support housing opportunities for households earning over 100% AMI, possibly through Home Rule Petition.
27. Increase staff capacity within the Planning Department to support housing initiatives, including the implementation of this Housing Production Plan.
28. Provide education and training for Town staff and members of relevant boards, committees, and commissions through organizations and programs including the Citizen Planner Training Collaborative (CPTC), Massachusetts Housing Partnership's Housing Institute, the Citizens' Housing and Planning Association (CHAPA), Harvard Joint Center for Housing Studies, Urban Land Institute (ULI), or the American Planning Association's Small Town and Rural Planning Division.

Education, Advocacy, and Support

29. Direct developers of affordable housing projects to include provisions within their Affirmative Fair Housing Marketing Plans (AFHMPs) to ensure that Wampanoag tribal members are made aware of the application opportunity and that application sessions are offered on tribal land if requested by the Housing Commission.
30. Continue to pursue a policy for future affordable housing projects to allow for local preference or a number of units set aside for members of the Wampanoag Tribe.
31. Encourage creation of Accessory Dwelling Units by holding educational events to inform property owners of permitting process and any available financing opportunities. Consider offering a tax abatement or providing small forgivable loans to property owners who construct an ADU for year-round occupancy.



32. Create incentives for year-round rental housing to compete against seasonal use.
33. Explore mechanisms for re-establishing housing assistance programs to address housing instability and prevent homelessness.
34. Launch a community education program regarding Mashpee's housing needs, possibly in partnership with the Inclusion and Diversity Committee and Human Services Committee; include other communities and organizations where possible to encourage regional conversations.

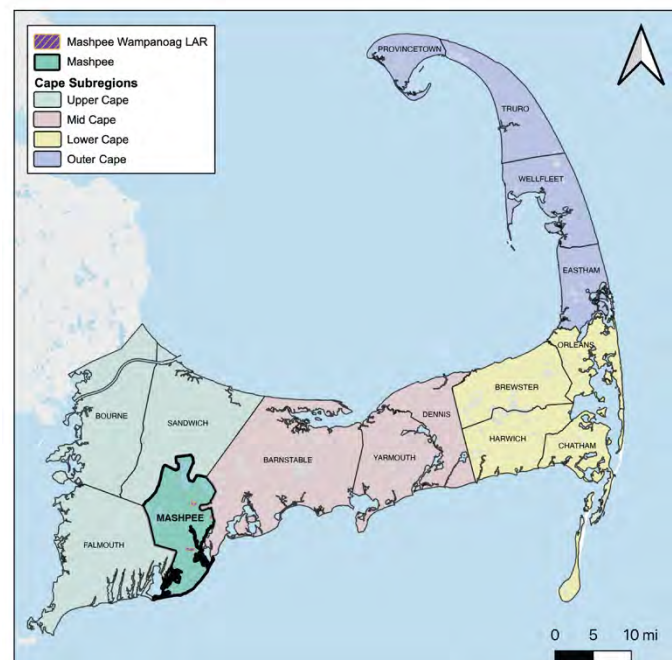


Introduction

The Town of Mashpee covers an area of approximately 23.4 square miles of land, 3.8 square miles of water and miles of coastal and freshwater shorelines.⁶ Along with the Towns of Bourne, Sandwich, and Falmouth, Mashpee is considered part of the Upper Cape region (Map 1). Mashpee's location between Cape Cod's two largest towns – Barnstable and Falmouth – enhances its identity as a small coastal town, seasonal resort community, and home of the federally recognized Mashpee Wampanoag Tribe.⁷ Mashpee's southern coastal boundary includes the intricate shorelines of the Waquoit Bay and Popponesset Bay, linked by five miles of sandy beach along the Nantucket Sound. Inland, Mashpee has approximately twenty-three freshwater ponds covering over 1,450 acres.⁸

Both the Town's 2009 Open Space Conservation and Recreation (OSCAR) plan and current Local Comprehensive Plan (LCP) highlight the extent to which the community values Mashpee's small-town feel, beaches and ponds, air and water quality, and open space resources. The 2009 OSCAR plan cites the results of a 1992 LCP public opinion survey in which a strong majority (at least 85 percent) of respondents identified the Town's rural character, small town lifestyle, open space, air and water quality, beaches and ponds, and tranquility as important features.⁹ Over thirty years later, as the Town engaged the community in a 2023 survey as part of its LCP process, participants again strongly identified these same features as important, with at least 80 percent indicating these factors influenced their decision to live in Mashpee.^{10,11}

Map 1. Cape Cod Subregions



⁶ US Census Bureau, 2010 Decennial Census, Table T2A.

⁷ Barnstable and Falmouth are the largest towns on Cape Cod in terms of size and population. Barnstable has the largest total area, covering 76 sq mi of land and water, followed by Falmouth, with approximately 54 sq mi. (Census 2010, Table T2A). Barnstable's total population is 48,916, representing 21 percent of the total population on Cape Cod, and Falmouth's total population is 32,517, or 14 percent of the total population on Cape Cod (Census 2020, Table DP1).

⁸ Town of Mashpee, *Open Space Conservation and Recreation Plan*, 2009, 4-50.

⁹ Ibid, 6-2.

¹⁰ Mashpee Local Comprehensive Plan Online Survey Results, Q3. Prepared for the Town of Mashpee by Weston & Sampson. Accessed November 2023 at https://www.planmashpee.com/_files/ugd/797ac4_aae95eba6dc243e49c5373499e4132d1.pdf

¹¹ Other highly rated factors in the 2022 survey not cited in the OSCAR summary include quality of public services and natural beauty. Based on the OSCAR plan summary, it is unclear if the 1992 survey included these options.



Considerations for Housing

Balancing the protection of these community assets, the urgency to improve water quality, and the critical need for affordable housing requires thoughtful planning and coordination. Recognizing this challenge, in 2015 the Town adopted its most recent Housing Production Plan (HPP), building upon and updating a previous 2005 Affordable Housing & Planned Production Plan. While the 2015 HPP expired in 2020, many of the conditions that existed when it was prepared remain true today, including the Zoning Bylaw's limitations on the types and density of housing that can be built within Mashpee. However, some major changes have transpired since the last HPP:

WATER QUALITY. Faced with significantly impaired contaminated waters, the Town has begun implementing the Final Recommended Plan of its Comprehensive Wastewater Management Plan (CWMP), which had been submitted to the state for approval at the time of the last HPP's adoption. The primary purpose of the CWMP is to address the nitrogen Total Maximum Daily Loads (TMDLs) established for the watersheds of the Popponesset Bay and the eastern basin of the Waquoit Bay.^{12,13} In December 2022, the Town began construction on Phase I (out of five phases) for sewer service areas proposed in the CWMP. In addition, the Town adopted a Flow Neutral Bylaw in 2021, which limits future wastewater flows according to the zoning and wastewater regulations in place as of the CWMP's effective date (July 1, 2015).

Recognizing the unique water quality challenges on the Cape and Islands, the state updated Title 5 of the State Environmental Code in July 2023 to require septic system upgrades for properties within "Natural Resource Areas," a designation applied to compromised watersheds on Cape Cod and affecting nearly all of Mashpee.¹⁴ All septic systems for properties not on sewer and within a Natural Resource Area will be required to upgrade to the Best Available Nitrogen Reducing Technology (BANRT), although this requirement is suspended for communities that receive a 20-year watershed permit for applicable watersheds and meet the milestones outlined in the permit. Mashpee is in the process of applying for watershed permits for both the Waquoit and Popponesset Bays.¹⁵

COVID-19. The COVID-19 pandemic has had lasting impacts on the housing market nationwide, resulting in widening affordability gaps between what households can afford and what is available on the market. While this is not unique to Mashpee, stakeholders reported that it appears to have accelerated some of the demographic shifts already taking place on Cape Cod – namely, the loss of younger families, inability

¹² GHD, Inc. *Final Recommended Plan/Final Environmental Impact Report*. Prepared for the Town of Mashpee Sewer Commission, 2015, p.ES-1.

¹³ A Total Maximum Daily Load (TMDL) is a calculation of the maximum pollutant amount that a water body can accept and still meet state water quality standards.

¹⁴ See 310 CMR 15.214 and 15.215 for information on Nitrogen Sensitive Areas, including Natural Resources Areas, and the requirements for septic system upgrades.

¹⁵ Anastasia Rudenko PE, BCEE, ENV SP, email dated June 12, 2025.



of employers to recruit or retain employees due to the lack of attainable housing, and rising sale prices in Mashpee that outpace the county and state.¹⁶

Other major factors influencing Mashpee's housing needs and opportunities include:

THE SEASONAL HOUSING MARKET. As of 2020, approximately 32 percent of Mashpee's housing stock was used for seasonal, recreational, or occasional use compared to 33 percent for Barnstable County as a whole and just 4 percent for the state.¹⁷ Although the Upper Cape communities have a lower share of seasonal units compared to the Lower and Outer Cape, this nonetheless is a persistent challenge for those seeking year-round housing; together, year-round residents, seasonal workers, and vacationers compete for an already-inadequate supply of affordable housing in and around Mashpee.

SHIFTING DEMOGRAPHICS. While the median age of Mashpee's population (51.9) is lower than Barnstable County (53.9), the region as a whole is older than the state (39.6).¹⁸ Mashpee's population is aging over time and the share of households with children under 18 is shrinking.

REGULATORY LIMITATIONS. Although discussed among Town boards, none of the zoning changes proposed in the 2015 HPP relating to housing density or multifamily housing have been implemented.

PROTECTED LAND. About forty percent of Mashpee's land is considered protected open space. The achievements of the Town and open space organizations have contributed to Mashpee's beauty, while also influencing where future housing development is likely to occur. In addition, the Joint Base Cape Cod military installation extends into Mashpee's northwest corner, covering approximately 1,000 acres in Mashpee and extending into Sandwich, Bourne, and Falmouth.^{19,20} The Mashpee Wampanoag Tribe also holds 170 acres in Mashpee, taken into trust in 2015 by the US Department of the Interior and protected as the tribe's initial reservation.

Housing Production Plan Overview

This plan has been prepared to meet all the requirements of a Housing Production Plan under state regulations and the guidelines of the Massachusetts Executive Office of Housing and Livable Communities (EOHLC).²¹ The main purpose of a Housing Production Plan is to help a community make steady progress

¹⁶ Since 2018, the median single family home sale prices in Mashpee have increased by \$293,500 (from \$408,000 in 2018 to \$701,500 through November 2023), a greater increase than the rest of the Upper Cape, Barnstable County, and Massachusetts. Out of all neighboring communities, only Barnstable's median single family home prices increased more than Mashpee's, rising over \$350,000 during the same period. Source: Banker & Tradesman, Town Stats.

¹⁷ US Census Bureau, 2020 Decennial Census, Table DP1.

¹⁸ US Census Bureau, ACS 5-Year Estimates, 2017-2021, Table B01002,

¹⁹ Acreage for portion of Joint Base Cape Cod in Mashpee based upon GIS data provided by the Town of Mashpee.

²⁰ Cape Cod Commission, "Joint Base Cape Cod." Accessed December 2023 at <https://www.capecodcommission.org/our-work/joint-base-cape-cod>

²¹ G.L. c. 40B §§ 20-23 and 760 CMR 56.00.



toward the 10 percent statutory minimum under Chapter 40B, i.e., that 10 percent of total year-round housing units will be deed-restricted to be affordable for low- or moderate-income households. Whether a community has reached the 10 percent minimum is determined by the Chapter 40B Subsidized Housing Inventory (SHI), a periodically updated list of all affordable units recognized by EOHLC. To date, 5.18 percent of Mashpee's year-round housing stock (as determined by the most recent decennial census) is included on the state's SHI. Under state regulations, an HPP must include an annual production goal to produce the number of affordable units equivalent to 0.5 percent of the community's year-round housing stock until this ten percent target under Chapter 40B has been achieved. For Mashpee, this yields a numerical production goal of 37 SHI-eligible units per year.

Once adopted at the local level by the Select Board and Planning Board, the Town will submit this HPP to EOHLC. Upon state approval, the HPP will be in effect for a period of five years. During this time, the Town can request certification that it is in compliance with the approved HPP if it meets the above numerical production goal (37 SHI-eligible units) in a single calendar year; doing so will give the Town greater control over comprehensive permit applications during the period of certification. While many types of housing needs may be considered, the *primary* purpose of the Housing Production Plan is to help communities reach the 10 percent statutory minimum under Chapter 40B.

Defining "Affordable Housing" and Housing Needs

Housing affordability in a *general* sense refers to macrolevel relationships between the cost of housing and household incomes; an imbalance between the two can leave households unable to meet their other basic needs including food, healthcare, transportation, and essential goods and services. For this reason, households are considered "affordably housed" if they pay no more than 30 percent of their income toward select housing costs. This 30 percent metric is used to determine affordable rent and sale prices for various income-restricted housing programs.

In the regulatory context, the term "affordable housing" is generally used in reference to households with low or moderate incomes based upon income limits set annually by the United States Department of Housing and Urban Development (HUD). The Commonwealth of Massachusetts uses HUD's income limits to determine eligibility for income-restricted housing developed under Chapter 40B. As a result, most housing called "affordable housing" in federal, state, or local laws, ordinances, and bylaws is based on this consistent framework and refers to housing affordable to households with incomes not exceeding 80 percent AMI as determined by HUD's income limits.

Mashpee's Housing Production Plan conforms with EOHLC's Chapter 40B regulations and is primarily focused on affordable housing for low- and moderate-income households – i.e., housing that would be eligible for inclusion on the state's Subsidized Housing Inventory (SHI). To be included on the SHI, a unit must be:

- Approved by a state-recognized subsidy agency as eligible for a comprehensive permit or as "Local Action Units" (i.e., units developed *without* a comprehensive permit);



- Marketed and sold or rented under an EOHLC-compliant Affirmative Fair Housing Marketing Plan (AFHMP);
- Protected by a long-term affordable housing restriction limiting occupancy to households with incomes at or below 80 percent of the HAMFI, also commonly referred to as the Area Median Income, or AMI. These income limits are set annually for HUD-delineated areas known as Fair Market Rent Areas. Mashpee is part of the Barnstable County Fair Market Rent (FMR) Area; and
- Sold or rented to households at prices affordable to households with incomes at or below 80 percent AMI.

However, households whose incomes *exceed* the threshold for being considered low- or moderate-income often have trouble finding housing they can afford. While this is not unique to Mashpee or Barnstable County, real estate trends on Cape Cod appear to be shaping the region's household demographics to a more pronounced extent, in turn making it difficult to sustain a dynamic and socioeconomically diverse community. Even households who can afford to purchase or rent on Cape Cod have trouble finding homes, a strong indicator that the region's housing supply is out of balance with demand.

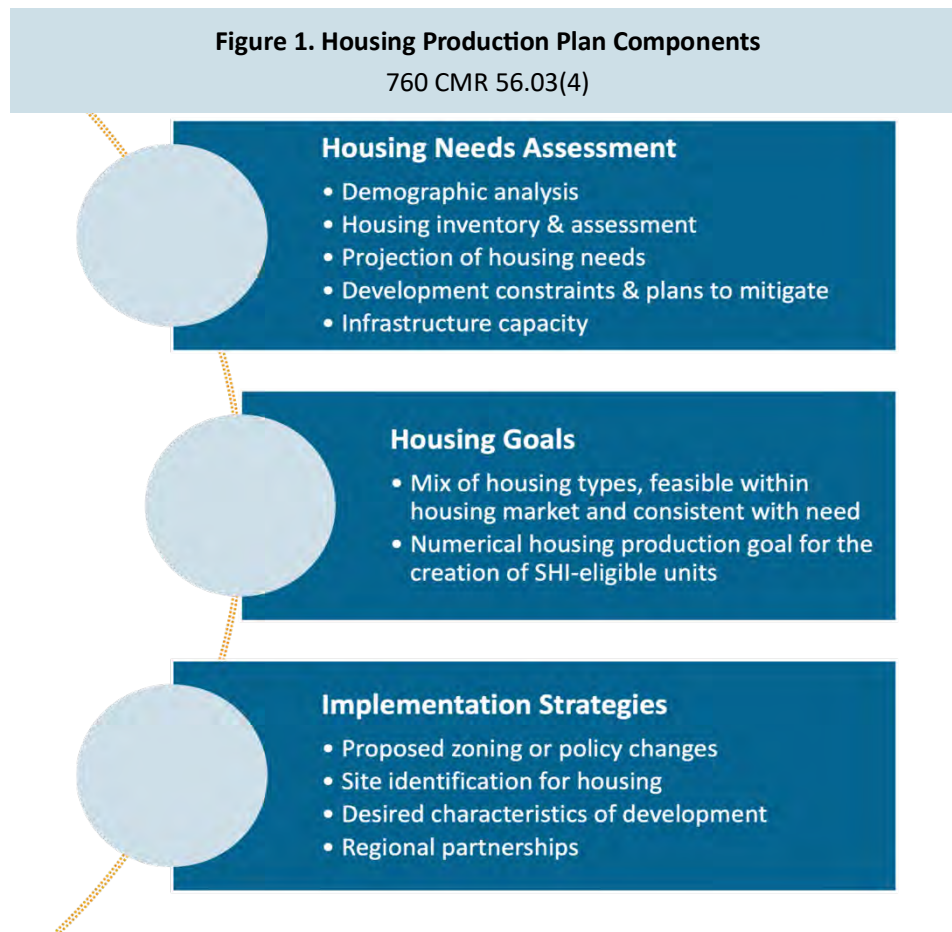
Components of a Housing Production Plan

A Housing Production Plan begins with a **HOUSING NEEDS ASSESSMENT**, which describes a community's housing needs using data from sources such as the Town, the U.S. Census Bureau, housing market reports, municipal records, and community interviews. In addition, the needs assessment will explore constraints to development and plans to mitigate these constraints where possible. Building upon this analysis of housing needs and potential barriers to further housing development, the Housing Production Plan sets a series of qualitative and quantitative affordable **HOUSING GOALS**. Based on these goals, the plan lays out **IMPLEMENTATION STRATEGIES**. State regulations (760 CMR 56.03[4]) and EOHLC Comprehensive Permit guidelines describe the specific requirements for each component of an HPP, outlined in Figure 1 below.



Figure 1. Housing Production Plan Components

760 CMR 56.03(4)



Community Engagement Process

The Town provided multiple opportunities for participation by local officials and the community at large. The planning process was guided by a Community Engagement Plan that consisted of the following components:

- **REGULAR AFFORDABLE HOUSING COMMITTEE MEETINGS.** The Affordable Housing Committee met between August 2023 through May 2024 to discuss the development of this plan.
- **SMALL GROUP INTERVIEWS.** During the months of July and August 2023, the consultant team conducted small group interviews with nearly forty individuals familiar with Mashpee's housing needs to get a sense of what has changed since the last HPP and what needs still remain. The housing committee and planning staff were asked to distribute an interview sign-up form to those who would be interested in participating and asked them to share the opportunity with others. Participants included government officials, local residents, local employers, nonprofit organizations, and developers. Appendix D includes a summary of these interviews.
- **COMMUNITY SURVEY.** A community survey was available online and in paper form from September 19 through October 13, 2023. This survey asked questions about the respondent's own housing



needs as well as their perspectives on the needs of the community. A total of 318 individuals participated in this survey, the results of which are included in Appendix H.

- **COMMUNITY MEETINGS.** The Affordable Housing Committee hosted three community meetings during the development of this plan – two in September (one in person and one virtual) and one on October 19, 2023. Summaries of these meetings are included in Appendices E and F.
- **TRIBAL ENGAGEMENT.** In addition to the Tribe making paper copies of the community survey available on site, the Mashpee Wampanoag Tribe’s Housing Commission invited project representatives to their October 18, 2023 meeting. At this time, Town staff, the Chair of Affordable Housing Committee, and the project consultant discussed the HPP with the Housing Commission and gathered input regarding future housing strategies that could support the Tribe’s housing needs.
- **FOCUS GROUPS.** In December 2023, the consultant team conducted six focus groups with Town staff, members of various Town boards, committees, and commissions, and developers. Participants were asked to review and provide comments on draft strategies for the HPP. Appendix G includes a summary of these focus groups.
- **PRESENTATIONS TO THE SELECT BOARD AND PLANNING BOARD.** On December 18, 2023, the consultant team and Town staff presented the Needs Assessment and Implementation Strategies at a joint meeting of the Select Board and Planning Board for their initial review. The Planning Board discussed the HPP again on January 3, 2024 to refine strategies, and the Select Board and Planning Board met again on January 8, 2024.
- **PUBLIC COMMENT PERIOD.** Members of the public, including Town boards, committees, and commissions, were encouraged to provide written comments on the draft plan from February 20 to March 11, 2024. The Affordable Housing Committee reviewed and prepared responses to all public comments received at their meeting on March 12, 2024. These comments and committee responses are included in Appendix C of this plan.
- **AFFORDABLE HOUSING COMMITTEE PLAN APPROVAL.** In the spring of 2024, the Affordable Housing Committee approved a final draft plan for advancement to the Planning Board and Select Board.
- **INITIAL JOINT PUBLIC HEARINGS.** In June 2024 the Planning Board and Select Board held a joint public hearing to discuss the draft Housing Production Plan and determined it needed substantial revision before adoption.
- **PLANNING BOARD REVISIONS:** From October 2024-March 2025, the Planning Board reviewed the draft Plan, discussed edits, and prepared redline changes over several meetings.



- **REVISED DRAFT:** Under the ARPA-funded Barnstable County Shared Regional Housing Services Pilot Program, the Town received thirty hours of technical assistance. At the direction of the Planning Board and Town Planner, the Town used these hours to prepare a revised draft.
- **PUBLIC COMMENT PERIOD:** Beginning on May 5, 2025, the Town launched 30-day comment period on the draft plan. A working group consisting of the Town Planner and representatives from the Planning Board, Select Board, and Affordable Housing Committee met twice with the consultant to review comments and determine necessary edits. Public comments submitted in writing and during a May 21st joint meeting of the Planning Board and Affordable Housing Committee are included in Appendix B, along with responses.
- **FINAL PLAN ADOPTION:** The Planning Board adopted the final HPP on June 18, 2025 and recommended the plan to the Select Board. The following week, the Select Board followed suit and adopted the HPP on June 23, 2025.

A Note on Data Sources

Information for the Mashpee Housing Production Plan comes from a variety of sources, including the Town, the community engagement process described above, previous plans and studies, the Cape Cod Commission, state agencies, proprietary data, the U.S. Department of Housing and Urban Development (HUD), and the U.S. Bureau of the Census. The most frequently used sources of data are as follows:

- **THE CENSUS OF POPULATION AND HOUSING (DECENNIAL CENSUS).** This plan draws from Census 2020 where appropriate, but historical census tables were also used as needed for analyzing trends over time.
- **THE AMERICAN COMMUNITY SURVEY (ACS).** The ACS provides demographic and housing estimates for large and small geographic areas every year. Although the estimates are based on a small population sample, a new survey is collected each month, and the results are aggregated to provide a “rolling” dataset on a wide variety of topics. In most cases, data labeled “ACS” in this plan are taken from the most recent five-year tabulation: 2017-2021 inclusive.
- **STATE DATA CENTER AT UMASS DONAHUE INSTITUTE.** The State Data Center (SDC) Program was established by the US Census Bureau in 1978 to partner with states to make data readily available at the state level through partnerships with state agencies, universities, libraries, and more. In Massachusetts, the State Data Center is housed at the University of Massachusetts Amherst Donahue Institute, which also produces the population projections used in this plan.
- **HUD CONSOLIDATED PLANNING/COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) DATA.** Created through a combined effort of the U.S. Department of Housing and Urban Development (HUD) and the Census Bureau, this dataset is a “special tabulation” of ACS. According to the HUD guidance, “these special tabulation data provide counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits



(primarily 30, 50, and 80 percent of median income) and household types of particular interest to planners and policy-makers.” The most recent CHAS Data are based on the ACS 2016-2020 estimates.

- **HOUSING MARKET SOURCES.** The consultants tapped the Warren Group’s extensive real estate transaction databases to sample sales volume and sale prices, as well as Rentometer for rental market data.
- **TOWN DATA.** Departments provided data upon requests to support a review of local development patterns, market trends, and development constraints.

In addition, many local and regional publications were reviewed during the development of this Housing Production Plan and are referenced throughout this document.



Housing Needs Assessment

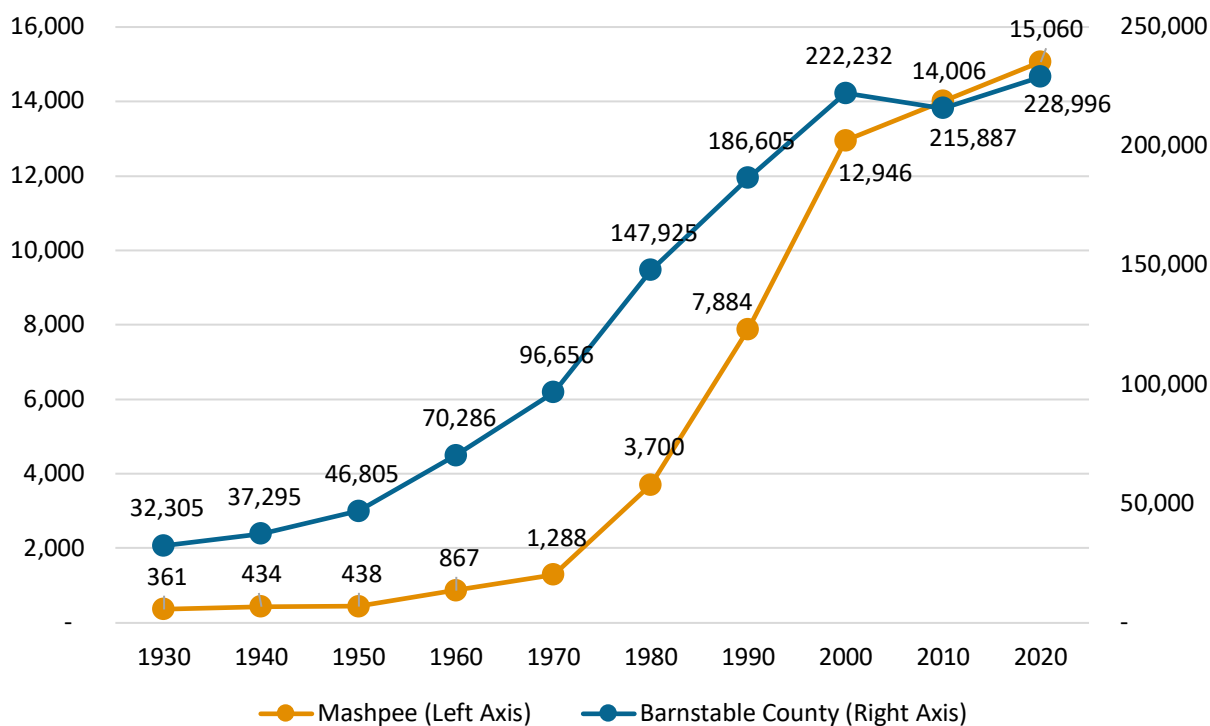
Demographic Profile

Population Trends

Mashpee's population grew rapidly from 1970 to 2000, increasing more than tenfold during this thirty-year period. This growth pattern is not unique to Mashpee, as many "baby boomers" were setting down roots during this time. However, Figure 2 shows that Mashpee grew exceptionally quickly relative to the county as a whole. County-wide, growth slowed after 2000, with most Cape Cod communities experiencing a population *dip* between 2000 and 2010. Mashpee, Bourne, and Sandwich in the Upper Cape were exceptions to this trend and collectively gained over 2,600 residents during this period while Barnstable County lost over 6,340.²²

Figure 2. Total Population for Mashpee and Barnstable County, 1930-2020

Source: UMass Donahue Institute and US Census Bureau



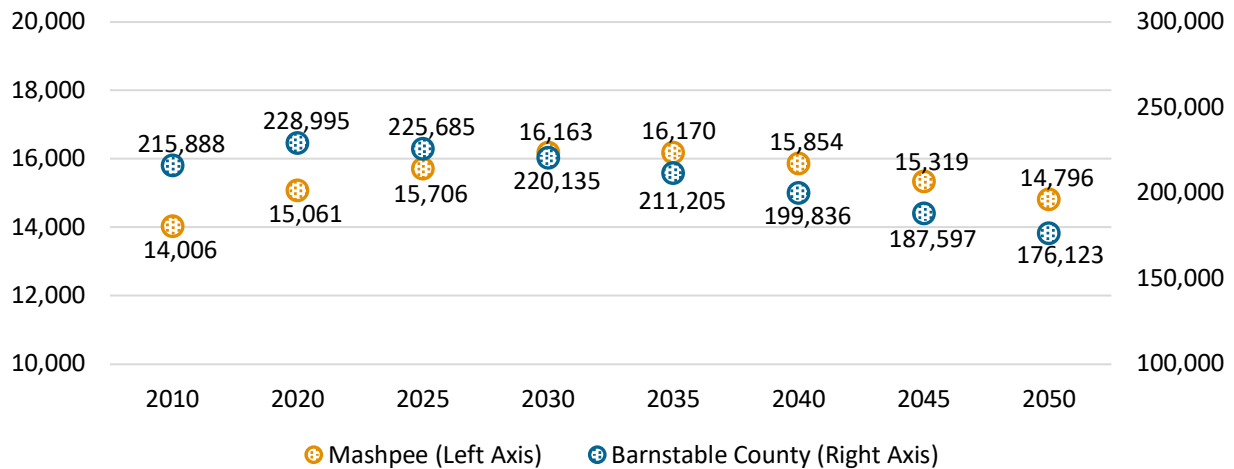
²² US Census Bureau, 2020 Decennial Census, Table P1. Wellfleet in the Outer Cape also increased between 2000 and 2010 -- gaining one resident during this decade.



The University of Massachusetts Amherst’s Donahue Institute recently released updated population through 2050.²³ These projections assume that Barnstable County’s population peaked in 2020 for the time during this thirty-year forecast, whereas Mashpee is expected to experience continued growth through 2030 before also declining through 2050 (Figure 3).

Figure 3. Projected Total Population, 2010-2050

Source: UMass Donahue Institute, 2022 Massachusetts Population Projections



POPULATION AGE

Like many communities, Mashpee’s population is trending older, with the number of residents 55+ increasing each decade from 1990 to 2020 (Figure 4). Conversely, the under-18 population has decreased each decade since 2000. While these trends are not specific to Mashpee, Figures 5A and 5B show that Mashpee is more affected by these shifts than the county, state, and nation; the percentage of residents under 18 decreased more in Mashpee compared to the other geographies, and the share of the population 55+ increased substantially more. Map 2 displays the median age of Mashpee residents by block group and shows that the census block groups with the highest median ages include those in the New Seabury and Popponesset areas, as well as around Johns and Ashumet Ponds.

Figure 4. Shifts in Population Age, 1990-2020

Source: Decennial Census, 1990, 2000, 2010, 2020

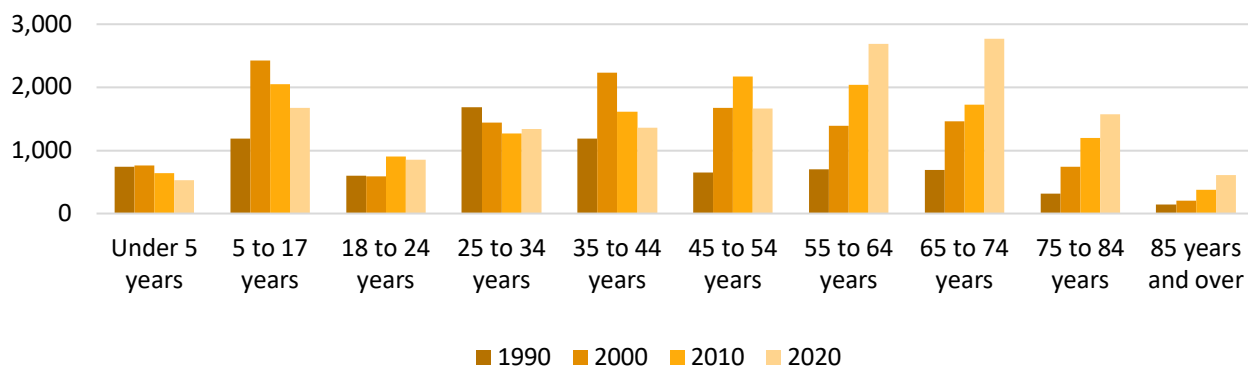




Figure 5. Percent Population Under 18 and Over 55, 1990-2020

Source: Decennial Census, 1990 and 2020

Figure 5A. Percent Under 18, 1990 - 2020

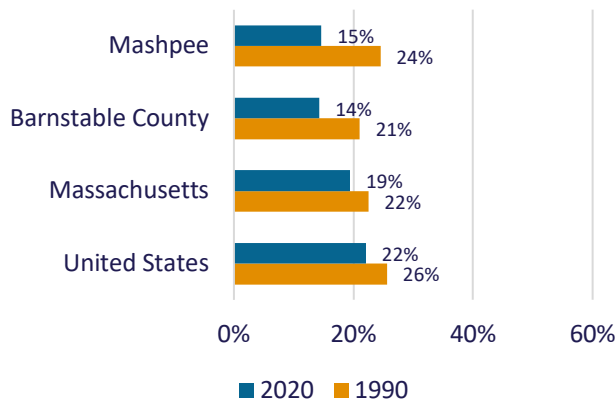
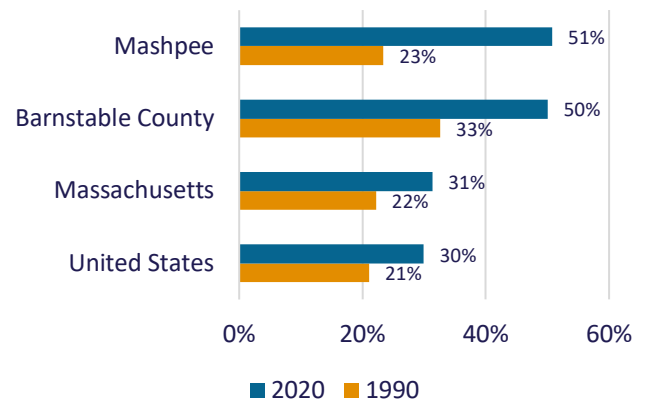


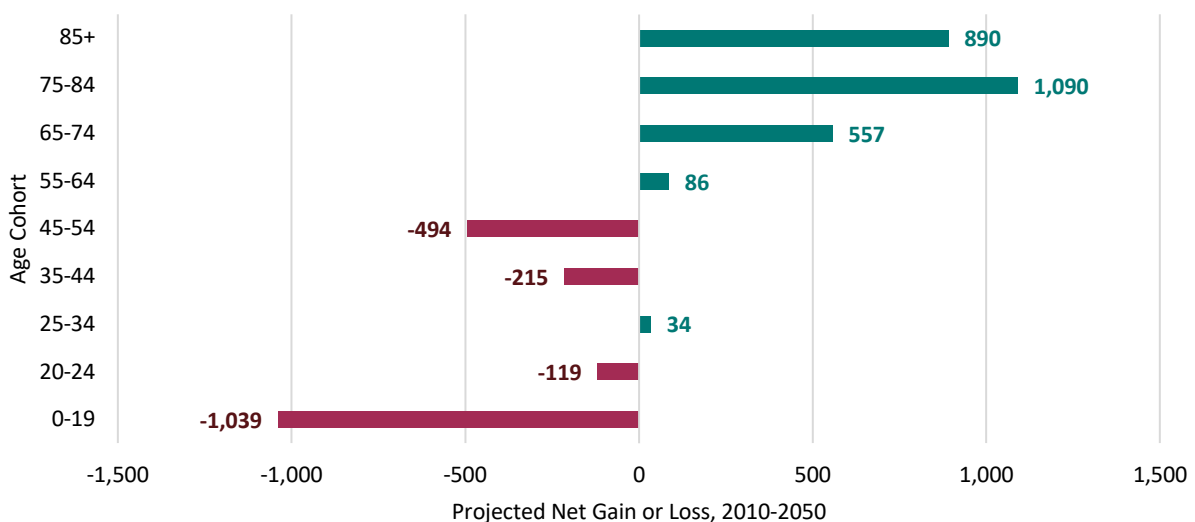
Figure 5B. Percent Over 55, 1990-2020

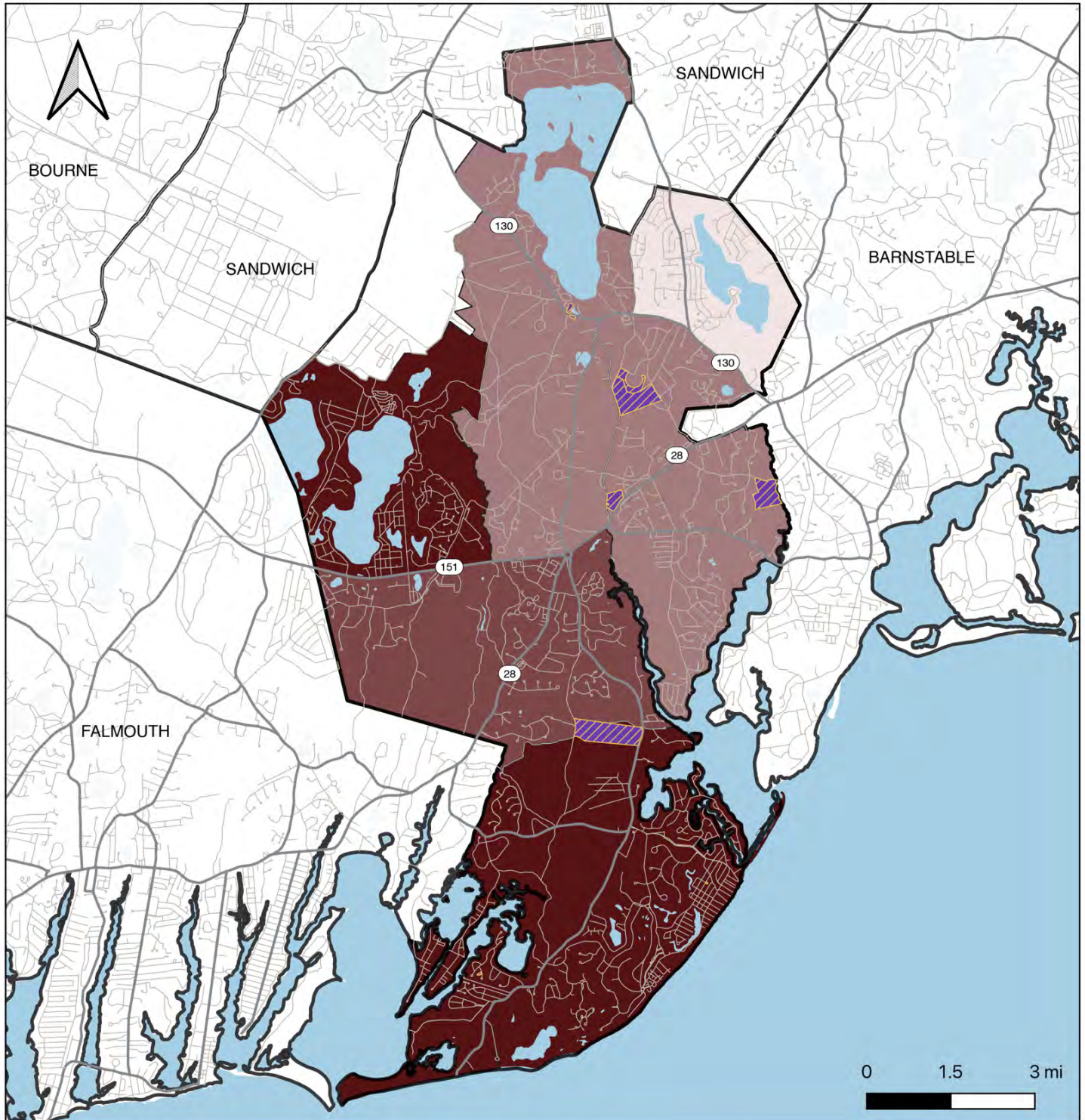


According to UMass Amherst Donahue Institute's population projections, these trends are expected to continue through 2050, with an anticipated net loss of 1,833 for the under 55 cohort, and a net gain of 2,623 for the 55+ cohort (Figure 6). These shifts in population age may necessitate two responses – addressing the evolving housing needs of older residents, and considering what housing options would better enable families with children to remain in or move to Mashpee.

Figure 6. Projected Population Shifts by Age Cohort, 2010-2050

Source: UMass Donahue Institute, 2022 Massachusetts Population Projections





Map 2. Median Age by Census Block Group

Mashpee Housing Production Plan

Date: November 20, 2023

Data Sources: US Census Bureau, MassGIS, Town of Mashpee

This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes. Census block group maps included in this plan do not include Census Tract 141 Block Group 1, which extends from NW Mashpee into Bourne and Sandwich and predominantly consists of Joint Base Cape Cod.

Mashpee Wampanoag LAR

Water Body

Town Boundary

Roads

Limited Access Highway

Multi-Lane Highway, Not Limited Access

Major Road - Numbered Routes, Arterials, Collectors

Minor Street or Road

Median Age

42 - 46.2

46.2 - 50.4

50.4 - 54.7

54.7 - 58.9

58.9 - 63.1



RACE, ETHNICITY, AND CULTURE

Minority Population

The percent of Mashpee’s population identifying as a racial or ethnic minority increased from about 12 percent to 16 between 2010 and 2020. Like the county and state, the largest specific minority group increase was across two or more races, increasing from 3 to 6 percent among non-Hispanic populations (Table 1) and 3 to 7 percent among the total population. Map 3 displays the percent minority population across Mashpee by census block group and shows that the southern half of the town has less minority representation than the northern half.²⁴

Table 1. Race and Ethnicity, 2010 and 2020

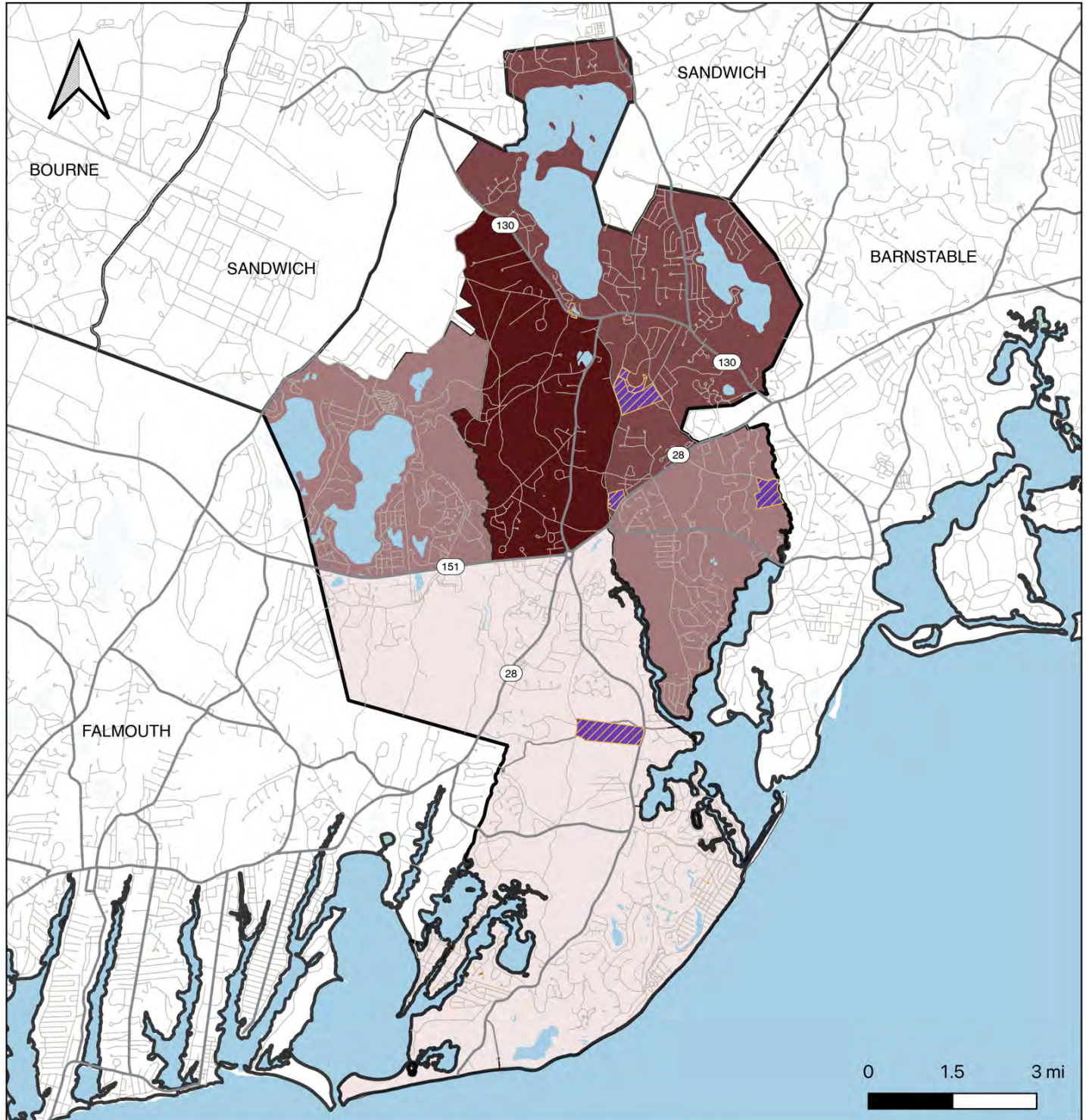
	Mashpee		Barnstable County		Massachusetts	
	2010	2020	2010	2020	2010	2020
Not Hispanic or Latino	97.8%	97.3%	97.8%	96.5%	90.4%	87.4%
White alone	87.7%	84.4%	91.4%	85.0%	76.1%	67.6%
African American/Black alone	2.2%	2.3%	1.8%	2.8%	6.0%	6.5%
American Indian/Alaska Native alone	2.9%	2.7%	0.5%	0.5%	0.2%	0.1%
Asian alone	1.2%	1.1%	1.0%	1.4%	5.3%	7.2%
Native Hawaiian/Other Pacific Islander alone	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Other	0.9%	1.3%	1.1%	1.5%	0.9%	1.3%
Two or More Races	2.7%	5.5%	2.0%	5.4%	1.9%	4.7%
Hispanic or Latino, All Races	2.2%	2.7%	2.2%	3.5%	9.6%	12.6%
Percent Minority (Not Hispanic or Latino, all races except White; Hispanic or Latino, all races)	12.3%	15.6%	8.6%	15.0%	24.9%	32.4%

Source: Decennial Census 2010 and 2020

Compared to Barnstable County, Mashpee has a relatively higher share of residents identifying as American Indian or Alaska Native for census purposes. However, residents identifying as such may not be members of the Mashpee Wampanoag tribe. The 2020 Census indicates that 684 Mashpee residents identified as “American Indian/Alaska Native,” either alone or in addition to another race, representing 4.5 percent of the Town’s population compared to 1.7 percent for Barnstable County. For those identifying as one race, 413 identified as “American Indian/Alaska Native” alone, representing 2.7 percent of Mashpee residents compared to just 0.5 percent for Barnstable County.²⁵

²⁴ “Minority” population is determined by subtracting the White, *not Hispanic or Latino* population from the Total Population. Hispanic or Latino status is important to consider when determining minority representation, as a White Hispanic or Latino person would still be considered a minority.

²⁵ US Census Bureau, 2020 Decennial Census, Tables P1 and DP1.



**Map 3. Minority Population
by Census Block Group**

Mashpee Housing Production Plan

Date: November 20, 2023

Data Sources: US Census Bureau, MassGIS, Town of Mashpee

This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes. Census block group maps included in this plan do not include Census Tract 141 Block Group 1, which extends from NW Mashpee into Bourne and Sandwich and predominantly consists of Joint Base Cape Cod.

Mashpee Wampanoag LAR

Water Body

Town Boundary

Roads

Limited Access Highway

Multi-Lane Highway, Not Limited Access

Major Road - Numbered Routes, Arterials, Collectors

Minor Street or Road

Percent Minority

6.4-10.2%

10.2-14.1%

14.1-17.9%

17.9-21.8%

21.8-25.6%



Mashpee Wampanoag Tribe

The Mashpee Wampanoag Tribe, also known as the People of the First Light, were re-acknowledged as a federally recognized tribe in 2007. In 2015, the federal government declared 150 acres of land in Mashpee and 170 acres of land in Taunton as the Tribe's initial reservation on which the Tribe can exercise its full tribal sovereignty rights. While the Mashpee Wampanoag tribe currently has approximately 3,200 enrolled citizens, most do not live in Mashpee due to historical displacement.²⁶

In September 2023, the Mashpee Wampanoag Tribal Council voted to enact a state of emergency regarding the growing number of tribal citizens experiencing homelessness. This declaration enables the Tribal Council to take necessary action until its members have determined the issue has been adequately addressed. The Mashpee Wampanoag Tribe's Housing Department has consistently supported 60 to 70 homeless tribal members per month since 2019, a rate that far exceeds the national rate of homelessness.²⁷

Foreign Born Population

An estimated 7 percent of Mashpee residents are foreign-born compared to 10 percent for the county and 18 percent for the state. Of Mashpee's neighbors, both Falmouth (8 percent) and Barnstable (18 percent) exceed Mashpee's share of foreign-born residents.²⁸ An estimated 7 percent of households speak languages other than English (LOTE); most of these households are multilingual and can speak English comfortably, with less than one percent of Mashpee households estimated to have limited English proficiency (LEP) compared to two percent for the county and 6 percent for the state. Among the surrounding communities, Barnstable has the highest estimated share of LEP households at 5 percent.²⁹

DISABILITY

Twelve percent of Mashpee residents live with a disability, a figure in line with the county and state (also both an estimated 12 percent).³⁰ One-fifth of Mashpee residents over 65 have some sort of disability, which is lower than Barnstable County (26 percent) and the state (31 percent). Table 2 breaks down disabilities by type, both among Mashpee residents with a disability and among all non-institutionalized residents. Overall, cognitive difficulties are the most common challenge, closely followed by ambulatory and hearing difficulties.

²⁶ Mashpee Wampanoag Tribe. Accessed November 2023 at <https://mashpeewampanoagtribe-nsn.gov/>

²⁷ Devaney, Rachael. "Wampanoag Tribe declares a state of emergency due to homelessness: here's what we know." Cape Cod Times, September 27, 2023.

²⁸ US Census Bureau, American Community Survey 5-Year Estimates, 2017-2021, Table B05007

²⁹ Ibid., Table C16002

³⁰ Ibid., Table B18101. Note that ACS disability status is calculated using the non-institutionalized population, which means those living in institutionalized "group quarters" settings such as nursing homes are not included.



Table 2. Disability by Type for Mashpee Residents

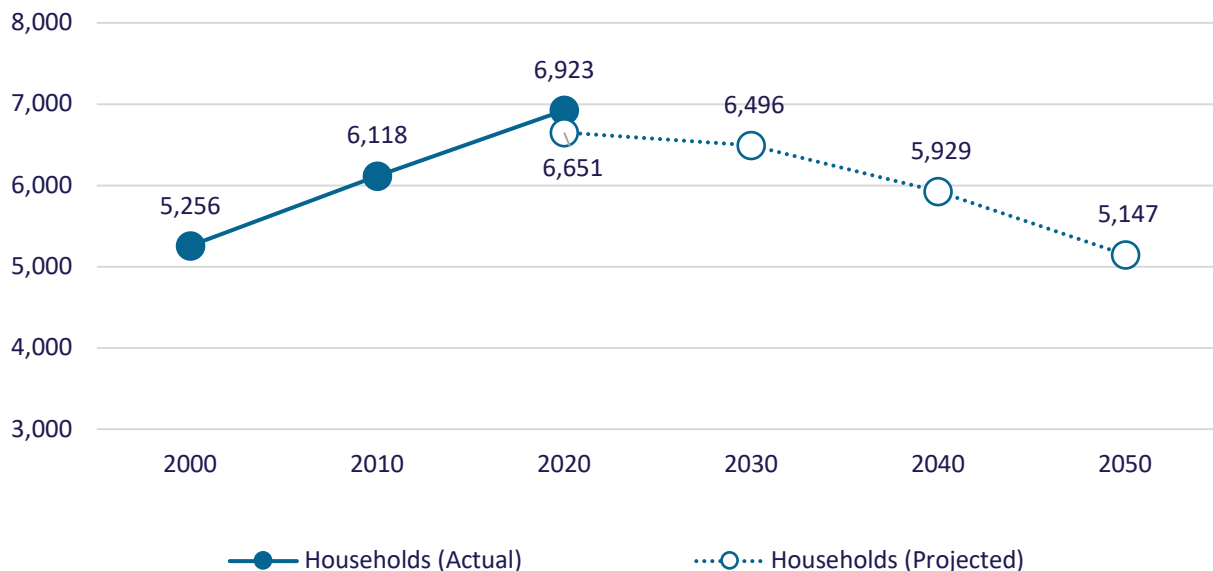
	% Non-Institutionalized Pop w Disability	% Total Non-Institutionalized Pop
Hearing Difficulty (All Ages)	36.9%	4.4%
Vision Difficulty (All Ages)	15.2%	1.8%
Cognitive Difficulty (Age 5+)	39.2%	4.9%
Ambulatory Difficulty (Age 5+)	35.4%	4.5%
Self-Care Difficulty (Age 5+)	11.1%	1.4%
Independent Living Difficulty (Age 18+)	26.3%	3.5%

Source: ACS 5-Year Estimates, 2017-2021, Tables B18101, B18102, B18103, B18104, B18105, B18106, B18107. Note: Hearing and vision difficulties are reported for all ages whereas cognitive, ambulatory, and self-care difficulties are reported for age 5+ and independent living difficulties for age 18+.

Households

While the Donahue Institute provides population projections, it does not provide household projections at this time. However, the Metropolitan Area Planning Council (MAPC) recently released its own household projections through 2050.³¹ Just as Mashpee's household population is expected to decline leading up to 2050, so are the total number of households (Figure 7). However, the 2020 Census figures exceed the projected households for 2020, so this trend may shift from these projections.

Figure 7. Mashpee Households: Actual and Projected
Source: US Census Bureau and MAPC Population Projections



³¹ MAPC's methodology is detailed here:

https://www.mapc.org/wpcontent/uploads/2023/10/MAPC_Projections_Methodology_Documentation_LRTP2023.pdf



HOUSEHOLD SIZE

Mashpee's household sizes are smaller than those across the state and nation, although not unique to Cape Cod; nearly three quarters of Mashpee and county households consist of one or two people, a share substantially higher than the state and nation (Table 3). Given Cape Cod's identity as a retirement community, these smaller household sizes are not surprising.

Table 3. Household Size, 2020

	Mashpee	Barnstable County	Massachusetts	United States
1-person household	32.7%	33.0%	28.8%	27.6%
2-person household	40.1%	39.5%	32.2%	32.9%
3-person household	12.2%	12.8%	16.4%	15.6%
4-person household	9.6%	9.2%	13.8%	13.0%
5-or more persons	5.5%	5.5%	8.8%	10.9%

Source: Decennial Census 2020, Table H9

HOUSEHOLD TYPE

Over the past twenty years, the makeup of Mashpee's households has shifted, with the share of family households decreasing from about 70 to 62 percent. The US Census Bureau defines a "family" household as a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people are considered as members of one family. On the other hand, single-person households increased from 25 percent to 33 percent of all households during this same timeframe (Table 4).

Table 4. Mashpee Household Type, 2000-2020

	2000		2010		2020	
Total Households	5,256		6,118		6923	
Family	3,651	69.5%	3,906	63.8%	4276	61.8%
<i>Married Couple</i>	2,925	80.1%	3,053	78.2%	3332	77.9%
<i>Other Family</i>	726	19.9%	853	21.8%	944	22.1%
Nonfamily	1,605	30.5%	2,212	36.2%	2647	38.2%
<i>Living Alone</i>	1,312	81.7%	1,871	84.6%	2261	85.4%
<i>Not Living Alone</i>	293	18.3%	341	15.4%	386	14.6%

Source: Decennial Census 2020, Table H14

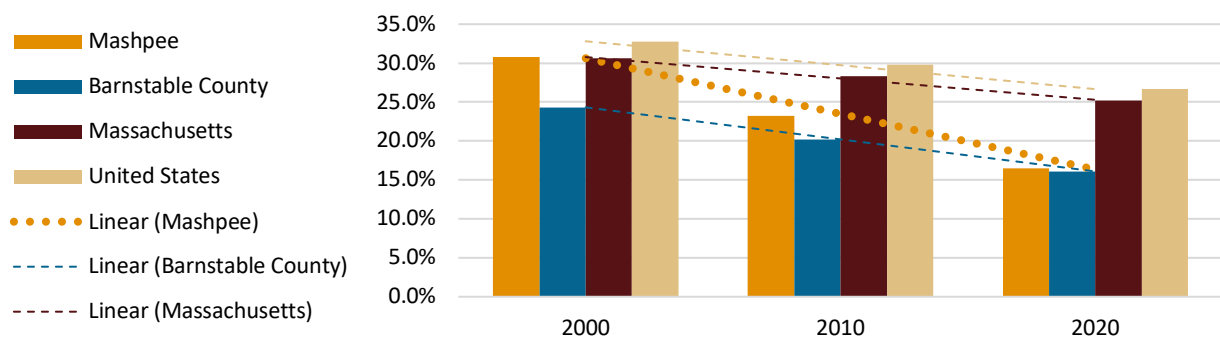


HOUSEHOLDS WITH CHILDREN

Mashpee's percentage of households with children decreased from 31 percent in 2000 to 17 percent in 2020, outpacing the county which saw a reduction of households with children from 24 percent to 16 percent during the same period. The linear trend lines in Figure 8 show that this shift has been more dramatic in Mashpee as compared to the county, state, and nation. In addition to having implications for housing policy, these trends also have affected student enrollment. Map 4 displays the share of households with children under age 18 by census block group, showing greater prevalence of families with children in the northeastern corner of town.

Figure 8. Percent Households with Children Under 18, 2000-2020

Source: US Census Bureau, Decennial Census, 2000, 2010, 2020

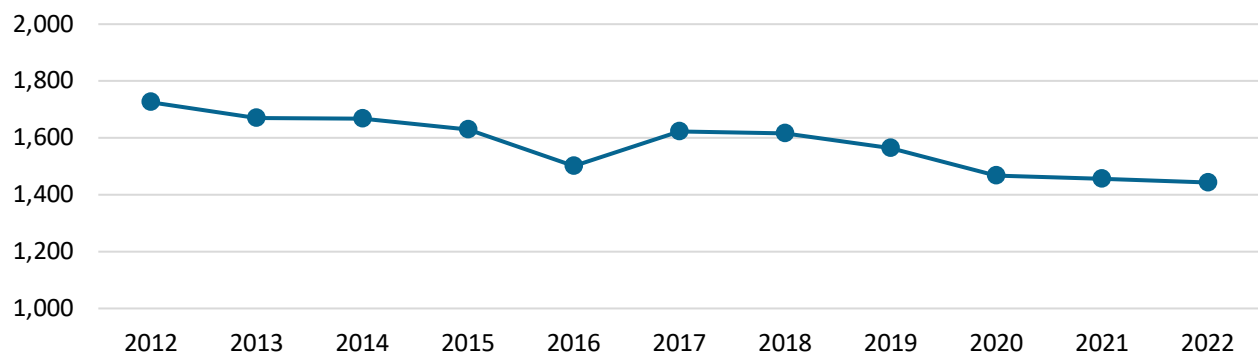


Schools³²

The Town of Mashpee's public schools include the Kenneth C. Coombs School (grades PK-2), the Quashnet School (grades 3-6), and Mashpee Middle-High School (grades 7-12). Prior to the 2022-2023 school year, the district also included Mashpee Middle School, which included grades 7-8 while the High School included grades 9-12; these two schools were already co-located in the same building and merged for efficiency. In the past ten years, student enrollment has declined by over 280 students (Figure 9).

Figure 9. Mashpee Public Schools - Total Student Enrollment

Source: MA Department of Elementary and Secondary Education, District Profile

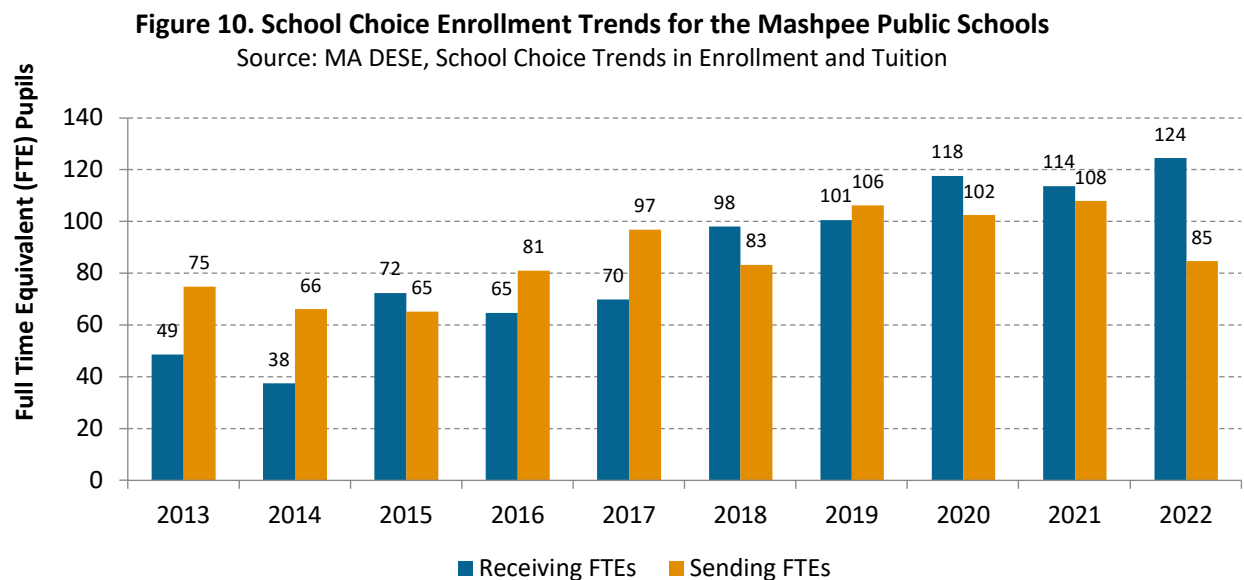


³² School capacity should not be considered a limiting factor for housing development or when setting housing policy out of consideration for the Fair Housing Act, which provides protections based on familial status (among other factors).



SELECTED POPULATIONS. The Mashpee Public Schools do not appear to have disproportionate over-representation of populations with specialized needs. Approximately 15.1 percent of the student population in Mashpee has disabilities, compared with 19.4 percent statewide. The percentage of English Language Learners is significantly lower for Mashpee Public Schools (5.3 percent) than the state (12.1 percent).³³ Based on DESE records, there were also thirteen homeless youth receiving McKinney-Vento services enrolled in the Mashpee Public Schools during the 2023-2024 school year, the most recent year for which this data is available.^{34,35}

SCHOOL CHOICE. Mashpee is a School Choice receiving district, with specific grades open for enrollment annually based on availability. Under the School Choice program, parents or guardians can send children to public schools in participating communities, with tuition being paid for by the sending district to the receiving district. For the last three years for which data is available, the Mashpee Public School system received more students from other communities than it sent out to other districts (Figure 10). Under local preference policies for affordable housing opportunities, the families of these students attending the Mashpee Public Schools are considered “local” even if the household does not currently reside in Mashpee.



³³ MA Department of Elementary and Secondary Education, Mashpee Public Schools Profile, 2023-2024.

³⁴ McKinney-Vento data for all public school districts in the state provided by the MA Department of Elementary and Secondary Education upon request in September 2022. As of November 2023, DESE did not yet have more current data available.

³⁵ Under the McKinney-Vento Act, funding is provided to school districts to provide select services to homeless youth to ensure their continued education. The definition of homeless under McKinney-Vento includes students in households who are “doubling up” (i.e., multiple households temporarily sharing a single housing unit) due to loss of housing. In Mashpee’s case, twelve of the nineteen homeless students accounted for were doubling up.

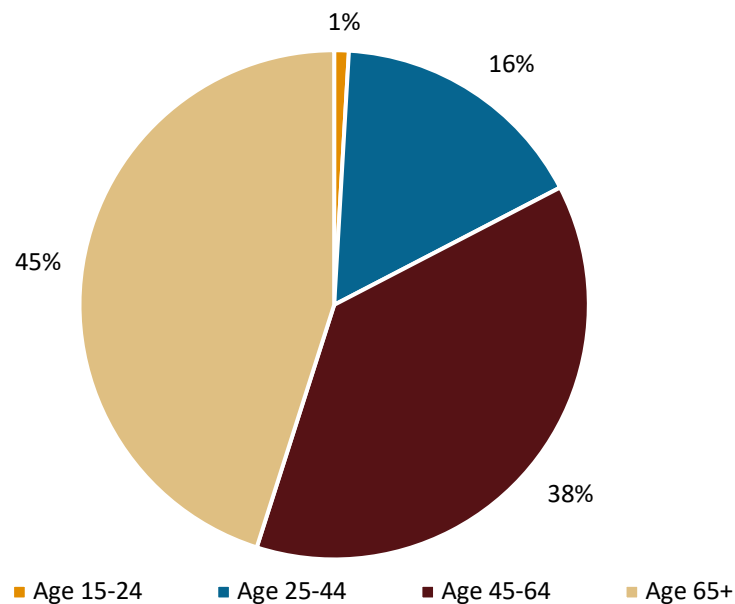


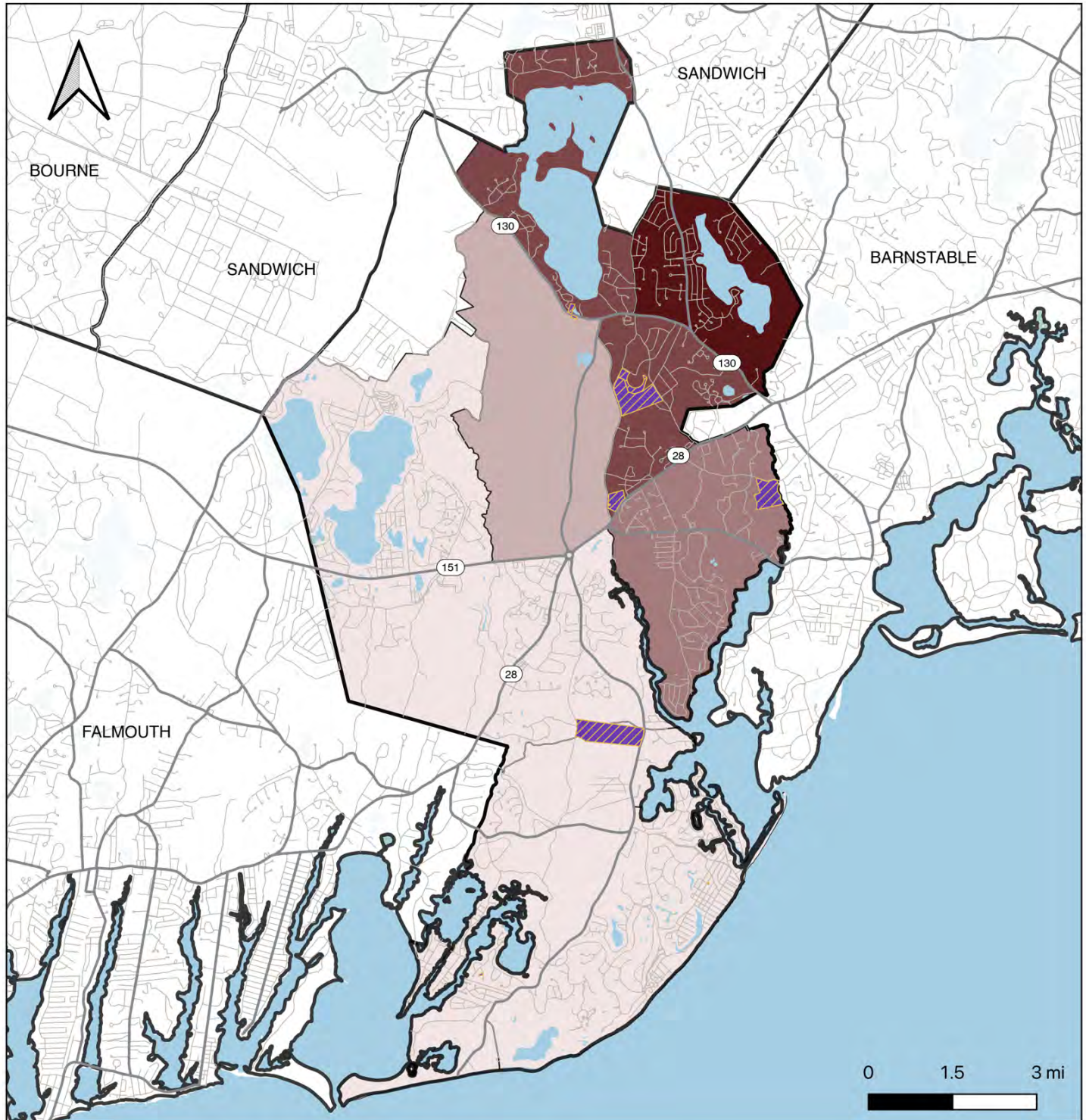
AGE OF HOUSEHOLDER

Under census definitions, a “householder” is the person, or one of the people, in whose name the home is owned, being bought, or rented. Each household only has one householder for census-reporting purposes. Both at the local and county level, 45 percent of householders are age 65+ compared to 28 percent for the state and 27 percent for the nation. While the share of householders age 45-64 is fairly equal across geographies (37-38 percent), the share of householders under 45 is quite different across geographies – 17 percent for Mashpee compared to 34 percent for the state and 36 percent for the nation. Map 5 displays the share of householders age 65+ by census block group, showing similar geographic distribution to the median age for Mashpee’s total population as shown in Map 2.

Figure 11. Age of Householder

Source: US Census Bureau, 2020 Decennial Census, Table H13





Map 4. Households with Own Children by Census Block Group

Mashpee Housing Production Plan

Date: November 20, 2023

Data Sources: US Census Bureau, MassGIS, Town of Mashpee

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Minor Street or Road

Households w Own Children

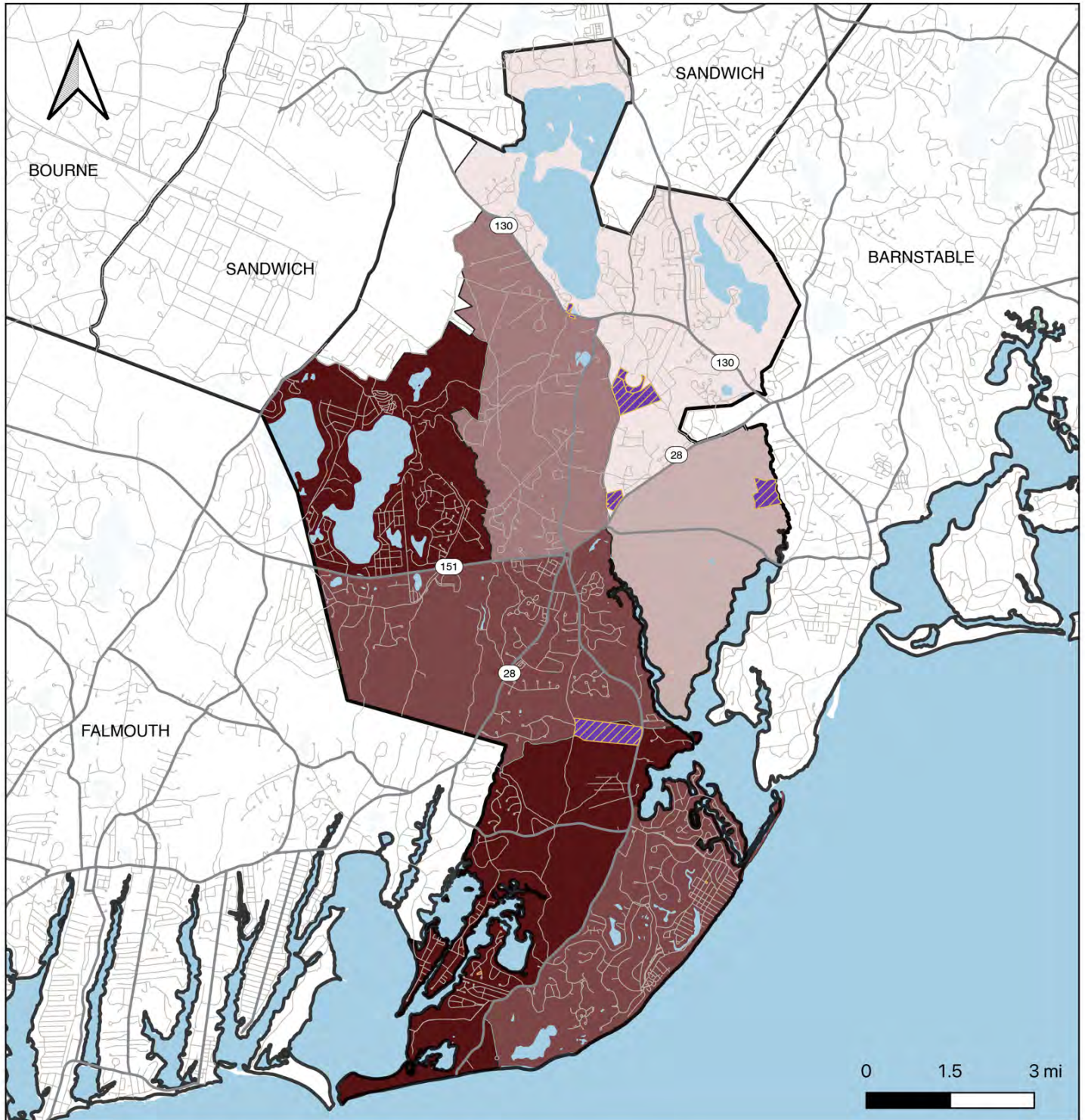
10.2-13.8%

13.8-17.3%

17.3-20.9%

20.9-24.4%

24.4-28.0%






**Map 5. Householder Age 65+
by Census Block Group**

Mashpee Housing Production Plan





Date: November 20, 2023

Data Sources: US Census Bureau, MassGIS, Town of Mashpee






This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes. Census block group maps included in this plan do not include Census Tract 141 Block Group 1, which extends from NW Mashpee into Bourne and Sandwich and predominantly consists of Joint Base Cape Cod.

-  Mashpee Wampanoag LAR
-  Water Body
-  Town Boundary

Roads

-  Limited Access Highway
-  Multi-Lane Highway, Not Limited Access
-  Major Road - Numbered Routes, Arterials, Collectors
-  Minor Street or Road

Householder Age 65+

-  28.5-34.5%
-  34.5-40.5%
-  40.5-46.5%
-  46.5-52.5%
-  52.5-58.6%



Economic Profile

The economic profile of a community examines socioeconomic characteristics of its **population and households**, its **labor force** (residents over age 16 either working or looking for work), and its **employment base** (jobs within a community). These factors connect to housing primarily when considering whether area wages are compatible with housing costs.

What is a labor force?

A community's labor force includes all civilian residents over the age of 16 who are either currently employed or are actively seeking employment. **Labor force characteristics reflect a community's level of household wealth, which is a large driver of local economic conditions.**

A lower labor force participation rate means there are more residents over age 16 who are unemployed and *not* looking for work, perhaps because they have retired, have a disability that prevents them from working, are a stay-at-home parent by choice, or are a full-time student not looking for work. The labor force participation rate should not be confused with the unemployment rate, which is based upon those in the labor force who are not working.

What is an employment base?

An employment base refers to all of the wage and salary jobs within a community. Self-employed positions do not count as part of a community's economic base.

How do the labor force and employment base relate to each other?

The overlap of a community's labor force (*residents* over age 16 either working or looking for work) and its employment base (jobs within a community) can indicate a greater opportunity for residents to find suitable work near where they live. On the other hand, large disparities between the labor force and employment base can mean that there is greater economic inequity between the people who live in a community and those who work there.

Income

Conversations about income often focus on the US Department of Housing and Urban Development (HUD) Area Median Family Income (HAMFI), which is updated annually according to household sizes for larger geographies known as HUD Fair Market Rent/Income Limits Areas (HMFAs). Mashpee is part of the "Barnstable Town, MA USA" HMFA, which includes all of Barnstable County. Since 2021, the HAMFI for Barnstable County has increased by \$35,000, as shown in Figure 12.

Figure 12. HUD Area Median Family Income (HAMFI) for Barnstable County, 2010-2023

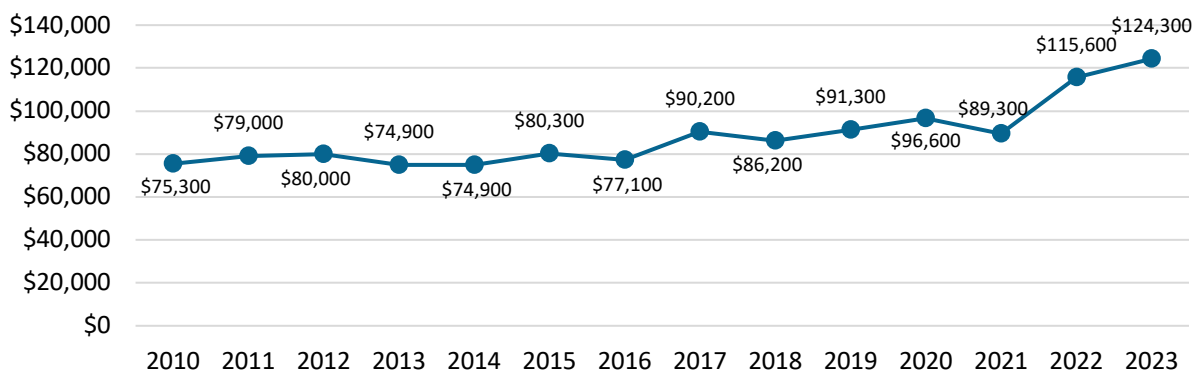




Table 5 below expands upon the HAMFI to show the income limits by household size and pairs this with sample households to provide local context. The assumed wage data for sample households is based upon 2022 Employment and Wages Reports (ES-202) from the MA Department of Economic Research, as well as salary information for local public sector jobs.

Table 5. 2023 Income Limits for Barnstable County

Income Level	Sample Households	Household Size					
		1	2	3	4	5	6
30% HAMFI	An elderly couple living on social security	\$24,200	\$27,650	\$31,100	\$34,550	\$37,350	\$40,280
50% HAMFI	A single retail worker						
	A police officer, stay-at-home parent, and four children	\$40,300	\$46,050	\$51,800	\$57,550	\$62,200	\$66,800
80% HAMFI	A single parent police officer and one child						
	A construction worker, home health aide, and three children	\$64,450	\$73,560	\$82,850	\$92,050	\$99,450	\$106,800
100% HAMFI	Two masters-level teachers with three years' experience and three children	\$80,550	\$91,950	\$103,550	\$115,050	\$124,300	\$133,500
	A single senior level municipal staff person						

HOUSEHOLD TYPE AND INCOME

HUD compiles a data set known as Comprehensive Housing Affordability Strategy (CHAS) data, which is based upon American Community Survey five-year estimates and is compiled to demonstrate the extent of housing problems and housing needs, particularly for low-income households. Within this dataset, households are defined as either:

- Elderly family: two people in family, at least one householder age 62 or older;



- Small family: two people in family, neither age 62 or older; or three to four people in family;
- Large family: five or more people in family;
- Elderly non-family: generally adults age 62 or older living alone or within a nonfamily household; or
- Other household type: non-elderly, non-family, such as single persons under age 62 living alone or without roommates.

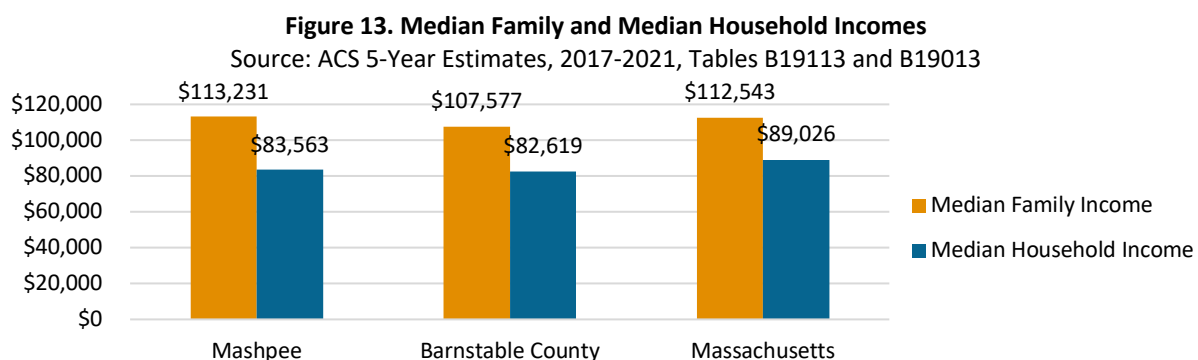
Table 6 shows the share of each household type by income level. Non-family households are most likely to be low or moderate income (LMI), a category including all households earning no more than 80 percent HAMFI; 60 percent of elderly non-family households and 59 percent of other household types are considered LMI.

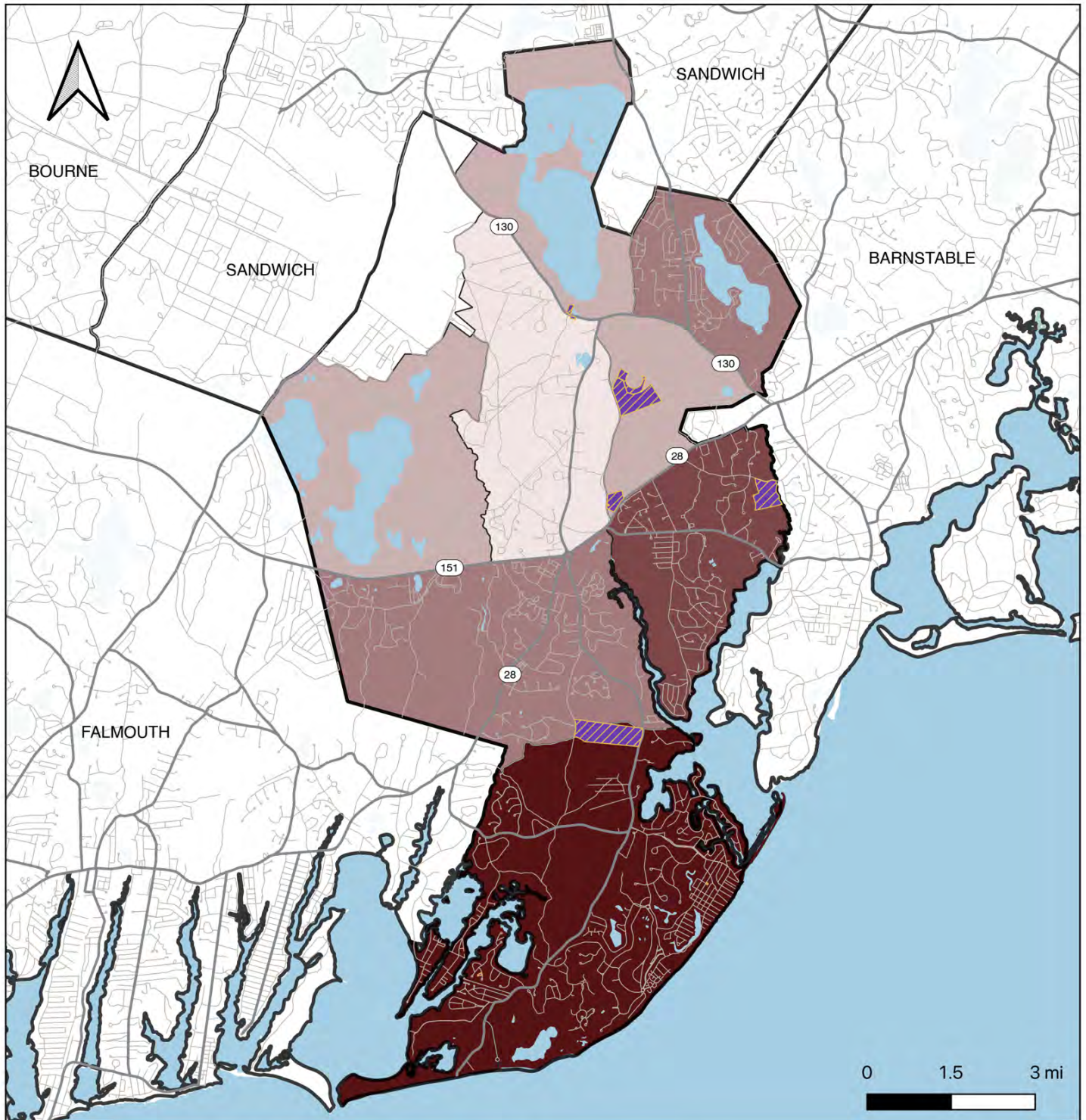
Table 6. Household Type and Income Level

Household Type		Elderly Family	Small Family (2-4 persons)	Large Family (5+ persons)	Elderly Non-Family	Other Household Type
Count		1,590	2,130	250	1,575	1,025
% of All Households		24%	32%	4%	24%	16%
Income	Up to 30% HAMFI	2%	10%	8%	25%	24%
	>30% to 50% HAMFI	10%	12%	26%	23%	19%
	>50% to 80% HAMFI	20%	7%	6%	18%	16%
	>80% to 100% HAMFI	9%	9%	6%	10%	13%
	>100% HAMFI	59%	62%	54%	24%	28%

Source: CHAS 2016-2020, Table 7

Typically, median family income is higher than median household income, and Mashpee is no exception. Median household income is based upon both family and non-family households, whereas median family income only includes families, which as Table 6 indicates are less likely to be LMI. Figure 13 compares the estimated median family incomes and household incomes for Mashpee, Barnstable County, and Massachusetts. Mashpee has the greatest discrepancy between these figures, with a ratio of 1.36 compared to 1.30 for the county and 1.26 for the state. Maps 6 and 7 display median household and family income by census block group in Mashpee, showing concentrations of higher incomes in the New Seabury and Popponesset areas.





Map 6. Median Household Income by Census Block Group

Mashpee Housing Production Plan

Date: November 20, 2023

Data Sources: US Census Bureau, MassGIS, Town of Mashpee

This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes. Census block group maps included in this plan do not include Census Tract 141 Block Group 1, which extends from NW Mashpee into Bourne and Sandwich and predominantly consists of Joint Base Cape Cod.

Mashpee Wampanoag LAR

Water Body

Town Boundary

Roads

Limited Access Highway

Multi-Lane Highway, Not Limited Access

Major Road

Minor Street or Road

Median Household Income

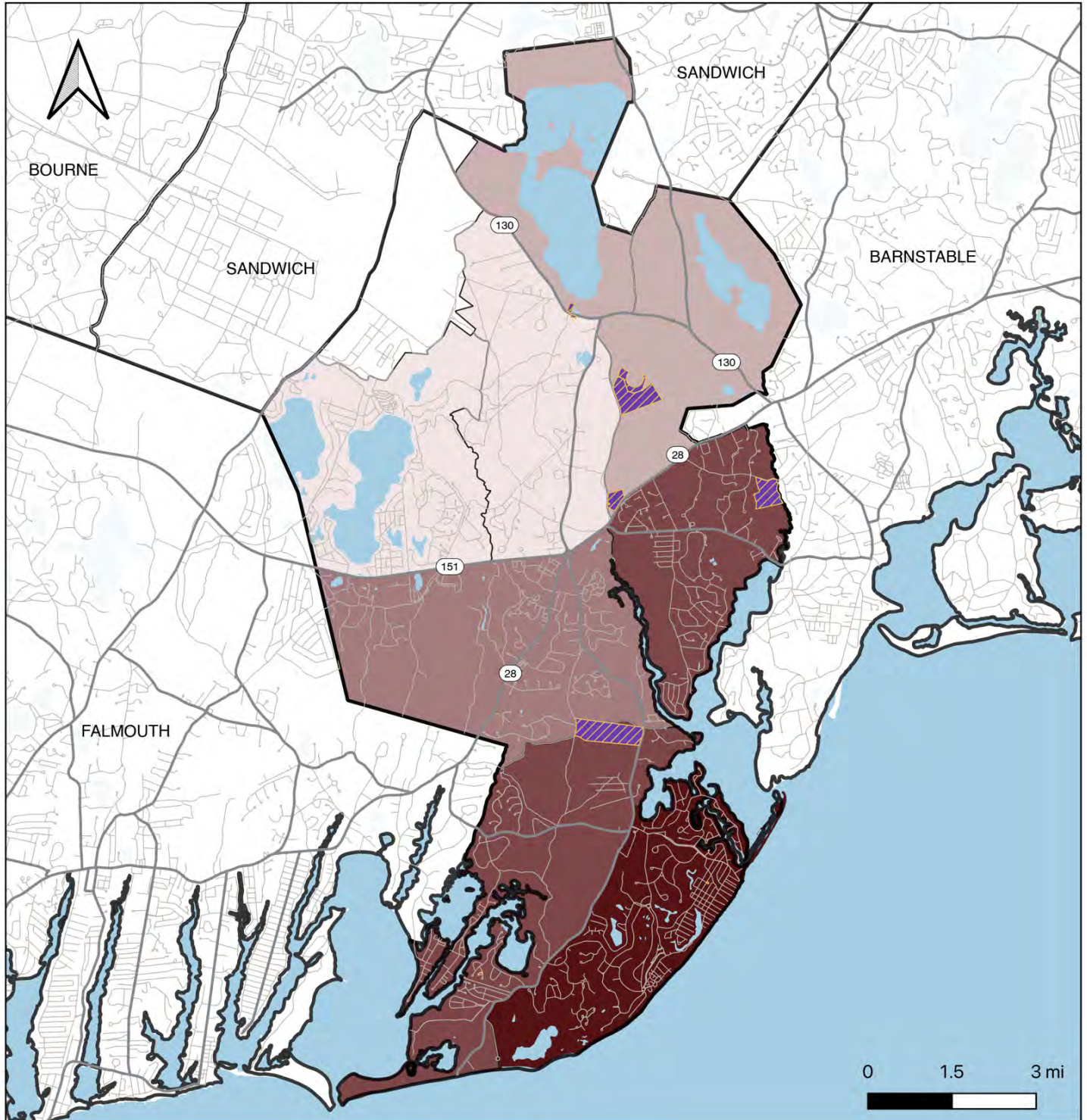
\$58,523 - \$69,838

\$69,838 - \$81,152

\$81,152 - \$92,467

\$92,467 - \$103,781

\$103,781 - \$115,096



**Map 7. Median Family Income
by Census Block Group**

Mashpee Housing Production Plan

Date: November 20, 2023

Data Sources: US Census Bureau, MassGIS, Town of Mashpee

This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes. Census block group maps included in this plan do not include Census Tract 141 Block Group 1, which extends from NW Mashpee into Bourne and Sandwich and predominantly consists of Joint Base Cape Cod.

Mashpee Wampanoag LAR

Water Body

Town Boundary

Roads

Limited Access Highway

Multi-Lane Highway, Not Limited Access

Major Road

Minor Street or Road

Median Family Income

\$54,375 - \$80,861

\$80,861 - \$107,347

\$107,347 - \$133,834

\$133,834 - \$160,320

\$160,320 - \$186,806



Poverty

Mashpee is estimated to have only a slightly lower share of households living in poverty than the county — although the breakdown of those households by type differs. Family households in Mashpee are less likely to be living in poverty (representing 24 percent of those households living in poverty compared to 36 percent for Barnstable County and 39 percent for Massachusetts (Table 7). In Mashpee, a considerably smaller share of households living in poverty are nonfamily 65+ households (17 percent) compared to Barnstable County (32 percent).³⁶

Table 7. Households Living in Poverty

	Mashpee	Barnstable County	Massachusetts
Below Poverty	7.1%	7.5%	10.7%
<i>Family Households</i>	24.2%	36.4%	38.9%
<i>Nonfamily Households</i>	75.8%	63.6%	61.1%

Source: ACS 5-Year Estimates, Table B17017

Employment

LABOR FORCE

A community's labor force includes all civilian residents over the age of 16 who are either currently employed or are actively seeking employment. Mashpee has an estimated civilian labor force of 7,875, with 7,500 employed in a variety of industries.³⁷ ACS estimates indicate that nearly 20 percent of Mashpee's employed labor force works in health care or social assistance, as shown in Table 8. There is some overlap between the top industries in which Mashpee residents are employed (Table 8) and the top industries represented in local jobs within the community (Table 9) — namely, health care and social assistance, retail trade, and construction are among the top industries for both groups of workers. However, an estimated 9 percent of Mashpee's employed residents work in professional, scientific, or management industries, while this industry only represents 4 percent of jobs within the community. For Mashpee residents, those working full-time in the professional, scientific, or management fields have the highest median earnings of all industries, earning an estimated \$93,567 compared to \$62,727 for all industries.³⁸ Such disparities can mean there is significant economic inequity between the people who *live* in a community and those who *work* there. An estimated 34 percent of working Mashpee residents work in the community, which is a lower share of individuals working in their municipality of residence across the county (43 percent).³⁹ This difference reinforces feedback from the community engagement process that people who work in Mashpee may struggle to afford to live in the community, and those who can afford to live in the community may need to seek work elsewhere.

³⁶ ACS 5-Year Estimates, 2017-2021, Table B17017.

³⁷ ACS 5-Year Estimates, 2017-2021, Table B12006.

³⁸ ACS 5-Year Estimates, 2017-2021, Table B24041.

³⁹ ACS 5-Year Estimates, 2017-2021, Table B08009.



Table 8. Top Five Industries for Mashpee’s Labor Force

Industry	% Resident Labor Force
Health Care and Social Assistance	19.8%
Retail Trade	14.1%
Professional, Scientific, Management	8.6%
Construction	7.7%
Educational Services	7.7%
<i>All Other Industries Combined</i>	<i>42.2%</i>

Sources: ACS 5-Year Estimates, 2017-2021, Table C24030

EMPLOYMENT BASE

A community’s **employment base** includes its wage and salary jobs. People counted in the employment base may or may not live in Mashpee, and the employment base does not include self-employed people.⁴⁰ The overlap of a community’s labor force (residents over age 16 either working or looking for work) and its employment base (jobs within a community) can indicate a greater opportunity for residents to find suitable work near where they live. As noted above, the industries of Mashpee’s employment base (Table 9) somewhat overlap with those of its labor force (Table 8 above); however, the top industry for those who work in Mashpee is retail trade, which has an average weekly wage of \$740.⁴¹ Table 9 displays the percentage of Mashpee’s employment base within select industries, broken down into year-round and seasonal timeframes, and also displays the average weekly wages by industry within Mashpee as compared to Barnstable County. In other words – for every dollar earned by a participant in Barnstable County’s employment base, a participant in Mashpee’s employment base earns \$0.87. Only three industries in Table 9 provide higher average wages in Mashpee compared to the county.

Table 9. Percent Local Jobs by Industry

Industry	Timeframe			Average Weekly Wages		
	Year-Round	Sep-May	Jun-Aug	Mashpee	County	Town-to-County Wage Ratio
Retail Trade	21%	23%	21%	\$740	\$846	0.875
Health Care and Social Assistance	16%	18%	15%	\$1,107	\$1,313	0.843
Accommodation and Food Services	14%	14%	16%	\$601	\$722	0.832
Arts, Entertainment, and Recreation	9%	7%	14%	\$812	\$802	1.012
Construction	9%	10%	8%	\$1,330	\$1,411	0.943
Administrative and Waste Services	6%	6%	7%	\$1,038	\$1,141	0.910
Other Services, Except Public Administration	6%	7%	6%	\$944	\$920	1.026

⁴⁰ An estimated 11 percent of Mashpee residents are self-employed compared to 15 percent for the county and 9 percent for the state. ACS 5-Year Estimates, 2017-2021, Table B08128.

⁴¹ Massachusetts Department of Economic Research, “Employment and Wages Report (ES-202),” 2022.



Table 9. Percent Local Jobs by Industry

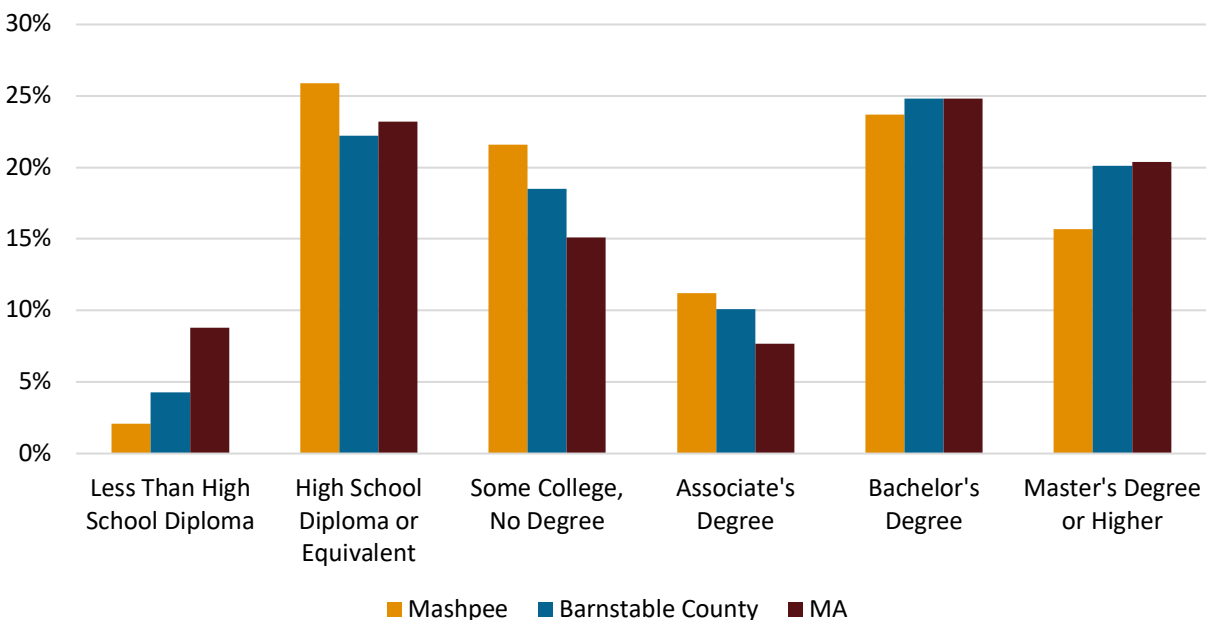
Industry	Timeframe			Average Weekly Wages		
	Year-Round	Sep-May	Jun-Aug	Mashpee	County	Town-to-County Wage Ratio
Wholesale Trade	4%	4%	4%	\$1,268	\$1,567	0.809
Professional and Technical Services	4%	4%	4%	\$1,376	\$1,626	0.846
Real Estate and Rental and Leasing	2%	2%	2%	\$1,255	\$1,201	1.045
Manufacturing	2%	2%	2%	\$541	\$1,410	0.384
Finance and Insurance	1%	1%	1%	\$1,788	\$2,204	0.811
Information	1%	1%	1%	\$1,302	\$1,311	0.993
All Jobs	5,231	4,430	5,482	\$1,003	\$1,155	0.868

Sources: MA Department of Economic Research, 2022 Employment and Wages Reports (ES-202)

EDUCATION

Approximately 40 percent of Mashpee residents over age 25 have a bachelor's degree or higher, which is slightly lower than the county and state, both estimated at 45 percent (Figure 14). Of the neighboring communities, Falmouth has the highest share of residents age 25+ with a bachelor's or higher (50 percent) and Barnstable is on par with Mashpee at about 40 percent.⁴²

Figure 14. Educational Attainment for Population Age 25+
Source: ACS 5-Year Estimates, 2017-2021



⁴² ACS 5-Year Estimates, 2017-2021, Table B15003.



Housing Characteristics

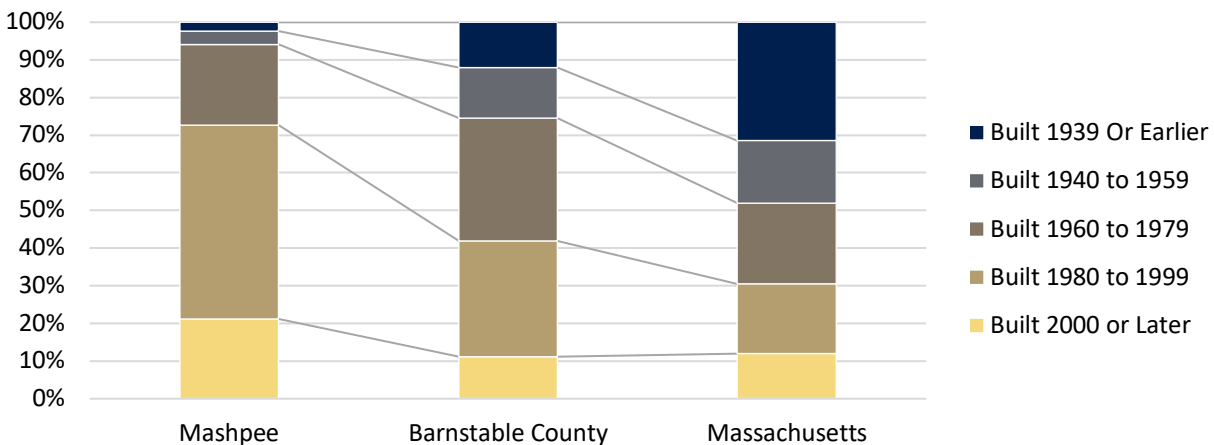
This section provides an overview of Mashpee’s current housing stock, including its growth over time and characteristics including housing type, size, and age. Over the past thirty years, Mashpee’s housing unit count has grown by over 3,700, rising from 7,002 units in 1990 to 10,757 in 2020.⁴³ An estimated 71 percent of Mashpee’s housing units are detached single-family homes, a figure lower than Barnstable County (81 percent) but significantly higher than the state (52 percent).⁴⁴ Mashpee also has a comparatively newer housing stock, with the majority of housing units in structures built in 1980 or later. This surge in newer housing units makes sense considering Mashpee’s population more than tripled between 1980 and 2000, growing from 3,700 to 12,946 (see Figure 1).

Age of Housing Stock

According to American Community Survey estimates, Mashpee’s housing stock is generally newer than other Cape Cod communities — and the Cape has a relatively newer housing stock than Massachusetts as a whole (Figure 15). Mashpee has by far fewer extant residential structures built in 1939 or earlier than its neighboring communities — and in fact is estimated to have the lowest share of *all* individual Cape communities. On the newer end, over 70 percent of Mashpee’s housing units were built after 1980.⁴⁵ This breakdown carries over to occupied housing units as well, with an estimated 71 percent of Mashpee households living in housing units built after 1980, compared to 47 percent for Barnstable County and 30 percent for the state.⁴⁶

Figure 15. Year Residential Structure Built for Mashpee Housing Units

Source: ACS 5-Year Estimates, 2017-2021, Table B25034



⁴³ US Census Bureau, Decennial Census, 1990 and 2020, Housing Units.

⁴⁴ ACS 5-Year Estimates, 2017-2021, Table B25024.

⁴⁵ ACS 5-Year Estimates, 2017-2021, Table B25034.

⁴⁶ ACS 5-Year Estimates, 2017-2021, Table B25127.



Assessor's records provide additional insight show that the median year built for Mashpee's extant residential structures by type is as follows: 1986 for single-family detached homes, 1988 for condominiums, and 1985 for two- or three-family homes.

Housing Types

Mashpee has a substantial share of what the Cape Cod Commission refers to collectively as multifamily housing types, representing about 30 percent of the town's housing stock.^{47,48} Table 10 shows this breakdown according to Assessor's records, also displayed on Map 8. About 69 percent of Mashpee's housing units are single family detached homes, with condominiums the next most common representing over a quarter of units.

Table 10. Mashpee Residential Structures by Type

		Est Units	
		#	%
Single Family Detached	7,257	7,257	68.9%
Condominium	2,825	2,825	26.8%
Two-Family	50	100	0.9%
Three-Family	2	6	<0.0%
Multiple Homes on One Parcel	36	72	0.6%
Apts (Incl. Housing Authority)	6	210	2.0%
Mixed Use	11	75	0.7%
Total	10,187	10,545	100.0%

Source: Town of Mashpee Assessor's Records, FY2023

Table 11 compares Mashpee's share of housing types to the broader region based on American Community Survey estimates. While Mashpee has an estimated lower share of single family detached units than Barnstable County, this is in part due to Mashpee's relatively higher share of "single family attached" units (e.g., townhouse condominiums, as reflected in the Assessor's data in Table 10). Of Mashpee's Upper Cape neighbors, Bourne has the next highest share of single family attached units at an estimated 7 percent, and Sandwich has the lowest share at 3 percent.^{49,50}

Table 11. Units in Structure

	Mashpee	Barnstable County	Massachusetts
1, Detached	71.3%	81.4%	51.7%
1, Attached	13.6%	5.2%	5.6%
2	1.6%	2.3%	9.6%
3 or 4	4.7%	3.5%	10.7%
5 to 9	4.3%	2.7%	5.8%
10 to 19	0.8%	1.2%	4.3%
20 to 49	0.4%	1.5%	4.4%
50 or More	1.0%	1.4%	7.0%
Mobile Home	2.2%	0.6%	0.8%
Boat, Rv, Van, Etc.	0.0%	0.0%	0.0%

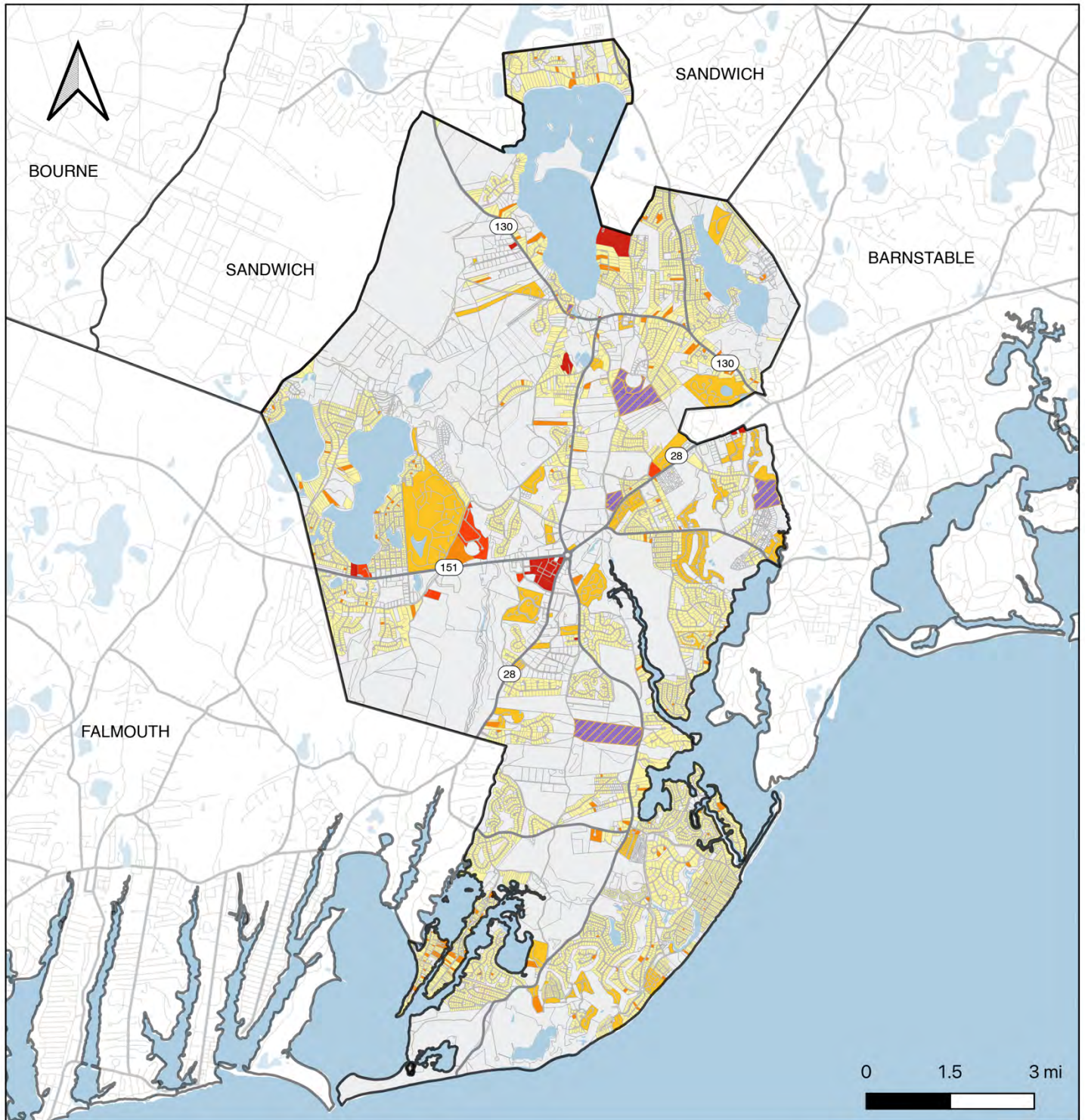
Source: ACS 5-Year Estimates, 2017-2021, Table B25024

⁴⁷ In their 2024 town housing profiles, the Cape Cod Commission uses the term "multifamily" to describe most housing types other than single family detached homes, including two- and three-family homes, mobile homes, townhouses, attached condominiums, and small and large apartment buildings. Mixed use properties and residential compounds are not counted as multifamily housing in these profiles.

⁴⁸ Cape Cod Commission, "Housing Profile: Mashpee," January 2024. Accessed at <https://capecodcommission.org/resource-library/>

⁴⁹ ACS 5-Year Estimates, 2017-2021, Table B25127.

⁵⁰ What the US Census Bureau refers to as "1, Attached" is typically thought of as a townhouse – i.e., an attached single-family unit with no other residential units above or below, sharing an internal wall with an adjacent unit from ground to roof. These units may be rented or (more commonly) owned. When they are owned, they are *assessed* as individual condominium units, whereas when such a unit is rented, it is likely part of a two- or three-family structure *assessed as one property*.



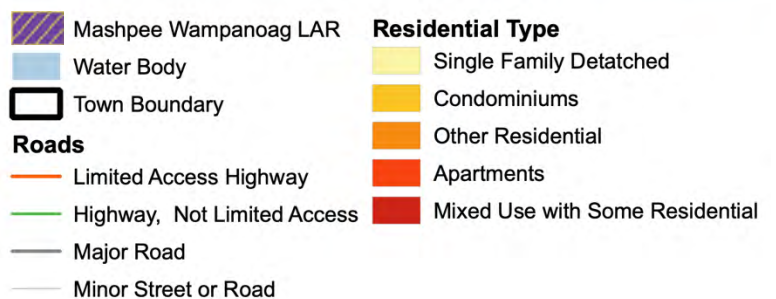
Map 8. Residential Type

Mashpee Housing Production Plan

Date: November 20, 2023

Data Sources: US Census Bureau, MassGIS, Town of Mashpee

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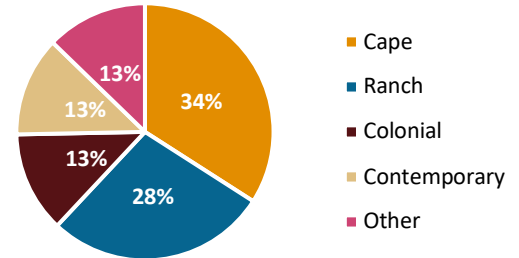




SINGLE FAMILY HOMES

As shown in Figure 16, Cape-style homes are most common among Mashpee's detached single-family homes (34%), followed by ranches (28%), colonials (13%), and contemporary (13%).⁵¹ The remaining 13 percent of detached single-family homes consist of a mix including conventional, bungalow, raised ranch, split level, and other home styles. Table 12 below indicates the most common style for homes built during different periods, as well as other notable features including the average residential floor area, lot sizes, and number of rooms. Most single-family homes in Mashpee were built in 1960 or later, with nearly half (49 percent) built between 1980 and 1999. Average lot sizes for homes built in the early 1900s are larger (approximately 1 acre), while the homes themselves are generally smaller (about 1,200 square feet). Single family homes built in 1980 or later are mostly larger homes (over 2,000 square feet) built on smaller lots (around half an acre). Total assessed value is nearly double for newer single-family homes: for houses built prior to 2000, the average total assessed value was approximately \$675,000, but for those built within the last 20 years, average total assessed value is over \$1.2 million.

Figure 16. Style of Mashpee's Single Family Homes
Source: Town of Mashpee Assessor's Records, FY2023



Homes built since 1980 tend to be larger and hold more building value compared to the land, as shown by the ratio of average land values to average building values. A ratio under 1.0 indicates that the buildings on average are more valuable than the land, in large part due to the trend toward larger homes. Conversely, ratios over 1.0 indicate that the land on average is more valuable than the buildings. This is more common for older homes, potentially putting them at greater risk of teardown, as a new or existing owner of an older home may choose to demolish and rebuild rather than repair, renovate, or maintain a home in poor condition. Together, Map 9 (Year Built for Single Family Homes) and Map 10 (Improvement Value to Land Value Ratio for Single Family Homes) show this relationship between age of housing stock and the ratio of building value to land value.

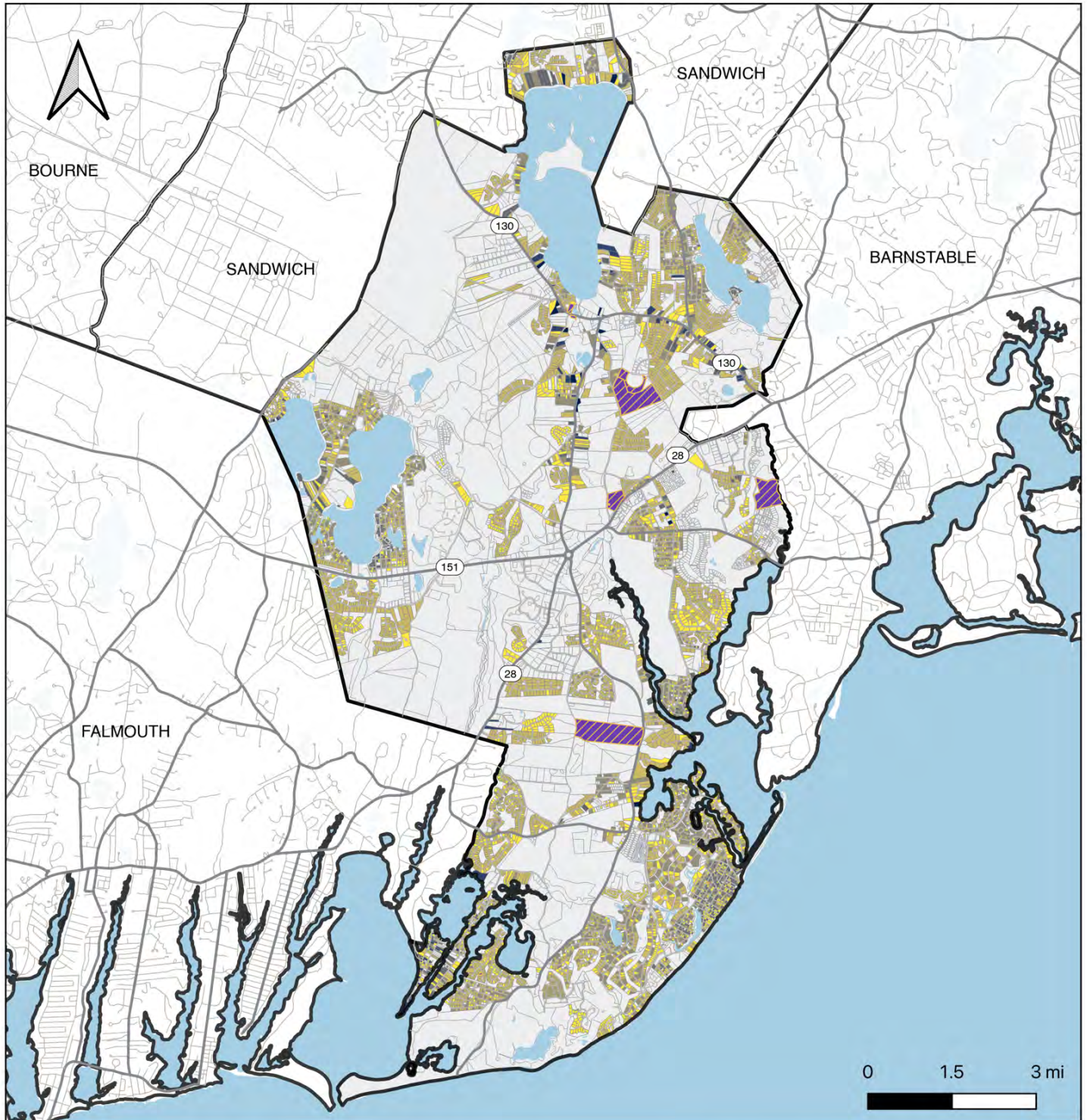
Table 12. Summary of Single-Family Homes in Mashpee

Year Built	Entries	Average # Rooms	Average Stories	Average Res. Building Area	Average Lot Size (Sq. ft.)	Average Lot Size (Acres)	Average Total Assessed Value	Average IVLVR	% Homes with IVLVR <1.0	Most Common Style
Pre-1900	5	5.8	1.5	1,039	60,482	1.39	\$319,060	0.83	60%	Conventional (60%)
1900-1919	10	5.7	1.7	1,416	54,295	1.25	\$594,170	0.64	90%	Conventional (40%)
1920-1939	71	5.2	1.3	1,218	42,688	0.98	\$647,228	0.71	77%	Ranch (37%)
1940-1959	440	5.4	1.1	1,141	17,985	0.41	\$817,601	0.47	89%	Ranch (66%)
1960-1979	1,616	6.1	1.3	1,466	16,333	0.37	\$646,579	0.98	50%	Ranch (43%)
1980-1999	3,567	6.2	1.6	1,828	21,259	0.49	\$672,699	1.48	15%	Cape (48%)
2000-2019	1,313	6.8	1.7	2,638	22,872	0.53	\$1,240,471	2.03	16%	Cape (27%)
2020-2022	233	6.5	1.8	2,629	15,300	0.35	\$1,154,556	1.74	28%	NS Cottage (44%)
All SF Homes	7,255	6.2	1.5	1,871	20,346	0.47	\$793,298	1.41	29%	Cape (34%)

Source: FY24 Assessor's Records, Town of Mashpee, via MassGIS

*There are 2 entries in which year built is 0. These homes were excluded from this analysis.

⁵¹ Town of Mashpee Assessor's Records, FY 2024.



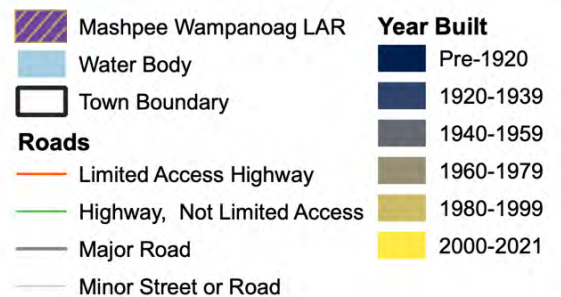
Map 9. Year Built for Single Family Homes

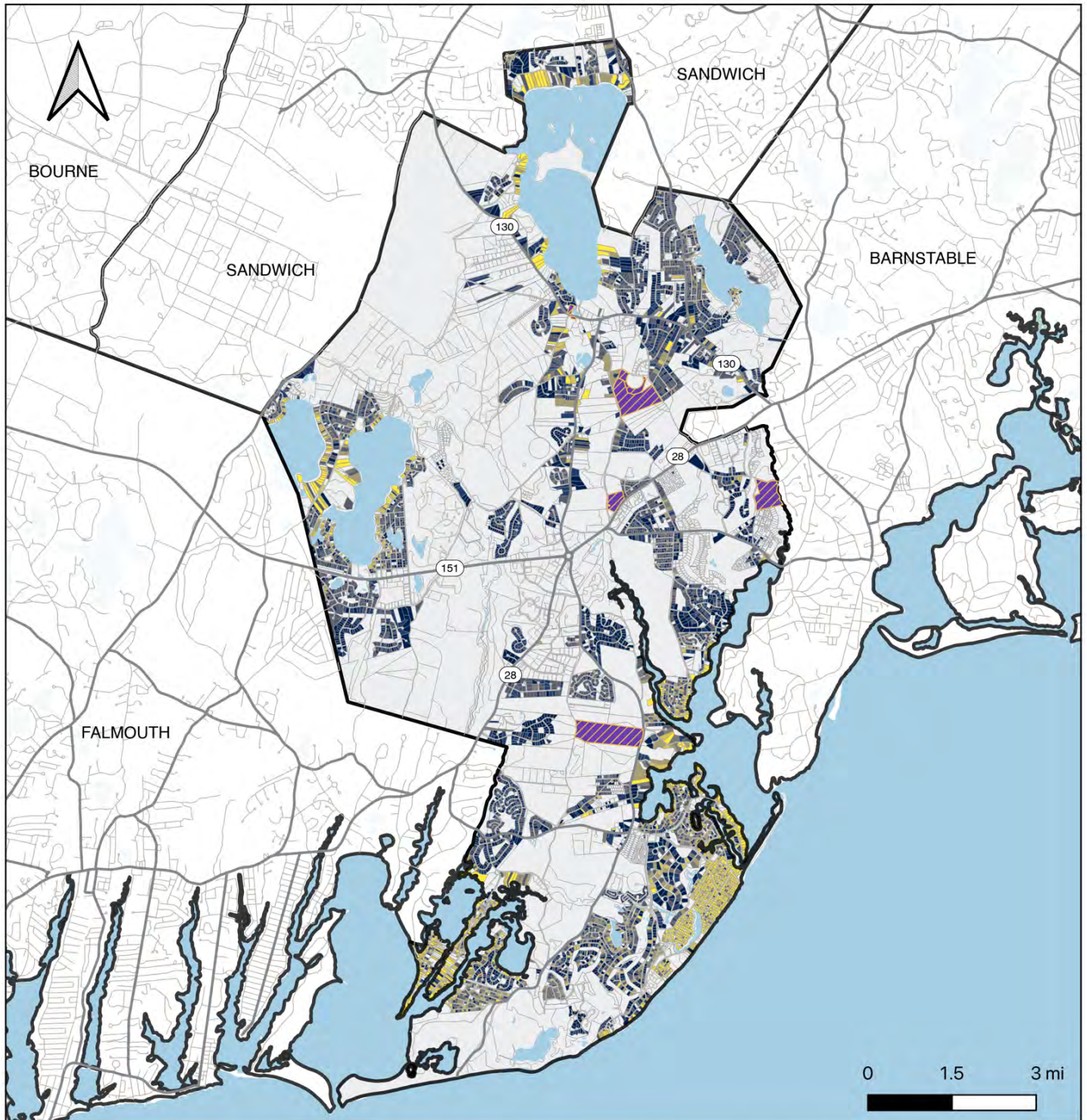
Mashpee Housing Production Plan

Date: November 20, 2023

Data Sources: US Census Bureau, MassGIS, Town of Mashpee

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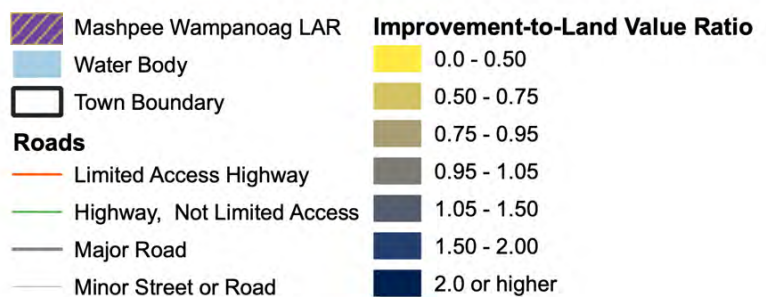
Map 10. Improvement Value to Land Value Ratio for Single Family Homes

Mashpee Housing Production Plan

Date: November 20, 2023

Data Sources: US Census Bureau, MassGIS, Town of Mashpee

This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.





CONDOMINIUMS

As Table 10 highlights, Mashpee has a large number of condominium properties. While often used interchangeably to describe townhouses, the term “condominium” simply refers to the ownership structure rather than a particular building type; the owner of a condominium owns and is responsible for the inside of the unit, while a condominium association typically owns and is responsible for the land, maintenance of the buildings’ exterior, shared spaces, etc. Many condominiums exist in townhouse structures, but they can also be detached single family homes or some other building type such as stacked flats. Condominium neighborhoods exist throughout Mashpee, with larger established neighborhoods including but not limited to:

- Southport, a recently built 55+ active living community with 749 condominiums
- Windchime, 156 townhouse-style condominiums built in 2003 off Great Neck Road South
- Deer Crossing, 166 condominiums off Route 28 abutting the Quashnet Woods State Reservation
- Quashnet Valley, 132 condominiums on Lowell Road
- Oak Hollow, 64 condominiums on Ashumet Road off Main Street/Route 130
- Beechwood Point, 52 condominiums on the northeast side of Santuit Pond
- Several neighborhoods off Route 28 including Pheasant Run (68 units), Sea Oaks (195 units), and Summer Wood (300 units)
- Stratford Pond, 150 condominium homes off Route 130 by Cotuit
- Cotuit Bay, 124 condominiums off Quinaquisset Avenue by Cotuit
- Condominiums located at the Willowbend Country Club
- Several condominium associations in the New Seabury area

MIXED USE

While Map 8 shows several mixed-use properties throughout Mashpee, Mashpee Commons is the most notable example of residential uses co-located with commercial uses. Of Mashpee Commons’ 77 rental units, 45 are in mixed use structures.⁵² Some other mixed-use examples are scattered throughout town in the C-2 and C-3 zoning districts and along Great Neck Road North. Mashpee’s zoning precludes new mixed-use development unless created under the Town’s Open Space Incentive Design (OSID) bylaw, as explained in the regulatory barriers analysis later in this Needs Assessment.⁵³

APARTMENTS

Many of Mashpee’s multifamily units are owned or managed by Mashpee Housing Authority (MHA):

- The oldest of MHA’s properties, Homeyer Village was built in 1989 and includes twenty-four one-bedroom apartments for elderly/disabled tenants. Residents pay approximately 30 percent of their income to rent each month, with utilities included.

⁵² The remaining 32 rental units at Mashpee Commons were recently built as part of the developer’s previously approved comprehensive permit for 382 units.

⁵³ Certain accessory non-residential uses are allowed as part of a residence under § 174-25 Table of Use Regulations, I. Accessory uses.



- Built in 1991, Breezy Acres consists of six three-bedroom family units. Residents pay approximately 30 percent of their income to rent each month, plus utilities.
- Asher's Path was built in 2007 and is a single two-story building with fifty-six one-bedroom units. Rent is fixed (currently \$875 per month) and includes heat and hot water.
- In partnership with Housing Assistance Corporation, MHA manages Great Cove Community, built in 2014 and consisting of ten two- and three-bedroom family units.⁵⁴

Other than MHA's properties, Mashpee's multifamily rental housing includes Mashpee Village, Mashpee Commons, and LeClair Village. Mashpee Village was built 1974-1975 and includes 110 apartments surrounded by thirty-five single-family homes. As described above, thirty-two of Mashpee Commons' current rental units were recently built as part of the developer's previously approved comprehensive permit for 382 units; the remaining units are in mixed use commercial/residential structures. LeClair Village is the most recent addition to Mashpee's supply of multifamily rental housing, comprising 39 affordable units built in 2024 on Town-owned land.

Tenure

Cape Cod households are not only much more likely to own their homes as compared to households across Massachusetts, but Cape Cod homeowners are also more likely to have paid off their homes, as shown in Table 13. Mashpee households are more likely to own than in Barnstable County as a whole, although county-wide more owner households have paid off their mortgages.

Table 13. Tenure

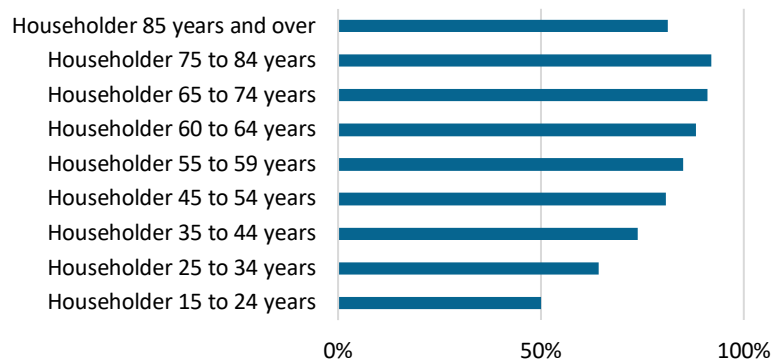
	Mashpee	Barnstable County	Massachusetts
Owner-Occupied	84%	78%	60%
Owned Free and Clear	33%	36%	28%
Owned with Mortgage	67%	64%	72%
Renter-Occupied	16%	22%	40%

Source: Decennial Census, 2020, Table H4

Mashpee homeowners are more likely older and wealthier than renters (Figure 17 and Table 14), although this is not unique to Mashpee. The likelihood of owning one's home in Mashpee steadily increases for each age cohort except householders 85 or older, where the breakdown shifts downward (although the vast majority of Mashpee householders age 85+ still own their homes). While Mashpee owner households have significantly higher

Figure 17. Percent Owner Households by Age for Mashpee Households

Source: US Decennial Census 2020, Table H13



⁵⁴ Mashpee Housing Authority, "Properties Managed." Accessed December 2023 at <https://mashpeehousing.org/properties>



estimated household incomes than renters, the difference is less extreme than for Barnstable County and Massachusetts, as demonstrated by the ratio of these two figures included in Table 14; for both the county and state, owner households earn more than two times as much as renter households.

Table 14. Median Household Income by Tenure

	Mashpee	Barnstable County	Massachusetts
All Households	\$83,563	\$82,619	\$89,026
Owner Households	\$88,889	\$93,685	\$117,036
Renter Households	\$47,854	\$43,789	\$50,644
Ratio	1.86	2.14	2.31

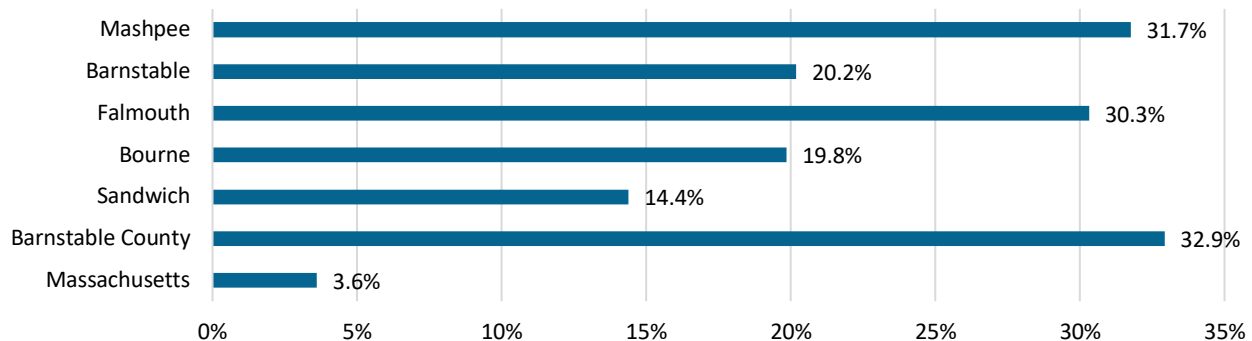
Source: ACS Five-Year Estimates, 2017-2021, Table B25119

Vacancy

At the time of the 2020 census, 36 percent of Mashpee's total housing units were vacant, a figure higher than any surrounding communities, although lower than Barnstable County due to the skew toward second homes on the Lower and Outer Cape (Figure 18). Of Mashpee's vacant units, 89 percent were considered seasonal, recreational, or occasional use. This breakdown has not shifted considerably since the 2010 Census, although also does not consider the significant housing market shifts that have occurred since COVID.

Figure 18. Percent Total Units for Seasonal Use

Source: US Census Bureau, Decennial Census 2020, Table DP1



During the engagement process for this plan, participants expressed varying levels of concern regarding short term rentals (STRs) in the community, citing concerns relating to changing neighborhood character to loss of year-round rentals. While Mashpee has far fewer STRs than Barnstable or Falmouth (Table 15), the *ratio* of Mashpee's registered STRs to its total housing units is the same as Falmouth (.062) and exceeds Barnstable (.056 percent)

Table 15. Registered Short Term Rentals

Community	Registered STRs
Mashpee	672
Bourne	424
Falmouth	1,411
Sandwich	613
Barnstable	1,549

Source: MA Executive Office of Economic Development, Public Registry of Lodging Operators



Housing Market

Development Trends

Building permits are a good indicator of housing activity within a town because they show the predominant types of development activity in a given year. From 2017-2022, building permits were issued for 345 single-family or condominium homes, 12 2-family homes, 70 assisted living units at Lauretide, and 11 accessory apartments.⁵⁵ While the barriers analysis later in this section explains the regulatory constraints to creating any housing type other than single family homes or accessory dwelling units, it is important to note here that any condominium or two-family homes accounted for in the above figures was tied to older special permits and would not currently be buildable unless under the Town's Open Space Incentive Development bylaw.

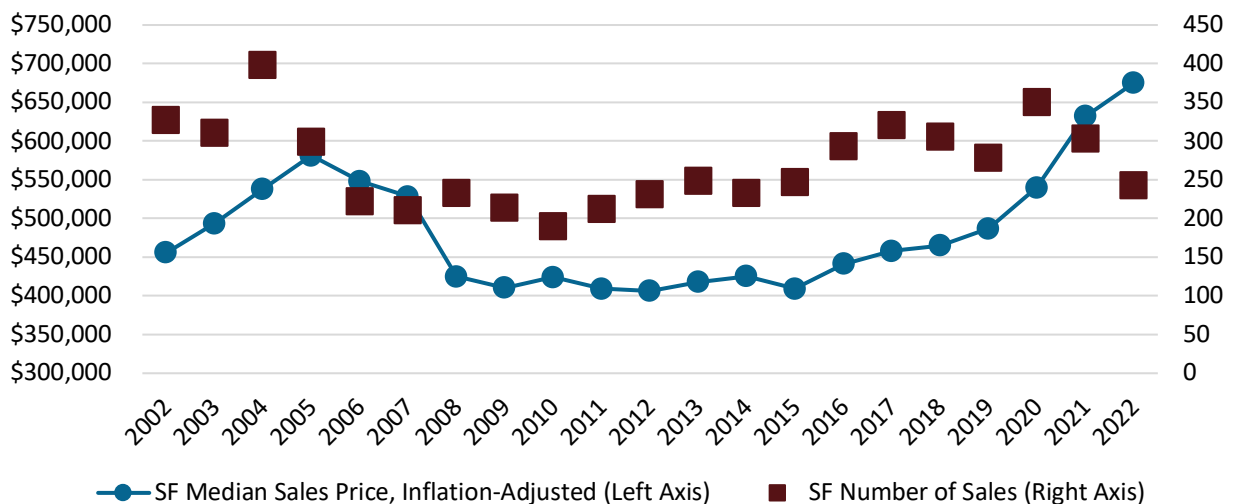
The most recently permitted affordable housing developments have included scattered ownership units developed by Habitat for Humanity of Cape Cod, thirty-two units of the Phase 1A Mashpee Commons 40B project, and LeClair Village, thirty-nine rental units, all affordable.

Housing Sales Prices

Across the nation home prices rapidly increased in 2020 as a result of the COVID-19 pandemic. As Figure 19 shows, this trend is continuing despite the fact that the number of sales decreased after 2020. While Figure 19 only shows median sales prices for single family homes through 2022, as of November 2023, the 2023 median single family home price in Mashpee was over \$700,000, indicating that this trend is continuing.

Figure 19. Single Family Home Sale Trends for Mashpee

Source: Banker & Tradesman "Town Stats" Report



⁵⁵ Evan Lehrer, Town of Mashpee Town Planner, email dated August 10, 2023.



Cost of Rent

Market rate rent prices are harder to quantify because the estimated median gross rent provided for in the American Community Survey also factors in subsidized rents, such as those paid by tenants of Mashpee Housing Authority properties or users of Housing Choice Vouchers. This can significantly pull the median down and necessitates further market analysis. However, conducting such a market analysis is challenging in a community with very few rental listings at any given time. Table 16 pulls these data sources together, showing Mashpee’s estimated median gross rent, as well as median rents for rental listings within the past two years – with a caveat that these numbers are based on a very small sample size.

Table 16. Mashpee Rents by Bedroom

	Barnstable County Fair Market Rent (2023) (Source: HUD)	Median Gross Rent (Source: ACS 5-Year Estimates, B25031)	Mashpee Rent Survey, Past 24 Months (Source: Rentometer)	
			Median Rent	Sample Size
1-bedroom	\$1,553	\$855	\$1,400	18
2-bedroom	\$2,044	\$1,403	\$1,561	10
3-bedroom	\$2,501	\$1,602	\$2,400	5
4-bedroom	\$2,781	\$2,581	No Data	No Data

Housing Affordability

HOUSING COST BURDEN

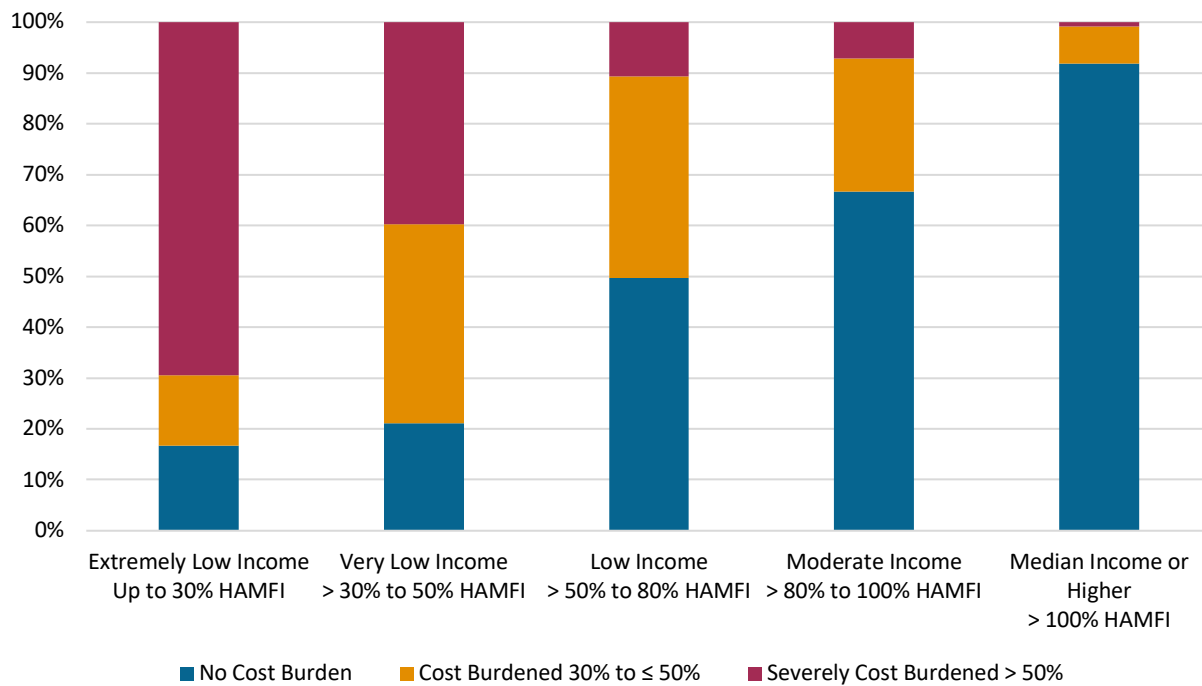
One metric for understanding housing affordability is **HOUSING COST BURDEN**. The U.S. Department of Housing and Urban Development (HUD) defines cost-burdened households as those paying more than 30 percent of their income toward housing costs, and severely cost-burdened households as those paying more than 50 percent. Cost-burdened households have fewer funds left over for other expenses such as food, transportation, clothing, childcare, and medical care. This strain makes it difficult for these households to “get ahead” financially as they struggle to meet these necessities, let alone establish savings. In Mashpee, an estimated 37 percent of all households are cost-burdened compared to 33 percent for Barnstable County and 32 percent for Massachusetts.⁵⁶ Figure 20 displays the level of cost burden for households at different income levels using the Household Area Median Family Income (HAMFI, also abbreviated AMI for Area Median Income). While there is need at all levels, the lower income households are much more likely to be cost-burdened than households earning the median or higher. That said, there is still substantial need at levels over 80 percent AMI, and these households are not eligible for subsidized housing designated for households earning 80 percent AMI or less.

⁵⁶ Comprehensive Housing Affordability Strategy (CHAS) data, 2016-2020.



Figure 20. Cost Burden by Income Level for Mashpee Households

Source: CHAS 2016-2020



Cost Burden and Household Types

Elderly family and small family households are the least likely to experience severe cost burden, with 8 and 9 percent of these household types severely cost-burdened, respectively. Large family and elderly non-family LMI households are the most likely to experience severe cost burden, with an estimated 34 percent of both household types severely cost burdened.⁵⁷

Cost Burden and Tenure: Owners

An estimated 35 percent of homeowner households in Mashpee experience some degree of cost burden, with 20 percent considered cost-burdened and 15 percent severely cost-burdened (Table 17). While low- and extremely low-income owner households are the most likely to experience cost burden, a significant amount of owner households earning over 80 percent of the HAMFI are also unaffordably housed. These households would not be eligible for any current subsidized units in Mashpee due to their income level, yet struggle with housing costs nonetheless.

⁵⁷ Comprehensive Housing Affordability Strategy (CHAS) data, 2016-2020, Table 7.



Table 17. Income by Cost Burden (Owners Only)

Income Level	No Cost Burden	Cost burden > 30%-50%	Cost burden > 50%
Extremely Low Income (Up to 30% HAMFI)	17%	15%	68%
Very Low Income (> 30-50% HAMFI)	23%	39%	38%
Low Income (>50-80% HAMFI)	51%	39%	10%
Moderate Income (>80-100% HAMFI)	63%	29%	8%
Median Income or Higher (>100% HAMFI)	91%	8%	1%
All Incomes	65%	20%	15%

Source: Comprehensive Housing Affordability Strategy (CHAS) data, 2016-2020

Cost Burden and Tenure: Renters

Mashpee renters are more likely to experience cost burden than homeowners, with an estimated 54 percent of renter households in Mashpee experiencing some degree of cost burden (Table 18). The limitations of CHAS data become apparent in the table below, as the sample size shrinks when looking at Mashpee's limited number of renter households at specific income levels (e.g., an estimated fifty-five renter households earning between 80 and 100 percent HAMFI). Nonetheless, there are consistent trends across CHAS years – namely, renter households are more likely to experience cost burden, and LMI renters are much more likely to be severely cost burdened than renters earning over 80 percent HAMFI.⁵⁸

Table 18. Income by Cost Burden (Renters Only)*

Income Level	No Cost Burden	Cost burden > 30%-50%	Cost burden > 50%
Extremely Low Income (Up to 30% HAMFI)	15%	12%	73%
Very Low Income (> 30-50% HAMFI)	16%	40%	44%
Low Income (>50-80% HAMFI)	35%	41%	24%
Moderate Income (>80-100% HAMFI)	100%	0%	0%
Median Income or Higher (>100% HAMFI)	97%	0%	3%
All Incomes	46%	18%	36%

Source: Comprehensive Housing Affordability Strategy (CHAS) data, 2016-2020

*Any 0- or 100-percent figure is unlikely due to margin of error and small sample size.

⁵⁸ Based upon CHAS 2006-2010, 2011-2015, 2016-2020.



HOUSING AFFORDABILITY GAP

Another method for understanding housing affordability is the **AFFORDABILITY GAP**, which is the difference between a home's purchase price or rent and what a household can afford. Based on Mashpee's current property tax rate and industry standards for housing affordability, mortgage terms, insurance rates, and other factors, households earning the HUD-defined Area Median Family Income (HAMFI, \$124,300) could not come close to affording a single-family home in Mashpee at the current median sales price, as shown in Table 19.⁵⁹ For renters, a household renting a 2-bedroom unit at Mashpee's estimated median gross rent (\$1,402) plus utilities should have a household income of approximately \$71,520 to avoid housing cost burden, yet the estimated median household income of renter households in Mashpee is \$47,854.^{60,61} This represents an income gap of over \$23,600.

Table 19. Maximum Single-Family Home Affordability Based on Area Median Income

2023 Mashpee SF Median Sales Price*	\$703,250
Max. Affordability at HAMFI (\$124,300)	\$399,040
Affordability Gap	\$304,210

*Through October 2023. Sources: Banker & Tradesman Town Stats; 2023 HAMFI (HUD)

HOUSING INSTABILITY & HOMELESSNESS

Eviction Filings

MassLandlords, a member-based nonprofit organization, has compiled and published eviction filings by community since October 2020. While these numbers are based on filings rather than outcomes, they still provide insight as to the number of renter households potentially facing eviction in a given calendar year. These records indicate 33 eviction filings within Mashpee in 2021, 39 in 2022, and 22 to date for 2023.⁶²

Foreclosures

Between 2007 and 2022, there were 393 foreclosure petitions filed on Mashpee households, representing approximately 8 percent of the petitions county-wide during this time. Of these, 214 resulted in sale of the foreclosed home, out of 2,625 for the county.⁶³

⁵⁹ Assumes 5 percent down payment; applies Mashpee's FY2024 residential tax rate of 6.69 and current Freddie Mac weekly average mortgage rate 7.29 percent (Nov 26 2023).

⁶⁰ ACS 5-Year Estimates, 2017-2021, Table B25119.

⁶¹ Calculation assumes household does not spend more than 30 percent of income on rent and utilities (heat, electricity, hot water; communication such as Internet and phone not included). Utility allowance of \$385 determined by averaging figures from Housing Assistance Corporation's 2022 utility allowances for a 2-bedroom unit in a larger multifamily apartment. See utility allowances for the region here: [https://www.mass.gov/info-details/2023-regional-section-8-utility-allowances#housing-assistance-corporation-\(hac\)](https://www.mass.gov/info-details/2023-regional-section-8-utility-allowances#housing-assistance-corporation-(hac))

⁶² MassLandlords, Inc., "Massachusetts Eviction Data and Housing Court Statistics." Accessed November 2023 at <https://masslandlords.net/policy/eviction-data/>

⁶³ MA Executive Office of Economic Development, "Foreclosure Trends Reports." Accessed November 2023 at <https://www.mass.gov/info-details/foreclosure-trends-reports>



Homelessness

The Cape and Islands Continuum of Care administers federal funding awarded under HUD's Continuum of Care (CoC) Program, which supports various services and housing programs for homeless individuals and families. Every year, CoCs conduct a Point in Time (PIT) count, an annual count of sheltered and unsheltered homeless persons within the service area on a single night in January. The Cape and Islands CoC's 2025 PIT reported 365 homeless persons across Barnstable County, Dukes County, and Nantucket. This figure included 57 *unsheltered* persons — 34 of whom were located in Barnstable County.⁶⁴ While Barnstable County's unsheltered count was significantly lower in 2025 than 2024 (66 unsheltered persons), the CoC reports that this is in part due to below-freezing temperatures on the night of the 2025 PIT, which led to an increase in winter overflow response (and therefore a higher sheltered count). Families in need of shelter face an additional challenge, as the CoC reports a loss of 235 temporary family shelter beds in the last year across the region.⁶⁵

Looking more closely at Mashpee, the Mashpee Public Schools reported a total of thirteen homeless youth to the Department of Elementary and Secondary Education (DESE) for the 2023-2024 academic year, the most recent year for which this information is available.⁶⁶ The school districts on Cape Cod with higher numbers of known homeless youth are Barnstable (169), Dennis-Yarmouth (130), Bourne (67), Monomoy Regional School District (54), and Falmouth (40).

As noted previously, the Mashpee Wampanoag Tribal Council voted in September 2023 to enact a state of emergency regarding the growing number of tribal citizens experiencing homelessness, reporting that the Mashpee Wampanoag Tribe's Housing Department has consistently supported 60 to 70 homeless tribal members per month since 2019, a rate that far exceeds the national rate of homelessness.⁶⁷

⁶⁴ Cape and Islands Regional Network on Homelessness, "Annual Point in Time Count Results – 2015 through 2025," accessed June 2025 at www.capecod.gov/wp-content/uploads/2022/03/MA-503-2025-PIT-Trend-Analysis-5-30-25-1-1.pdf

⁶⁵ Cape Cod and Islands Continuum of Care, "Point in Time Count of Cape and Islands Homelessness," accessed June 2025 at www.capecod.gov/departments/human-services/initiatives/housing-homelessness/continuum-of-care/point-in-time-count/

⁶⁶ Under the McKinney-Vento Act, funding is provided to school districts to provide select services to homeless youth to ensure their continued education. The definition of homeless under McKinney-Vento includes students in households who are "doubling up" (i.e., multiple households temporarily sharing a single housing unit) due to loss of housing.

⁶⁷ Devaney, Rachael. "Wampanoag Tribe declares a state of emergency due to homelessness: here's what we know." Cape Cod Times, September 27, 2023.



Chapter 40B Subsidized Housing Inventory

Also known as the Comprehensive Permit Law, Chapter 40B of Massachusetts General Law was enacted to provide for a regionally fair distribution of affordable housing for people with low or moderate incomes. Units created under Chapter 40B remain affordable over time because a deed restriction limits resale prices and rents for many years, if not in perpetuity. The law establishes a statewide goal that at least 10 percent of the housing units in every municipality will be deed restricted affordable housing to ensure that all communities meet the “regional fair share” of low- or moderate-income housing. Other options for measuring “fair share” include a general land area minimum and an annual land disturbance standard.⁶⁸

Chapter 40B authorizes the Zoning Board of Appeals (ZBA) to grant a comprehensive permit to pre-qualified developers to build affordable housing.⁶⁹ A comprehensive permit covers all the approvals required under local bylaws and regulations, streamlining the application process. Under Chapter 40B, the ZBA can waive local requirements and (a) approve, (b) conditionally approve, or (c) deny a comprehensive permit; however, developers may appeal to the state Housing Appeals Committee (HAC) if their application has been denied in a community that does not meet one of the three statutory determinants of “consistent with local needs.” During its deliberations, the ZBA must balance the regional need for affordable housing against valid local concerns such as public health and safety, environmental resources, traffic, or design. Nonetheless, Chapter 40B tips the balance in favor of housing needs in towns that do not meet one of the three statutory tests. In addition, ZBAs cannot subject a comprehensive permit project to requirements that “by right” developments do not have to meet.

The 10 percent statutory minimum is based on the total number of year-round housing units in the most recent decennial census. In seasonal communities the number of year-round housing units is significantly lower than the total housing unit count. In Mashpee the 10 percent minimum is currently 735 units and is based upon the 2020 Census year-round housing count for Mashpee (7,342). At 5.18 percent, Mashpee currently falls short of the 10 percent minimum; to meet that standard, the Town would need an additional 355 units based on its current SHI.

Table 20. Current Subsidized Housing Inventory and Anticipated Future Units

Current SHI Units

Name	Location	Type	Units	Affordability Expires	40B Comprehensive Permit?
Homeyer	Job’s Fishing Road	Rental	24	Perp	Yes
Breezy Acres	Old Barnstable Road	Rental	6	Perp	Yes
Foundations Project - Cape	300 Falmouth Road	Rental	1	2037	No
Mashpee Village	1 Wampanoag Drive & Route 151	Rental	145	2094	No
Meetinghouse Hill	30 Meetinghouse Road	Ownership	3	Perp	Yes

⁶⁸ The general land area minimum applies if SHI-eligible units have been developed on sites comprising 1.5 percent or more of the total land area zoned for residential, commercial, or industrial use; the annual land disturbance threshold applies if a comprehensive permit application would lead to the construction of SHI-eligible units on sites comprising more than 0.3 percent of the total land area zoned for residential, commercial, or industrial use or ten acres – whichever is greater – in one calendar year.

⁶⁹ A “pre-qualified developer” has obtained a “Project Eligibility” letter from a state housing agency.



Table 20. Current Subsidized Housing Inventory and Anticipated Future Units

Current SHI Units					
DDS Group Homes	Confidential	Rental	19	N/A	No
Main Street Village	334 Main Street	Ownership	6	Perp	Yes
Habitat for Humanity	Sandy Fox Drive	Ownership	1	Perp	Yes
Habitat for Humanity	Sandy Fox Drive	Ownership	1	Perp	Yes
Habitat for Humanity	County Road	Ownership	1	Perp	Yes
Habitat for Humanity	Dixon Drive	Ownership	1	Perp	Yes
Habitat for Humanity	Dixon Drive	Ownership	1	Perp	Yes
Lakewood Drive/Foxhill Road	Lakewood Drive/Foxhill Road	Ownership	2	Perp	Yes
Asher's Path	1 Carleton Drive	Rental	56	Perp	Yes
Cotuit Road	Cotuit Road	Ownership	1	Perp	Yes
Timberlane Dr	Timberlane Dr	Ownership	1	Perp	No
Park Place Way	Park Place Way	Ownership	2	Perp	Yes
Russell Road	Russell Road	Ownership	1	Perp	Yes
Habitat for Humanity	Ashers Path East	Ownership	1	Perp	No
Habitat for Humanity	Quashnet Road	Ownership	1	Perp	No
Great Cove Community	Breezy Way	Rental	10	2044	No
Habitat for Humanity	Orchard Road and Quinaquisset Ave	Ownership	2	Perp	Yes
Mashpee Commons-Phase 1A	22 Steeple Street	Rental	52	2045	Yes
Habitat for Humanity	Great Neck Road	Ownership	2	Perp	Yes
Habitat for Humanity	Degrass Road	Ownership	1	Perp	No
LeClair Village	950 Falmouth Rd	Rental	39	Perp	Yes
Total SHI Current Units			380		
Anticipated Future Units					
Name	Location	Type	Units	Affordability Expires	40B Comprehensive Permit?
Mashpee Commons, Remaining Phase I Units	22 Steeple Street	Rental	127 ⁷⁰	Unknown	Yes
Total Additional Anticipated Units			127		
Anticipated Total			507		
Source: EOHLC Ch.40B Subsidized Housing Inventory, June 9 2025					

⁷⁰ The original comprehensive permit for Mashpee Commons was for 382 units to be constructed in phases. Of these permitted units, 179 were included under the original Phase I; thirty-two have been built under "Phase 1A" although 52 are currently included on the SHI.



Barriers to Development

Environmental Concerns

POLLUTED WATERS

Nearly all of Mashpee falls within the polluted **WAQUOIT BAY WATERSHED** and **POPPONESSET BAY WATERSHED**, both of which were ranked as the **highest priority** watersheds in the Upper Cape in the *Cape Cod Area Wide Water Quality Management Plan Update*.⁷¹ While both watersheds are considered impaired and have established "Total Maximum Daily Loads" (**TMDLs**) under the federal Clean Waters Act (CWA), Waquoit Bay is further considered an **AREA OF CRITICAL ENVIRONMENTAL CONCERN** (see textbox). Several of Mashpee's **RIVERS AND STREAMS** that flow into these bays carry pollution with them; impaired waters from Mashpee River, Santuit River, and Popponesset Creek ultimately enter Popponesset Bay, while on the other side of town, the Quashnet and Childs River (both impaired) flow into saltwater ponds of Falmouth before entering the Waquoit Bay.⁷²

What is a watershed?

A watershed, or drainage basin, is a land area in which flowing surface waters, precipitation, and groundwater eventually converge at a single outflow point such as a river mouth, reservoir, bay, or ocean. Due to Cape Cod's geology, the region's 101 watersheds are shaped by the contours of the groundwater table rather than the topography above ground.

What is an Area of Critical Environmental Concern?

Areas of Critical Environmental Concern (ACEC) are recognized because of the quality, uniqueness, and significance of their natural and cultural resources. Communities nominate ACECs at the local level for review and designation by the Secretary of Environmental Affairs. Once designated, ACECs receive additional oversight through increased state permitting standards. The Department of Conservation and Recreation (DCR) oversees the ACEC program and operates closely with the Office of Coastal Zone Management for ACECs in coastal areas.

What are TMDLs?

Total Maximum Daily Loads (TMDLs) indicate the maximum amount that an identified pollutant can enter a water body while maintaining surface water quality standards. Under the federal Clean Waters Act (CWA), each state must monitor and assess the quality of its surface and groundwater and provide updates every two years to the US Environmental Protection Agency (EPA). Section 303(d) of the CWA outlines the process for prioritizing water bodies for which establishment of Total Maximum Daily Loads (TMDLs) is especially critical due to water quality issues. Several waterbodies in Mashpee have established TMDLs, including Wakeby Pond, Mashpee River, Santuit River, Popponesset Bay, and Waquoit Bay, the latter two of which are the focus of the Town's Comprehensive Wastewater Management Plan.

Sources:

Cape Cod Commission, "Estuaries: Overview," accessed April 2025 at: www.capecodcommission.org/our-work/estuaries/
MA DEP, *Final Massachusetts Integrated List of Waters for the Clean Water Act 2022 Reporting Cycle*, Executive Summary

⁷¹ Cape Cod Commission, *Cape Cod Area Wide Water Quality Management Plan (Section 208 Plan)*, 2015, Appendix 2A, Watershed Priority Ranking.

⁷² MA Department of Environmental Protection, *Final Massachusetts Integrated List of Waters for the Clean Water Act 2022 Reporting Cycle*.



A major defining feature in the northern half of town, Mashpee's **LAKES AND LARGER FRESHWATER PONDS** include Ashumet Pond, Johns Pond, Mashpee-Wakeby Pond, and Santuit Pond — all of which are polluted and impaired under CWA standards; Johns Pond and Wakeby Pond have established TMDLs, while the Mashpee, Ashumet, and Santuit Ponds have been identified as impaired waters requiring one or more TMDLs.⁷³ (See Map 11, Water Quality & Protection.) Wakeby Pond has experienced visible and extensive algal blooms in recent years, drawing attention to the worsening condition of the pond and resulting in additional study through the 2024 *Mashpee-Wakeby Pond Management Plan and Diagnostic Assessment*, which recommends a phased alum treatment and water quality monitoring plan for both ponds.⁷⁴

Mashpee's **FRESHWATER WETLANDS** generally run along the Town's rivers and streams, with forested wetlands often included in larger protected open space areas including the Mashpee Pine Barrens Wildlife Management Area and Mashpee National Wildlife Refuge. **SALT WETLANDS** extend from both bays, particularly concentrated around the salt ponds of Waquoit Bay.⁷⁵ Together, the state's Wetlands Protection Act and Mashpee's own Wetland Protection Bylaw limit activities likely to have significant or cumulative effect on wetland resources, which play a critical role in water quality protection, groundwater recharge, flood control, fisheries, wildlife habitat, and more.⁷⁶

NITROGEN SENSITIVE AREAS

Recognizing the contribution of wastewater to the degradation of Cape Cod's waters, the Department of Environmental Protection (MassDEP) updated Title 5 of the State Environmental Code to identify Nitrogen Sensitive Areas (NSAs) subject to stricter standards for on-site septic systems and wastewater flow.⁷⁷ The two categories of NSAs include:

- **PUBLIC AND PRIVATE WATER SUPPLY PROTECTION AREAS.** This applies to Zone II and Interim Wellhead Protection Areas (see Map 11), as well as any lot with a private well and on-site septic. Under these revised state regulations, flow to septic systems is limited to 440 gallons per day of wastewater per acre, although greater flows may be allowed with the use of technology approved for enhanced nutrient removal. This density limitation is not a change for Mashpee, as the Town's Flow Neutral Bylaw already effectively restricts wastewater flow to four bedrooms per acre town wide.

⁷³ Ibid

⁷⁴ Coastal Systems Group, School for Marine Science and Technology at the University of Massachusetts Dartmouth, *Mashpee-Wakeby Pond Management Plan and Diagnostic Assessment, Draft Final Report, December 2024*, 149.

⁷⁵ MassGIS, "National Wetlands Inventory" from US Fish and Wildlife Service, updated November 2023; "MassDEP Hydrography (1:25,000)", updated December 2019.

⁷⁶ Town of Mashpee, *Open Space Conservation and Recreation Plan*, 2009, 4-42.

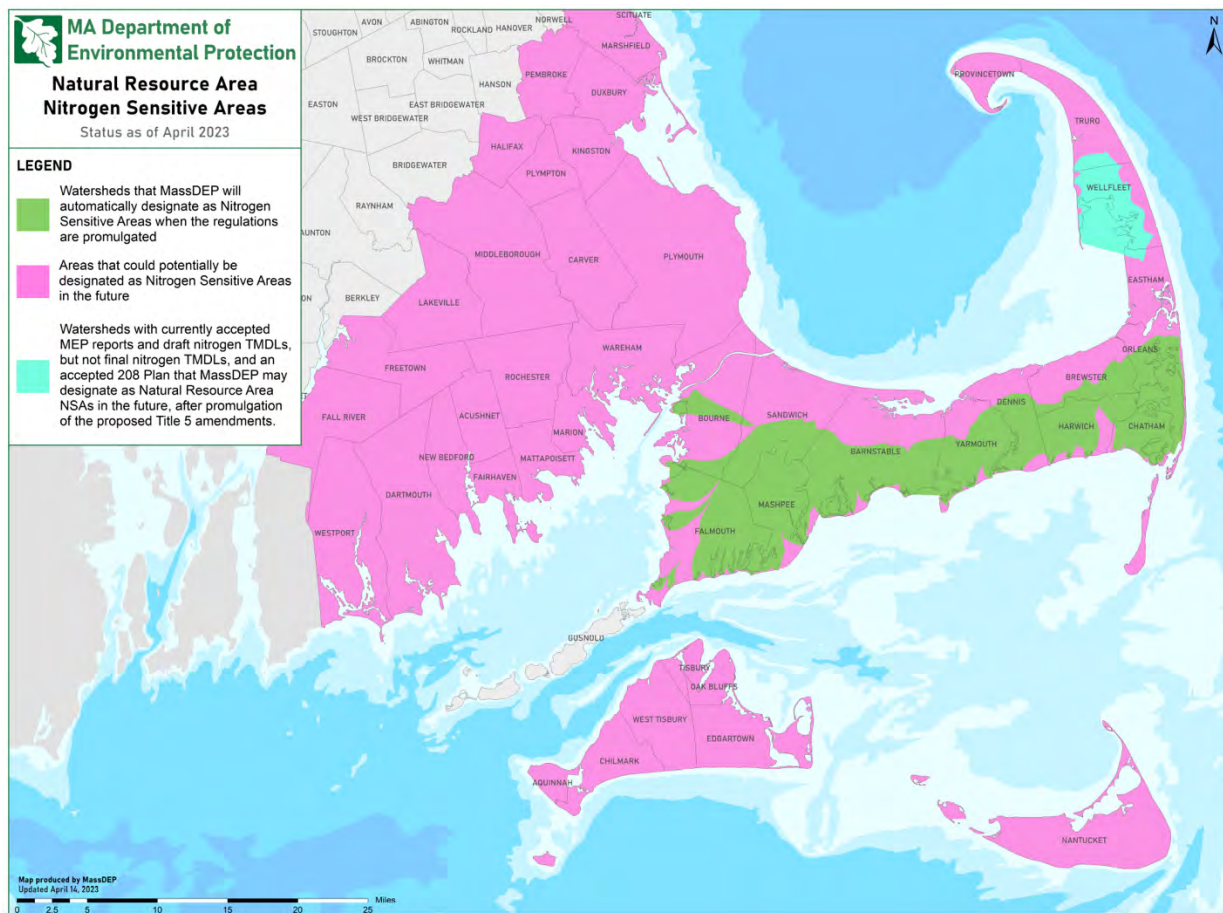
⁷⁷ 310 CMR 15.214, "Designation of Nitrogen Sensitive Areas," under Title 5 of the revised State Environmental Code.



- **NATURAL RESOURCE AREAS (NRAs).** This designation currently refers to watersheds of embayments or sub-embayments with an established nitrogen TMDL, although any watershed in identified the Cape Cod Area Wide Water Quality Management Plan (Section 208 Plan) may be considered an NRA in the future. (See Figure 21.) For Mashpee, this applies to both the Waquoit Bay and Popponesset Bay Watersheds. All septic systems for unsewered properties within a Natural Resource Area will be required to upgrade to the Best Available Nitrogen Reducing Technology (BANRT), although this requirement is suspended for communities that receive a 20-year watershed permit for applicable watersheds and meet the milestones outlined in the permit. Mashpee is in the process of applying for watershed permits for both the Waquoit and Popponesset Bays.⁷⁸

Figure 21. MassDEP Nitrogen Sensitive Areas as of April 2023

Source: MassDEP



⁷⁸ Zackary Seabury, Town of Mashpee Health Agent, email dated December 4, 2023. As of June 2024, the Town had submitted a Notice of Intent to apply for watershed permits for both watersheds.



COASTAL RESILIENCE

Floodplains extend from the Town's estuaries, rivers, streams, and wetlands and are mostly concentrated closer to Mashpee's coastal boundaries. Mashpee's **FLOODPLAIN ZONE OVERLAY** (Article XI of the Town's Zoning Bylaw) corresponds to areas identified as a Special Flood Hazard Area (SFHA) in the Federal Flood Insurance Rate Map (FIRM).⁷⁹ An SFHA is an area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. While development in these areas is not outright prohibited, it is subject to additional requirements and review by the Building Commissioner. Within the FEMA-designated floodplain, velocity zones are coastal high hazard areas where wave action can cause structural damage during flooding. Mashpee's Floodplain Zone Overlay prohibits development in any FEMA-designated "velocity" floodplain zones unless the applicant demonstrates that the building is located landward from the reach of the mean high tide. The Town's Wetlands Protection Bylaw also affords greater protection to Land Subject to Coastal Storm Flowage (LSCSF), as the vegetation, soils, and topography of such areas offers protection from waves and flooding.⁸⁰

The Cape Cod Commission's coastal resilience planning encourages communities to look beyond FEMA maps, which are based on observed prior flood conditions and do not consider expected changes from sea level rise and increasingly intense storm events. With this in mind, the Commission recently began identifying high risk roadways in all fifteen Cape Cod towns using the Massachusetts Coast Flood Risk Model (MC FRM) to identify vulnerable road segments under different sea level rise scenarios at present, 2030, 2050, and 2070. **The most critical roads identified in Mashpee for 2030 are in close proximity to the coast, including Monomoscoy Rd North (by Hamblin Pond) and Popponesset Island Road and Daniels Island Road (Popponesset Bay).**⁸¹ As the model looks forward, the road segments at risk of flooding increase and continue to move inland – an important consideration for the Town as it conducts future land use planning.

PROTECTED OPEN SPACE

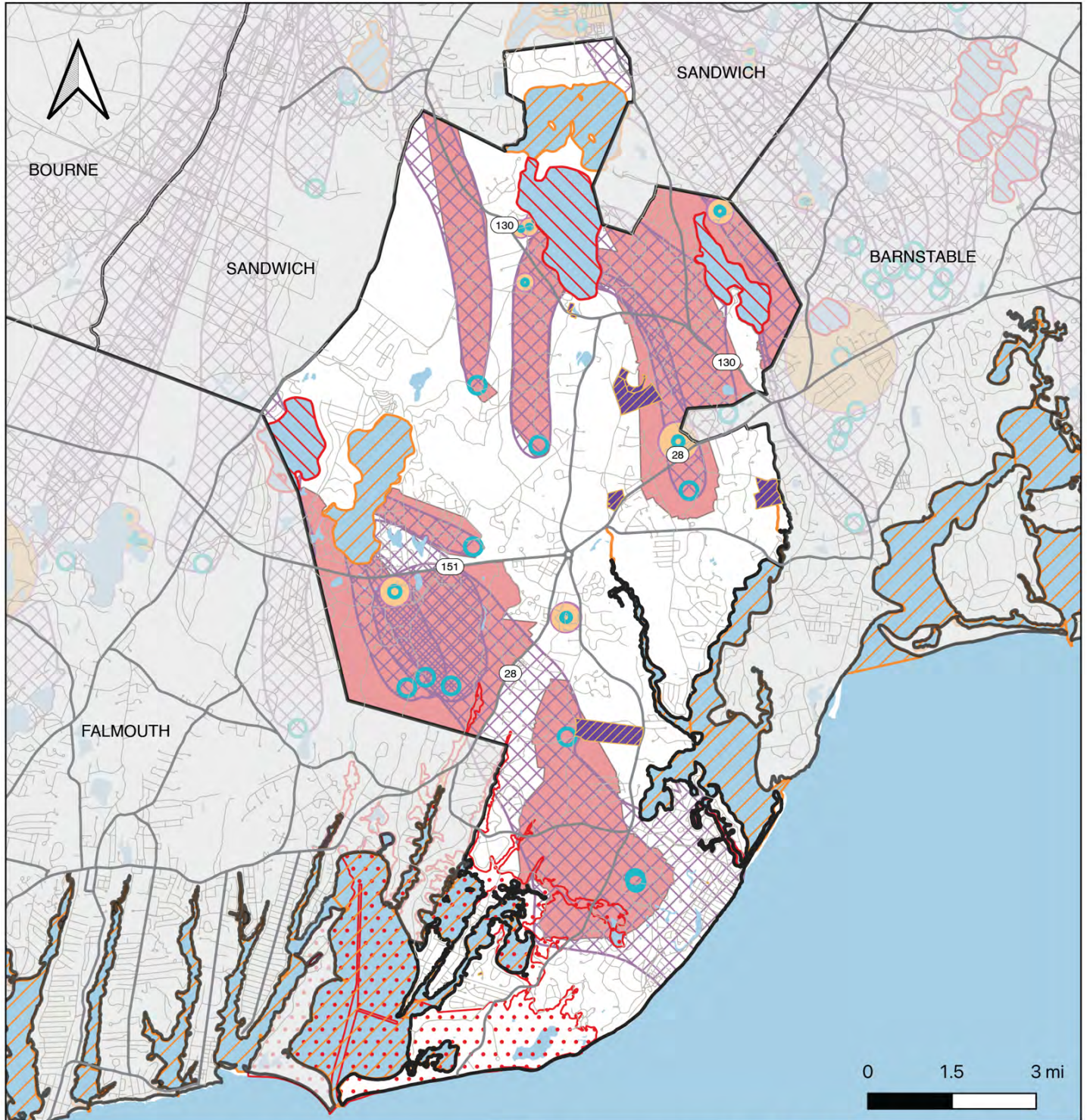
Mashpee's protected open space includes areas acquired by conservation restrictions, trust and gifts, town purchases, tax takings, or set aside by cluster subdivisions and other zoning mechanisms. Nearly 40 percent of Mashpee's total land area is protected open space under public or private ownership. According to the 2009 Open Space Conservation & Recreation Plan, much of this acquisition was accomplished through the LAND program (formerly the Massachusetts Self-Help Land Acquisition Program), the federal Land & Water Conservation Fund, The Trustees of Reservations, The Nature Conservancy, the Trust for Public Land, the Orenda Wildlife Land Trust, the Massachusetts Division of Fisheries and Wildlife, the Massachusetts Department of Conservation & Recreation, the U.S. Fish and Wildlife Service, and other agencies and groups.⁸² Map 12, Natural & Built Environment, juxtaposes Mashpee's protected open space with its building footprint.

⁷⁹ Town of Mashpee, Zoning Bylaws, 2024, Article XI.

⁸⁰ Town of Mashpee, Mashpee Wetlands Protection Bylaw, Regulation 25.

⁸¹ Cape Cod Commission, "Low Lying Roads: Mashpee," May 8, 2023. Accessed May 2025 at <https://www.capecodcommission.org/our-work/low-lying-roads-mashpee/>

⁸² Town of Mashpee, *Open Space & Recreation Plan*, October 2008, 2-1.



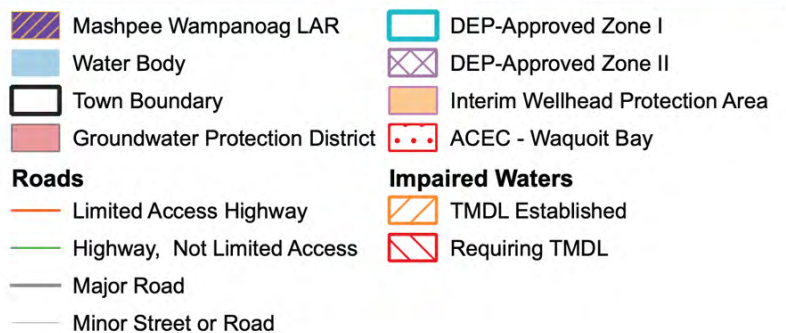
Map 11. Water Quality & Protection

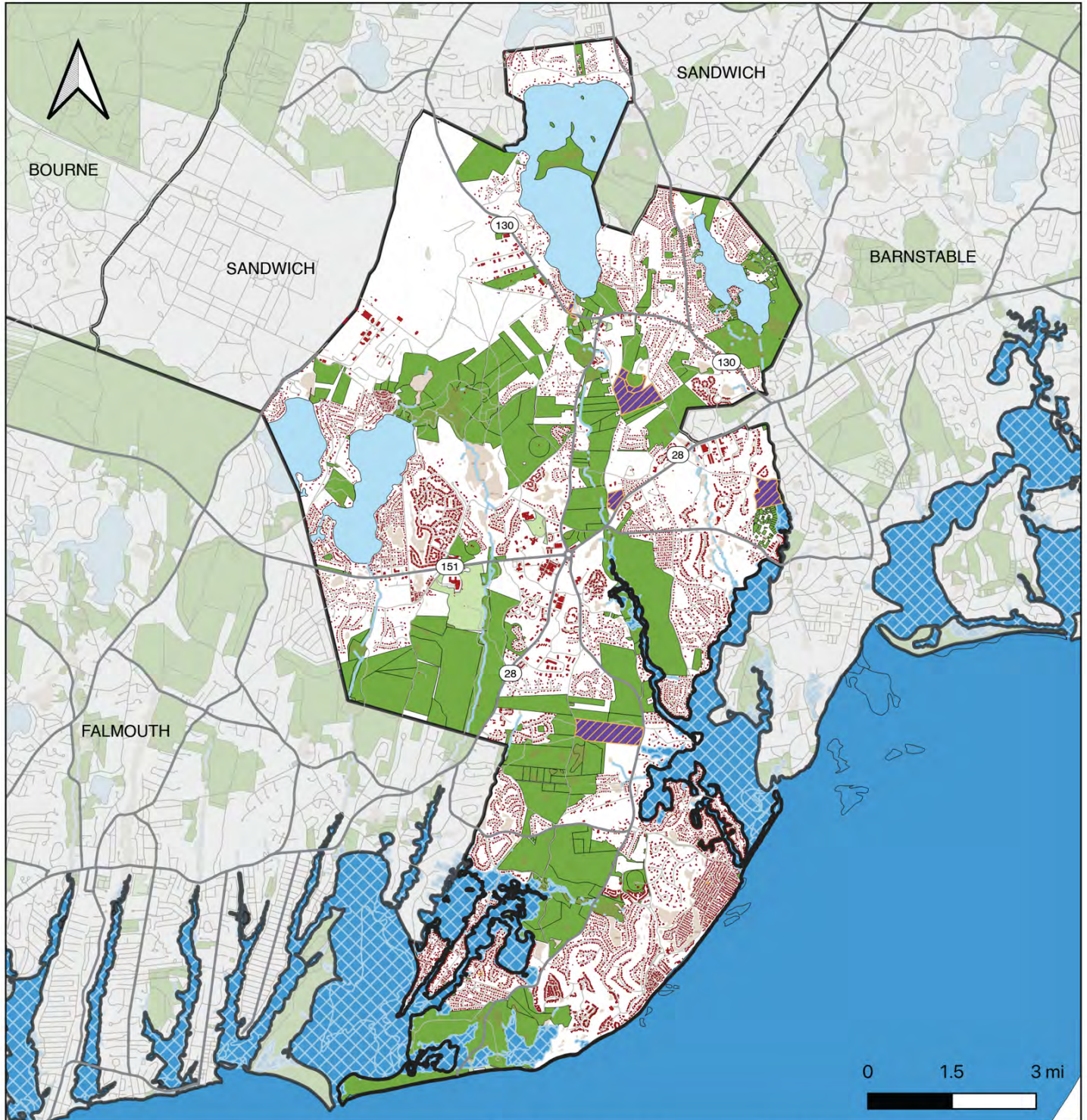
Mashpee Housing Production Plan

Date: November 20, 2023

Data Sources: MassGIS, Town of Mashpee

This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.





Map 12. Natural & Built Environment

Mashpee Housing Production Plan

Date: November 20, 2023

Data Sources: MassGIS, Town of Mashpee

This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.

Wampanoag LAR

Town Boundary

Structures

Roads

Limited Access Highway

Highway, Not Limited Access

Major Road

Minor Street or Road

Protected Open Space

Limited Protection

Protected in Perpetuity

National Wetlands Inventory

Lacustrine

Palustrine

Riverine

Estuarine

Marine



Infrastructure

DRINKING WATER

Like the whole of Cape Cod, Mashpee's drinking water supply originates from groundwater via the Cape Cod Aquifer, a **SOLE SOURCE AQUIFER** replenished by precipitation. Groundwater is also largely returned through effluent from septic systems and sewage treatment plants, a particular concern for areas with highly permeable soils. Mashpee's drinking water comes through public wells owned and operated by the Mashpee Water District, an independent municipal entity established by Chapter 136 of the Acts of 1987, as well as a number of private wells owned and operated by individual homeowners and businesses. The Mashpee Water District currently serves over 10,200 customers and operates seven wells. The District's 2023/2024 service line inventory found no pipes requiring replacement, and its 2025 Water Quality Report indicated no current violations for a variety of contaminants.⁸³ However, these results alone do not necessarily reflect the quality of the groundwater within Mashpee because they do not include drinking water sourced from other public water supplies in Mashpee (such as those owned by resorts or condominium associations) or in homes on private wells. The Board of Health recommends that households on private wells have their water tested annually and have test kits available for residents at cost.⁸⁴

What is a Sole Source Aquifer?

Under the federal Safe Drinking Water Act, a sole source aquifer:

- Supplies at least 50 percent of the drinking water consumed in the overlying area; and
- Has no reasonably available alternative water sources should the aquifer become contaminated.

All seven of the district's wells, in addition to three proposed sites owned by the Mashpee Water District, are classified by the Massachusetts Department of Environmental Protection (DEP) as wellhead protection areas (Zone I). A **ZONE I** designation applies to the protective radius required around public water supply well or wellfield, which is 400 feet for drinking water wells with approved yields of over 100,000 gallons per day. In total, there are twenty-one Zone I wellhead protection areas in Mashpee under various ownership.⁸⁵ Zone I areas typically are surrounded by a **ZONE II**, a wellhead protection area that has been determined by hydro-geologic modeling and approved by DEP's Drinking Water Program. Zone IIs indicate the area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated (i.e., 180 days of pumping at approved yield with no recharge from precipitation).⁸⁶ **Any contamination of groundwater in a Zone II could impact drinking water quality at the public well drawing water from that area.**

⁸³ Mashpee Water District, *2024 Annual Report*; Service Line Inventory letter to customers, October 16, 2024; *2025 Mashpee Water Quality Report*. All resources accessed May 2025 at <https://www.mashpeewaterdistrict.com/>

⁸⁴ Town of Mashpee Board of Health. "Well & Drinking Water FAQs." Accessed December 2023 at <https://www.mashpee.ma.gov/board-health/faq/well-drinking-water-faqs>

⁸⁵ MassGIS, data layer "MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA)," updated October 2023.

⁸⁶ If a Zone II has not been established, an Interim Wellhead Protection Area (IWPA) acts as an additional protective radius, the size of which is based upon the pumping rate of the well.



The presence of **PFAS** poses an additional threat to Mashpee’s drinking water, with MassDEP issuing Public Health Advisories regarding PFAS contamination in fish from Johns Pond, Ashumet Pond, and Mashpee-Wakeby Pond in 2024.⁸⁷

What are PFAS?

Per- and PolyFluoroAlkyl Substances (PFAS) are widely used, persistent chemicals that break down very slowly and are found in water, air, fish, and soil. Because some PFAS have been linked to harmful health effects, in 2020 Massachusetts began requiring PFAS testing under 310 CMR 22, the state’s drinking water regulations.

WASTEWATER

Septic systems are the primary source of nitrogen pollution to coastal waters on Cape Cod, a key driver behind the county’s 2015 updated *Area Wide Water Quality Management (Section 208) Plan*, which outlined a variety of traditional and nontraditional nutrient mitigation methods to help restore the quality of Cape Cod’s coastal waters. In 2015, Mashpee completed the Final Recommended Plan and Environmental Impact Report for its sewer planning as part of its **COMPREHENSIVE WASTEWATER MANAGEMENT PLANNING (CWMP)**, which recommended a five-phase sewerage process. To date, Town Meeting has approved funding for Phase 1, Phase 1A, and Phase 2, and the Town expects phase 1 properties to begin connecting in 2026.⁸⁸ In May 2021, Mashpee adopted a Flow Neutral Bylaw to keep future wastewater flows in alignment with the assumptions outlined in the CWMP. Establishing such a bylaw allows the Town to seek zero percent financing through the Clean Water State Revolving Fund. To be eligible for this opportunity, the state requires that communities establish land use controls to limit wastewater flows to the amount authorized under zoning and wastewater regulations as of the date of the approval of the CWMP.⁸⁹ Properties not on sewer and with on-site sewage disposal systems will continue to be regulated by Mashpee’s Board of Health Regulations and Title 5 of the State Environmental Code, which was recently updated to identify Nitrogen Sensitive Areas (NSAs) subject to stricter standards (see previous section).⁹⁰

TRANSPORTATION

Public Transit

The Cape Cod Regional Transit Authority (CCRTA) provides public transportation services for all fifteen Cape Cod communities. Two lines have fixed stops in Mashpee -- the Sealine, which runs along Route 28 from the Hyannis Transportation Center to Woods Hole, and the Bourne Run, which travels between Buzzards Bay Train Station to Mashpee Commons via Scenic Highway, County Road, Route 28A, and Route 151. CCRTA also offers ADA Paratransit service, a door-to-door shared ride transportation for passengers

⁸⁷ Town of Mashpee Department of Natural Resources, “PFAS Update,” May 28, 2024. Accessed May 2025 at <https://www.mashpeeema.gov/natural-resources/news/pfas-update-ashumet-johns-mashpeewakeby-ponds-fish-consumption-advisory>

⁸⁸ Town of Mashpee Sewer Commission, “Sewer Project by Phase,” Accessed May 2025 at <https://www.mashpeeema.gov/sewer-commission/pages/05-sewer-project-phase>

⁸⁹ G.L. c. 29C, Section 6(d)(5).

⁹⁰ 310 CMR 15.214, “Designation of Nitrogen Sensitive Areas,” under Title 5 of the revised State Environmental Code.



whose disability prevents them from using accessible fixed route buses, and Dial-A-Ride Transportation (DART), a low-cost door-to-door, appointment transportation service.⁹¹

Roadways

The Mashpee Rotary is a five-leg major transportation node at which Route 28, Route 151 (Nathan Ellis Highway), Great Neck Road North, and Great Neck Road South intersect. The Massachusetts Department of Transportation (MassDOT) owns and maintains the rotary and Route 28, while the Town of Mashpee owns and maintains Route 151, Great Neck Road North, and Great Neck Road South. In 2020 the Town completed its Complete Streets Prioritization Plan, which proposes nineteen roadway improvement projects, two of which improve rotary conditions: (1) extending sidewalks on Great Neck Road South and (2) a two-phase proposal to add bike and pedestrian accommodations to Route 151 between Old Barnstable Road and the Falmouth town line. There are approximately 235 miles of roadway in Mashpee, around 137 miles of which are privately owned.⁹²

Regulatory Considerations

Nearly 89 percent of Mashpee’s land area is zoned for residential use, either as R-3 or R-5 (see Table 21). The most significant difference between these two districts is the minimum lot size – 80,000 sq ft for R-5 and 40,000 sq ft for R-3. Like many communities on Cape Cod, Mashpee established larger minimum lot sizes to manage growth and protect water quality by allowing sufficient dilution of nitrogen from individual septic systems.⁹³

LAND USE REGULATIONS⁹⁴

Article VI of Mashpee’s Zoning bylaws specifies allowable land uses by zoning district. Residential uses other than detached single family and accessory dwelling units are allowed by special permit under the Town’s Open Space Incentive Development (OSID) bylaw, a protective transfer of development rights bylaw described further below. Mashpee’s Table of Use regulations indicates whether particular land uses are allowed by right, allowed by special permit, require site plan review, or are not allowed at all. Table 22 below indicates that most residential uses are not allowed by right, although there are several “missing middle” uses allowed by special permit under the OSID bylaw (indicated by an *).

Table 21. Mashpee Zoning Districts

District	% Area Zoned
Residential	88.5%
R-3	40.2%
R-5	48.3%
Commercial	2.9%
C-1	1.7%
C-2	0.7%
C-3	0.5%
Industrial	8.6%
I-1	8.6%
TOTAL	100.0%

Source: Town of Mashpee GIS

⁹¹ Cape Cod Regional Transit Authority, “Schedules & Services.” Accessed Nov 2023 at: <https://capecodrta.org/schedules-services/>

⁹² GIS data layers: MassGIS-MassDOT “EOTROADS” and Town of Mashpee GIS Department, “Private Roads”

⁹³ OSRP, 4-36

⁹⁴ Zoning Bylaws of the Town of Mashpee, Updated as of May 1, 2023 Town Meeting. Article VI.



What is “missing middle” housing?

“Missing middle” housing refers to a range of smaller multi-unit housing types compatible in scale and form with detached single-family homes — located in a walkable neighborhood. Examples include two-family homes, townhouses, smaller multifamily buildings, and cottage courts.

Table 22. Select Residential Uses by District

Y = Permitted Use, SP = Special Permit Use, - = Not allowed

Type of Residential Use	R-3	R-5	C-1	C-2	C-3	I-1
Detached single family	Y	Y	-	-	-	-
*Two-family or duplex dwelling	SP	SP	SP	SP	SP	SP
*Attached dwelling or townhouse	SP	SP	SP	SP	SP	SP
*Mixed residential use	-	-	SP	SP	SP	SP
*Apartment building or garden apartments	SP	SP	SP	SP	SP	SP
Renting of not more than two rooms	Y	Y	Y	Y	SP	-
Accessory dwelling unit	Y	Y	-	-	-	-
Manufactured home park or subdivision	-	-	-	-	-	-
Congregate care or assisted living facilities	-	-	SP	SP	SP	-

***Allowed under OSID**

Source: Town of Mashpee Zoning Bylaw, Section 174-25: Table of Use Regulations

Article VI also includes the Town’s Growth Management bylaw (Section 174-26), which limits the annual issuance of new residential building permits to:

- No more than more than 20 percent of the lots in a subdivision, Approval Not Required (ANR) plan, or any other residential or mixed-use development under a Special Permit
- No more than 90 dwelling units⁹⁵

This bylaw does not apply to affordable units that are deed-restricted to low- and moderate-income households for at least twenty years, as well as: phased developments approved prior to May 11, 1987; open space incentive developments approved under §174-46 of the Town’s Zoning Bylaws; senior (55+) housing; or public housing developed by the Mashpee Housing Authority.

LAND SPACE REQUIREMENTS⁹⁶

Article VII of the zoning bylaw focuses on space and dimensional requirements. The minimum lot size in all districts is approximately one acre, except for R-5 which is approximately 2 acres. All districts require at least 150 feet of frontage and impose a maximum building height of 35 feet.

⁹⁵ In addition, no more than 10 percent of the allowed new dwelling units per year can be permitted within one calendar month.

⁹⁶ Zoning Bylaws of the Town of Mashpee, Article VII.



Table 23. Area, Height, and Bulk Regulations

District	Min. Lot Size (Square Feet)	Max. Coverage of Lot Area	Lot Frontage (Feet)	Building Setback to Lot Lines			Height (Stories/Feet)
				Front (Feet)	Side (Feet)	Rear (Feet)	
R-3	40,000	20%	150	40	15	15	2.5/35
R-5	80,000	20%	150	40	25	25	2.5/35
C-1	40,000	25%	150	30	20	20	2/35
C-2	40,000	20%	200	100	30	30	2/35
C-3	40,000	20%	200	100	30	30	2.5/35
I-1	40,000	25%	200	100	30	30	2/35

Source: Town of Mashpee Zoning Bylaw, Section 174-31, Land Space Requirements Table

Exceptions to Area, Height, and Bulk Regulations

- In 1993, the Town adopted the Popponesset Overlay District. Within this overlay, building height cannot exceed 30 feet, and greater density is allowed through a smaller minimum lot size (6,000 square feet), increased allowable lot coverage, and reduced frontage and setback requirements.
- The Mashpee Center Overlay District (MCOD) was adopted in 1999 to extend beyond the underlying C-2 district. The MCOD allows a lower minimum front setback and the addition of a *maximum* front setback. In addition, any structure within the MCOD that was built prior to 1945 and subsequently demolished may be rebuilt in or within fifty feet of its original location provided its exterior design and appearance is essentially the same as the original structure.⁹⁷
- Within the Groundwater Protection District, maximum impervious surface coverage is reduced to 15 percent.

PARKING⁹⁸

For both single family and multifamily homes, two parking spaces are required per residential unit. Accessory Dwelling Units require an additional space if more than 0.5 miles from a transit stop. For mixed use, parking requirements are computed for each use, although the permitting authority can authorize a reduced number of spaces if data supports that the proposed number of spaces is sufficient based upon similar projects.

⁹⁷ A majority vote of the Planning Board at a public hearing is required to determine historical appropriateness of the new proposed structure.

⁹⁸ Zoning Bylaws of the Town of Mashpee, Article VIII



SPECIAL PROVISIONS AND FLEXIBLE DEVELOPMENT⁹⁹

Accessory Dwelling Unit §174-45.4

In May 2025, Town Meeting approved zoning amendments to align the bylaw's provisions for "Accessory Apartments" with the 2024 Affordable Homes Act, which requires communities to allow Accessory Dwelling Units (ADUs) in single family zoning districts as of right, subject to certain terms and conditions.¹⁰⁰ Because Mashpee already allowed attached and detached "accessory apartments" by right in its two residential zoning districts, the Town's zoning only required minor changes to conform to the new state law, including: adjustments to the unit size and interior design (still capped at 900 square feet,¹⁰¹ the removal of the previous owner occupancy requirement, and the applicability of the parking spot requirement (now only required for properties more than 0.5 miles from a transit station). Currently the bylaw imposes a 30-day minimum for rentals; while an October 2023 warrant article aimed to increase this to twelve months, the article did not pass. The Town's OSID bylaw also allows for Accessory Dwellings, which also may be attached or detached units and are limited to two bedrooms, but do not have the same square footage limitations of the by-right ADUs.¹⁰²

Open Space Incentive Development (OSID) §174-45.6

The Town's Open Space Incentive Development (OSID) was established for the purposes of "preserving critical open space and natural resource areas within the Town of Mashpee" and "promoting an efficient pattern of land development."¹⁰³ The OSID requires a minimum of twenty acres (although this can consist of separate parcels as long as no developable parcel is smaller than five acres), and the developable portion of an OSID project must have frontage along specified roads.¹⁰⁴ In keeping with the purpose of the bylaw, at least 50 percent of the upland area included within the OSID must be dedicated as permanently protected open space and must include areas targeted for conservation.¹⁰⁵ When determining the allowable residential development within an OSID, the number of allowed bedrooms is calculated based upon undeveloped land area. In addition, various "bonus multipliers" can provide for additional bedrooms, with a requirement that at least ten percent of the bonus bedrooms be deed-restricted as affordable. Each affordable additional bedroom developed allows for an additional "market rate" bedroom that can be built upon completion of the deed-restricted bedroom.

OSID also acts as a "transfer of development" rights bylaw whereby the number of bedrooms that would have been allowed in a parcel that instead is protected as open space beyond the base required (50

⁹⁹ Zoning Bylaws of the Town of Mashpee, Article IX

¹⁰⁰ Chapter 150 of the Acts of 2024, "An Act Relative to the Affordable Homes Act," Sections 7 and 8

¹⁰¹ Or 50 percent of the gross floor area of the principal dwelling, whichever is less

¹⁰² The Accessory Dwelling provision under OSID may be superfluous now that the Town allows detached accessory apartments units as of 2019; prior to this, the Accessory Apartment (now Accessory Dwelling Unit) bylaw only allowed *attached* apartments.

¹⁰³ Zoning Bylaws of the Town of Mashpee, Article IX, §174-46 Open Space Incentive Development (OSID)

¹⁰⁴ Route 28, Route 151, Cotuit Road, Route 130, Great Neck Road North or South, Quinaquisset Avenue, Great Oak Road, Mashpee Neck Road or Red Brook Road

¹⁰⁵ Specifically, the targeted areas are those within a Primary or Secondary Conservation Area shown on the Mashpee Open Space Incentive Plan, or within the authorized acquisition boundaries of the Mashpee National Wildlife Refuge 174.46(C)(1).



percent of the upland area) can be transferred to coordinated mixed use projects on another parcel.¹⁰⁶ While the OSID bylaw provides for a variety of housing types not otherwise allowed under zoning and could potentially yield creative, vibrant mixed use projects, it has not been effectively utilized since its adoption.

Cluster Development §174-45.7

The Town's Cluster Development bylaw encourages the preservation of open space through more efficient use of land and municipal infrastructure. Perhaps the most powerful aspect of the Cluster Development bylaw is that it prohibits traditional subdivisions on any parcel of five acres or more, instead requiring that they be developed either under the Cluster Development or OSID bylaws unless the Planning Board waives this requirement. The Cluster Development bylaw requires that a minimum of 50 percent of the upland area be preserved as open space. Building lots are grouped in a cluster or clusters, with contiguous lots within each cluster, greatly reducing infrastructure cost and protecting open space. Overall density must match the underlying zoning (either one or two acres per unit depending on zone), although there are provisions for adding an additional lot for each standard lot size equivalent (either 40,000 sq ft or 80,000 sq ft) preserved as additional open space, as well as for each lot reserved for the construction of a deed-restricted affordable unit.¹⁰⁷

ZONING PROVISIONS FOR PROTECTION OF WATER QUALITY

In addition to the Town's Flow Neutral Bylaw described previously, the Town has further regulatory mechanisms within its zoning to protect water quality. These provisions include the Town's Mashpee River and Quashnet River Protective Districts, the Groundwater Protection District, and the Areas of Critical Environmental Concern District — the latter of which is based upon a designation determined by the state's Secretary of Energy and Environmental Affairs.¹⁰⁸ Map 11 displays these and other water protective measures including DEP-designated Zone I and Zone II areas.

Mashpee River and Quashnet River Protective Districts¹⁰⁹

The Mashpee River and Quashnet River Protective Districts apply to the marshes and uplands up to 100 horizontal feet from the natural bank of the Mashpee River and Quashnet River. While no new structures other than docks are allowed, existing structures can remain and be repaired, maintained, or improved, but cannot increase in size.

Groundwater Protection District¹¹⁰

Mashpee's Groundwater Protection District largely coincides with DEP Zone II-designated areas (see Map 11). Properties located within Mashpee's Groundwater Protection District are restricted to one bedroom for every 10,000 square feet, although this limitation effectively applies townwide since the adoption of

¹⁰⁶ Either within a commercial or industrial district or within a Commercial Center as described in (§174-45.1) as a TOD.

¹⁰⁷ One of every ten lots in a Cluster Development is required to be reserved for the construction of a deed-restricted affordable unit.

¹⁰⁸ The previous section on water quality describes additional state and federal measures.

¹⁰⁹ Zoning Bylaws of the Town of Mashpee, Article XII.

¹¹⁰ Ibid., Article XIII.



the Flow Neutral Bylaw in 2021. Lot coverage in the Groundwater Protection District is reduced to 15 percent in the district, or 2,500 sq ft, whichever is greater.

Areas of Critical Environmental Concern¹¹¹

The Waquoit Bay Areas of Critical Environmental Concern (ACEC) was designated by the Massachusetts Executive Office of Environmental Affairs on November 26, 1979. The Town's bylaw adds an additional 25-foot landward buffer to the ACEC and prohibits any new construction within the ACEC and buffer. Lawfully pre-existing structures are able to continue, be repaired, maintained, improved, or enlarged as long as any improvement or extension does not come more than 10 feet closer to open water or wetlands.

Water Quality Reporting & Stormwater Management¹¹²

The Town's Water Quality Report Bylaw requires applicants for subdivisions over five lots or special permits to submit a professionally prepared Water Quality Report detailing:

- Whether the project is within a protected area (e.g. Groundwater Protection District, Zone II recharge area, 300-foot buffer from waterways, waterbodies, or wetlands, or groundwater recharge area for any pond or bay over 1 acre);
- The potential impacts of the project, including: whether it will produce hazardous or toxic materials or contribute runoff to a waterbody or wetland, anticipated nitrogen and phosphorous levels that could be generated by the project, current and expected condition of the water body or water supply, and comparison with the established TMDL for the applicable watershed; and
- Test well completion logs.

The Stormwater Management bylaw additionally requires applications for certain project types to include a proposed system of stormwater management that prevents untreated discharges to wetlands and surface waters, preserves predevelopment hydrologic conditions, reduces or prevents flooding, minimizes erosion and sedimentation, does not result in significant degradation of groundwater, improves water quality, provides increased protection of sensitive natural resources, and incorporates Low Impact Development (LID) planning and development strategies.

MASHPEE HISTORIC DISTRICT¹¹³

In 2007 Town Meeting voted to establish the Mashpee Historic District as authorized by G.L. Chapter 40C. This district runs along Main Street from the southern side of Mashpee Pond and extends east to Cotuit Road. In the Historic District, any proposed changes to exterior architectural features visible from a public way are reviewed by the Historic District Commission. There is no review of interior features and variety of exterior features, including colors of residential buildings, are also exempt from review.

¹¹¹ Ibid, Article XIV.

¹¹² Ibid, § 174-27 Water Quality Report and § 174-27.2 Stormwater Management.

¹¹³ General Bylaws of the Town of Mashpee, Updated as of May 1, 2023 Town Meeting. Chapter 110, Historic Districts.



Housing Production Plan Goals

State regulations and EOHLC Housing Production Plan Guidelines describe the required framework for the goals of a Housing Production Plan, directing communities to include both qualitative and quantitative goals based upon community and regional needs.¹¹⁴ Qualitative goals should support a mix of housing types that are affordable at a range of income levels and are developmentally feasible. In addition, plans must include a quantitative goal for an annual increase in SHI-eligible housing units by at least 0.50 percent of its year-round housing count. Communities that meet their annual goal can request a one-year certification of compliance (often referred to as **safe harbor**) with EOHLC, and communities that reach a 1.0 percent target are eligible for a two-year certification of compliance. Achieving this “safe harbor” threshold and receiving a one- or two-year certification allows communities to have a more flexible approach to managing the comprehensive permit process, despite being below the overall 10 percent target for SHI units.¹¹⁵

Annual Production Goal

To meet the threshold for one-year certification of this plan, Mashpee currently would need to produce **thirty-seven (37) new SHI-eligible affordable housing units** in a given calendar year based upon the 2020 Census year-round housing count, and seventy-four units for a two-year certification. An anticipated 127 units may be added to the SHI under Phase 1 of Mashpee Commons’ 40B comprehensive permit (see Table 20), although the phasing of this project is still under discussion.

Table 24. Annual Housing Production Goal

	<i>Current</i>	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	5-Year Goal
Total Year-Round Units*	7,342	7,342	7,342	7,342	7,342	7,342	7342
Target Annual SHI Units	--	37	37	37	37	37	185
SHI Count	380	417	454	491	528	565	565
SHI Percent	5.18%	5.68%	6.18%	6.69%	7.19%	7.70%	7.70%
10% Requirement	735	735	735	735	735	735	735
Gap	355	318	281	244	207	170	170

*Census 2020

¹¹⁴ 760 CMR 56.03(4)(c) and corresponding EOHLC Housing Production Plan Guidelines, October 2020.

¹¹⁵ If a community is certified compliant, decisions made by the Zoning Board of Appeals to deny a comprehensive permit will be deemed “consistent with local needs” by the Housing Appeals Committee and will be upheld as a matter of law.



Meeting the Annual Production Goal

The following tools can help the Town achieve its annual production goal:

CHAPTER 40B. Pursuing “friendly 40B” projects on Town-owned properties or encouraging private LIP 40B projects can bring Mashpee closer to its 10 percent target for affordable units, likely with greater efficiency than any other strategy. Map 13 identifies several Town-owned properties for consideration; the Town can issue Requests for Proposals to develop the sites identified on Map 13 (and potentially others) as Town-sponsored 40B projects, which could help the Town make meaningful strides toward its affordable housing targets. In addition to these existing sites, the strategies section of this plan outlines other actions to help the Town identify and acquire additional sites, such as issuing a standing Request for Proposals (RFP) for property acquisition (Strategy 1B), developing LIP guidelines to encourage and prepare for private LIP 40B projects (Strategy 1C), and developing criteria to assess the suitability of properties for housing development (Strategy 16).

ENCOURAGING SMALLER PROJECTS AND LOCAL PARTNERSHIPS. Habitat for Humanity projects in Mashpee have often been permitted under Chapter 40B. However, the Town could also consider allowing small affordable units on lots otherwise unbuildable under zoning by special permit (Strategy 7). Doing so also may encourage owners of nonconforming lots to respond to the Town’s RFP for property acquisition proposed in Strategy 1C. The Town can further encourage this strategy by partnering with local vocational schools to assist with the construction of Habitat homes.

INCLUSIONARY ZONING. The Town currently has inclusionary zoning (IZ) components embedded into its Cluster Development and Open Space Incentive Development (OSID) bylaws. However, the IZ components these bylaws offer are infrequently triggered. The Town could adopt a new IZ policy (Strategy 5) that would allow more opportunities to develop or redevelop deed-restricted, year-round affordable housing.

Table 25 below shows *possible* paths for achieving this annual production goal through a variety of project types referenced in the strategies section that follows. (Note: Because the comprehensive permit has already been issued for Mashpee Commons, adding those units to the SHI would not count toward HPP certification; however, they *would* still help move the Town closer to 10 percent and allow more households to call Mashpee home. As such, Table 25 includes Mashpee Commons in a potential scenario for increasing Mashpee’s SHI count.)



Table 25. Possible Scenarios for Meeting Annual Production Goal

HPP Year	Project(s) <small>Projects with a * would not count toward HPP certification because the comprehensive permit has already been issued.</small>	Potential Units	Updated SHI	
			#	%
Year 1: 2025-2026	40B on Town-owned land	8 ownership	417	5.68%
	Redevelopment Project (Strategy #11)	29 rental		
	Total Newly Permitted SHI Units (Toward Safe Harbor)	37		
Year 2: 2026-2027	40B on Town-owned land	24 rental	454	6.18%
	Commercial Redevelopment Project (Strategy #11)	10 rental		
	Habitat project via undersized lot special permits (Strategy #7)	3 ownership		
	TOTAL Newly Permitted SHI Units (Toward Safe Harbor)	37		
Year 3: 2027-2028	Mashpee Commons, Phase I Continued*	≈ 38 rental	529	7.21%
	Large Home Conversion, 1 Home (Strategy #8)	4 rental		
	Habitat Project, Undersized Lot Special Permit (Strategy #7)	1 ownership		
	Private LIP 40B Following Town LIP Guidelines (Strategy #1C)	32 rental		
	TOTAL SHI Units	≈ 75		
	TOTAL Newly Permitted SHI Units (Toward Safe Harbor)	37		
Year 4: 2028-2029	40B on Town-owned land with Tribal Set-Aside (Strategy #30)	24 rental	566	7.71%
	Redevelopment Project (Strategy #11)	10 rental		
	Habitat project via undersized lot special permit (Strategy #7)	3 ownership		
	TOTAL Newly Permitted SHI Units (Toward Safe Harbor)	37		
Year 5: 2029-2030	Commercial Redevelopment Project (Strategy #11)	12 rental	604	8.23%
	Large Home Conversion, 2 Homes (Strategy #8)	6 rental		
	Private LIP 40B	16 rental, 4 ownership		
	TOTAL Newly Permitted SHI Units (Toward Safe Harbor)	38		



Qualitative Goals

In addition to the above numerical production goal, Mashpee's Housing Production Plan includes qualitative goals to encourage a range of housing types that:

- are consistent with community and regional needs;
- are feasible within the housing market in which they will be situated; and
- include rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly.¹¹⁶

While goals and objectives both reflect desired outcomes, a **goal** is generally longer-term, broad, and visionary, whereas an **objective** establishes a measurable target by which to assess progress toward the broader goal. The five overarching goals below meet EOHLC's HPP guidelines, identify the desired outcomes of this plan, and support the current draft housing-related goals of the ongoing Town's Local Comprehensive Plan. The next section of this plan outlines specific **strategies** for achieving these goals and objectives over the next five years.

Goal 1. Expand year-round affordable and workforce housing options in Mashpee for a range of household types, including singles and couples, families, multigenerational households, veteran households, persons with disabilities, and older adults.

Objectives:

- Increase the supply of deed-restricted, year-round affordable and workforce housing options for all types of households, including rental and ownership opportunities.
- Integrate affordable housing into the existing fabric of the community through infill and the redevelopment of underutilized properties.
- Prioritize the distribution of affordable housing throughout the town's residential neighborhoods as opposed to groupings or dense concentrations in one area to the maximum extent practicable when considering LIP/40B projects on municipally controlled property.
- Review and update Mashpee's zoning and other housing regulations and policies to support development that increases deed-restricted year-round affordable and workforce housing.
- Leverage available state funds to support affordable and workforce housing projects.
- Continue to work toward the 10 percent statutory minimum for affordable housing by achieving the annual production goal defined in this plan.

¹¹⁶ In accordance with Section 56.03(4)(c)(1), "Affordable Housing Goals." See 760 CMR 56.00, Comprehensive Permit; Low or Moderate Income Housing regulations set forth to implement G.L. c. 40B §§ 20-233



GOAL 2. Prevent displacement of current Mashpee households and support housing mobility for low- and middle-income households looking to move to Mashpee.

Objectives:

- Preserve Mashpee's existing supply of year-round market rate rental housing and modestly priced market rate homes.
- Monitor, track, and preserve Mashpee's existing affordable units.
- Ensure an adequate supply of housing that is affordable and accessible to older adults and people with disabilities so they are able to age within the community.
- Provide direct assistance to income-eligible households experiencing housing insecurity or looking for a new home.
- Pursue and prioritize opportunities for Mashpee Wampanoag citizens to return home to Mashpee or stay in Mashpee.

GOAL 3. Build local capacity to advance the housing goals, objectives, and strategies included in this Housing Production Plan.

Objectives:

- Ensure regular collaboration between housing staff and other departments, Town bodies, neighboring communities, regional entities, housing developers, and other relevant groups.
- Leverage available federal, state, and regional housing funds and resources.
- Build awareness of affordable housing needs within Mashpee and the larger region, as well as ways the Town can address these issues.

GOAL 4. Ensure that sustainable and environmentally sensitive practices are integrated into all housing development decisions.

Objectives:

- Protect water quality and ensure that growth does not degrade the Town's natural systems.
- Preserve undisturbed green spaces by channeling growth in and around areas that are already developed.
- Prioritize compact, walkable, and pedestrian-friendly neighborhoods.

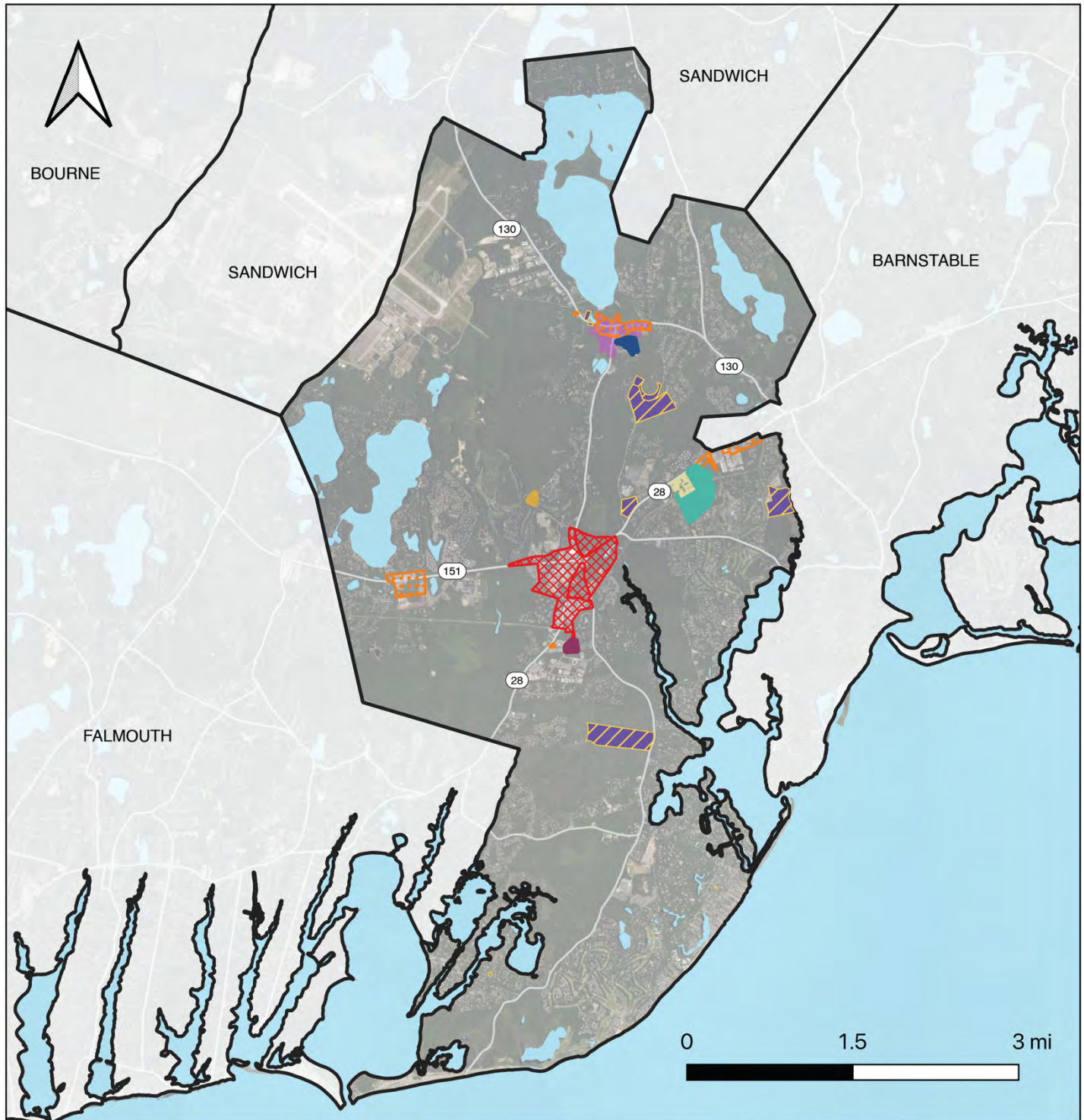


GOAL 5. Align development with the themes of the Town's Local Comprehensive Plan and other applicable local or regional plans.

Objectives:

- Build support for addressing housing needs through partnerships with groups and organizations connected to the themes of the Local Comprehensive Plan, as amended.¹¹⁷
- Provide adequate staff capacity and other resources for addressing the housing-related goals and actions of the Local Comprehensive Plan.
- Coordinate long-term planning for wastewater and stormwater management with land use planning to ensure Mashpee can meet its affordable housing obligations now and in the future.

¹¹⁷ The five themes of the draft LCP include: (1) protecting Mashpee's unique natural and environmental resources; (2) addressing housing, land use, and historic/cultural needs of existing and future Mashpee residents; (3) increasing the Town's resilience and ability to respond in a constantly changing environment; (4) promoting a diverse and appropriately scaled economic base to serve the needs of Mashpee residents; and (5) strengthening and improving upon Town services, programs, and regulatory frameworks to increase residents' connection to the community and provide streamlined service to the public.



Map 13. Sites and Zoning Districts with Development or Redevelopment Potential

Mashpee Housing Production Plan

Date: May 2, 2025

Data Sources: Bing Satellite, MassGIS, Town of Mashpee

- | | |
|---|---|
|  Mashpee Wampanoag LAR | Zoning Districts w/ Redevelopment Potential |
|  Water Body |  C1 |
|  Town Boundary |  C2 |
|  Major Roads |  Center Overlay District |

Town-Owned Properties w/ Development Potential

-  108 Commercial Street
-  209 Old Barnstable Road
-  51 Sampsons Mill Road
-  0-Rear Great Neck Road,North
-  Paper Subdivision Off Rt 28



Table 26. Summary of Town-Owned Land with Development Potential

Address & Parcel ID:		51 Sampsons Mill Road (Parcel ID 62_67_0)			
Total Acres:	65.4	Zoning:	R3	Sewer Phase:	See Note*
Notes:	<ul style="list-style-type: none">*Sewer along Rt 28 appears to reach site; further review required.Site is adjacent to C2 zone along Rt 28/Falmouth Rd toward Barnstable.Part of site is within MassDEP Zone II Wellhead Protection Area.Utility easement bisects site.Town issued RFP in 2023 for study to assess feasibility of site redevelopment into affordable housing; status of study unknown.Town also owns approximately 60 undeveloped scattered lots on adjacent site of paper plan subdivision totaling +/- 11.3 acres (see below).				
Address & Parcel ID:		Paper Subdivision Off Rt 28/Orchard Rd: ≈60 Town-Owned Parcels (Map 62)			
Total Acres:	11.3 (Combined)	Zoning:	Mostly R5	Sewer Phase:	See Note*
Notes:	<ul style="list-style-type: none">Planned subdivision, largely undeveloped, along Rt 28 to east of Orchard Rd; includes sites on Falmouth Rd/Rt 28 and paper streets: Arabic Ave, Arctic St, Baltic Ave Cretic Ave, Delphic Ave.Town owns ≈60 lots with median size of 0.17 acres.*Sewer along Rt 28 appears to reach site; further review required.Paper street Delphic Ave running along 51 Sampsons Mill Rd site is R3; rest of site is R5.Part of site is within MassDEP Zone II Wellhead Protection Area.Utility easement bisects subdivision.Town also owns adjacent 51 Sampsons Mill Road (see above).				
Address & Parcel ID:		108 Commercial Street (Parcel ID 81_130_0)			
Total Acres:	6.1	Zoning:	C1	Sewer Phase:	Phase 2
Notes:	<ul style="list-style-type: none">Town issued RFP in 2022 for study to assess feasibility of site redevelopment into affordable housing; status of study unknown.				
Address & Parcel ID:		209 Old Barnstable Road (Parcel ID 60_2_0)			
Total Acres:	3.8	Zoning:	R5	Sewer Phase:	Phase 2
Notes:	<ul style="list-style-type: none">Site owned by Mashpee Affordable Housing Trust (2017 ATM Art 29).Feasibility analysis completed in 2013 and traffic study completed in 2024.				
Address & Parcel ID:		0-Rear Great Neck Rd N (Parcel ID 36_53_0)			
Total Acres:	10.2	Zoning:	R5	Sewer Phase:	Phase 1
Notes:	<ul style="list-style-type: none">Behind Town Hall; abuts another Town-owned parcel on Meetinghouse Rd and Town-owned conservation land to rear.				



Housing Production Plan Strategies

As described in the previous section, EOHLC encourages cities and towns to prepare, adopt, and implement a Housing Production Plan that demonstrates an annual increase in Chapter 40B (SHI-eligible) units equal to or greater than 0.50 percent of the community's year-round housing units. While Mashpee has many housing challenges and barriers to development, it also has options available to address them — namely, providing regulatory incentives for housing production, ensuring adequate resources to support housing initiatives, establishing policies that center housing as a community priority, and continuing to educate leaders and community members about housing needs.

Progress Since 2015

Mashpee has struggled to implement regulatory recommendations from the 2015 HPP, although the Town's current Local Comprehensive Plan process has kept the need for housing diversity at the forefront of planning discussions. Despite the challenges moving forward with land use policies that would encourage housing production, the Town has made progress with other housing initiatives and made good use of Community Preservation Act (CPA) funds. Table 27 lists all CPA-funded projects — several of which were cited on land provided by the Town — from the adoption of the 2015 HPP to present.

Table 27. CPA-Funded Affordable Housing Projects Since 2015 HPP

Town Meeting	Program	Local Funds
2016 Spring	Housing Assistance Program: To assist the Mashpee Housing Authority in the continuation of the Mashpee Housing Assistance Program for an additional three-year period. Funds used to provide direct assistance including short-term rental assistance, one-time funds for first/last/security deposits, one-time emergency assistance for rent, short term mortgage assistance, and down payment assistance for first-time homebuyers.	\$330,000 <i>(To cover \$110,000 per year)</i>
2016 Fall	Habitat for Humanity: To provide additional funds to support two Habitat for Humanity affordable housing ownership projects previously funded by the CPC. Project	\$30,000 <i>Land provided by Town</i>
2018 Spring	Habitat for Humanity: To provide funds for three new Habitat for Humanity affordable housing ownership projects.	\$167,000 <i>Land provided by Town</i>
2019 Spring	Mashpee Affordable Housing Trust: To allow efficient acquisition and development of affordable housing projects in the Town of Mashpee.	\$300,000 <i>In 2023 MAHT allocated these funds toward LeClair Village</i>
	Mashpee Housing Assistance Program: To enable continuation of the Mashpee Housing Assistance Program for an additional three-year period, awarded to the Affordable Housing Trust. Funds used to provide direct assistance including short-term rental assistance, one-time funds for first/last/security deposits, one-time emergency assistance for rent, short term mortgage assistance, and down payment assistance for first-time homebuyers, in addition to program administration costs.	\$330,000 <i>(To cover \$110,000 per year)</i>



Table 27. CPA-Funded Affordable Housing Projects Since 2015 HPP

Town Meeting	Program	Local Funds
2019 Fall	12 Cypress Circle Acquisition: To acquire vacant residential land at 12 Cypress Circle for affordable housing purposes in a well-established subdivision.	\$100,000
2020 Spring	FORWARD: To assist FORWARD at the Rock to complete the enhancements of the affordable and supportive housing project in the Town of Dennis for Cape Cod adults with Autism.	\$40,000
2022 Spring	Housing Production Plan: To update the Town's Housing Production Plan (HPP) to consider demographic shifts, changes in population, and added housing stock since 2010; and to provide a framework to meet the 10 percent mandate of housing eligible for inclusion on the State's Subsidized Housing Inventory.	\$50,000
	Homeyer Village Roof Replacement: To preserve affordable housing for the senior population residing at the Frank J. Homeyer Village by providing funding for a new roof.	\$168,084
	Breezy Way Roofs, Siding, and Windows: To preserve affordable housing for low-income seniors and families through preservation of Breezy Way units, including roof replacement, siding, and windows original to the 1990 building.	\$264,893
2023 Spring	Affordable Housing Trust: To allow efficient acquisition and development of affordable housing projects in the Town of Mashpee.	\$550,000
	LeClair Village: To assist the Housing Assistance Corporation (HAC) and the Preservation of Affordable Housing (POAH) to develop the 950 Falmouth Road property to provide 39 new affordable rental homes in three buildings.	\$500,000 <i>+ \$300,000 from MAHT via 2019 CPA award to MAHT; see above.</i>
TOTAL CPA Funding		\$2,829,977

These contributions have facilitated the rehabilitation of forty Housing Authority units and the development of forty-four new affordable units (between Habitat for Humanity's five units and thirty-nine units at LeClair Village, which was also made possible by a land donation).

Looking Ahead: 2025-2030 Strategies

Housing Production Plan regulations and guidelines direct communities to include specific strategies that include:

- The identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments to meet its housing production goal. (760 CMR 56.03 4(d)(1))
- The identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications. (760 CMR 56.03 4(d)(2))



- Characteristics of proposed residential or mixed-use developments that would be preferred by the municipality.¹¹⁸ (760 CMR 56.03 4(d)(3))
- Identification of municipally owned parcels for which the municipality commits to issue requests for proposals (RFP) to develop SHI Eligible Housing, including information on appropriate use of the site, and a timeline for the issuance of an RFP. ((760 CMR 56.03 4(d)(4))
- Participation in regional collaborations addressing housing development. Communities are encouraged to contact the Regional Planning Agencies for insight into establishing regional collaborations. (760 CMR 56.03 4(d)(1))

The strategies outlined in this plan fall into five overarching groups:

- **CREATING AND PRESERVING AFFORDABLE HOUSING** strategies focus on the creation and preservation of deed-restricted affordable units.
- **ZONING STRATEGIES** propose amendments to Mashpee’s land use regulations to facilitate housing development and redevelopment that creates or preserves year-round deed-restricted affordable and workforce housing in Mashpee.
- **PLANNING AND COLLABORATION** strategies suggest additional policies, regulations, and practices that the Town can implement through interdepartmental collaboration, as well as local and regional partnerships.
- Strategies relating to **CAPACITY** suggest opportunities for increasing, enhancing, or better utilizing resources for tackling housing initiatives.
- **EDUCATION, ADVOCACY, AND SUPPORT** activities assist individuals and households, either directly or through policies and actions that promote more equitable access to housing opportunities. While most of these strategies fall outside of the state’s requirements for an HPP because they do not help to increase the Town’s SHI-eligible housing stock, they nonetheless fill important needs identified by the community – educating the broader community about housing needs and allowing low- and moderate-income households to remain in or move to Mashpee.

The strategies of this HPP dovetail well with EOHLC’s requirements, as shown in Table 29, which outlines the relationship between these two organizational frameworks. HPPs can include strategies based on local housing needs that do not relate to the overall goal of moving toward the 10 percent statutory minimum; such strategies are included in the “Other” column of Table 29.

¹¹⁸ Characteristics placing special restrictions on the development of affordable housing, such as limiting size of affordable units, limiting diversity in types of housing, or applying other zoning constraints, will not be approved. In addition, affordable housing plans must comply with all state and federal fair housing laws.



Implementation of this Housing Production Plan will require consistent coordination between various Town boards and committees. As a starting point, Town staff and the Affordable Housing Committee should establish a procedure for tracking and reporting on the implementation of this plan. Possible steps could include:

- Using the provided Implementation Tracker (fillable Excel file) to designate priority actions and responsible parties, track progress, and note obstacles to implementation.
- Including discussion of the HPP's implementation (referring to the Implementation Tracker) on AHC meeting agendas at regular intervals – e.g., monthly or quarterly.
- Providing status updates to the Affordable Housing Trust, Planning Board, Select Board, Community Preservation Committee, and other groups as appropriate at regular intervals – e.g., semi-annually or more frequently if needed.
- Including a status update on the HPPs implementation in the Affordable Housing Committee's submission to the Town Clerk for the Annual Town Report.

Creating and Preserving Affordable Housing

1. Make good use of Chapter 40B as a vehicle for creating affordable housing by:

1a. Partnering with the Mashpee Wampanoag Tribe to establish a policy for future 40B housing projects that allow a number of units set aside for members of the tribe. While efforts to include *local preference* for Mashpee Wampanoag tribal citizens for the LeClair Village project were not successful, the Town and Mashpee Wampanoag Tribe can partner to explore alternative solutions for the inclusion of tribal *set-aside* units within future 40B projects.^{119, 120}

1b. Collaborating with Mashpee Commons to plan for the continued implementation of their comprehensive permit and future plans for additional project phases. In 2007, Mashpee Commons was granted its original comprehensive permit for 382 units in several project phases. As part of the first project phase, from 2016-2019 Mashpee Commons constructed thirty-two units, eight of which are affordable. Under this comprehensive permit, there is the potential for 350 more SHI-eligible units to be created, which (if all rental housing) would bring Mashpee to 9.15 percent under Chapter 40B based on the 2020 year-round housing count.¹²¹

¹¹⁹ EOHLC's position was that including a local preference specific to the Mashpee Wampanoag Tribe could be in violation of the Federal Fair Housing Act but suggested a set financial contribution from the Tribe for set-aside units. (Mackenzie Ryan, "LeClair Village Given Local Preference for Current Residents," *The Enterprise*, January 18, 2024.)

¹²⁰ While this partnership opportunity is not limited to 40B rental projects, they may be more likely to offer the scale and financing capability necessary to accommodate both the minimum 25 percent SHI-eligible affordable units *and* Town- or Tribe-sponsored set aside units outside of that minimum.

¹²¹ This assumes that only 330 of the 350 remaining units would be added to the SHI because it currently lists 52 units for Mashpee Commons although only 32 units have been built.



1c. Issuing and promoting a standing Request for Proposals (RFP) for acquisition of property specifically for the purpose of creating affordable housing, prioritizing properties suitable for “friendly 40B” projects. In 2020, the Town of Chatham issued an RFP for real property acquisition for purposes of affordable housing, with the intent of rereleasing the RFP periodically. The Town successfully acquired two properties and is now in the process of preparing RFPs for their development as 40B projects, in addition to reissuing the original RFP to acquire more property. Having such a rolling RFP would allow the Town — most likely through its Affordable Housing Trust — to acquire property as opportunities arose in accordance with the procurement process dictated by G.L. c.30B. If the AHT had enough funds available, the RFP could indicate that Trust funds would be used to purchase such a property, thus eliminating the need for an appropriation at Town Meeting.

1d. Preparing local LIP guidelines to promote the program and outline the Town’s priorities for LIP projects, including the redevelopment of blighted, underutilized greyfield properties. Such guidelines may include a local preference policy (including a local preference for veterans and the potential for set aside units for members of the Mashpee Wampanoag Tribe referenced in 1a, marketing preferences, design, and other considerations.¹²² The Affordable Housing Committee could develop these affordable housing guidelines to provide consistent input to developers about Mashpee’s priorities with respect to new residential development. The Town of Yarmouth created such guidelines in 2010 and revised them most recently in 2014.¹²³ Yarmouth’s guidelines include information about affordability, local preference, monitoring procedure, funding options, the local review process, and more. The Town could also use this as an opportunity to educate owners of lots otherwise unbuildable under zoning about the possibility of partnering with mission-based organizations like Habitat for Humanity or Housing Assistance Corporation of Cape Cod to develop affordable housing through the LIP comprehensive permit process.

1e. Providing 40B training and technical assistance to Town staff and members of appropriate Town bodies to ensure smooth and efficient comprehensive permit approval processes. The Massachusetts Housing Partnership (MHP) offers technical assistance to Zoning Boards of Appeals (ZBAs) handling 40B applications, in addition to other training opportunities. While typically the ZBA is the Town body responsible for reviewing comprehensive permit applications, the Select Board should also take part in such training because it would be a leading partner in the LIP application process.¹²⁴

2. **Expand efforts to use Town-owned land for affordable housing.** Together, Map 13 and Table 26 detail several Town-owned properties for consideration, which could be used for Town-sponsored “friendly 40B” rental projects that could help the Town achieve its annual production targets outlined in this Housing Production Plan. While Table 26 indicates the sewer phasing for these particular properties,

¹²² The Town should ensure that such guidelines would not hold affordable housing projects to higher design or environmental standards than those that would be applied to new market rate projects.

¹²³ Town of Yarmouth, “Affordable Housing Standards,” Rev. June 3, 2014. Available at: <https://www.yarmouth.ma.us/DocumentCenter/View/17060/Yarmouth-Affordable-Housing-Standards-2014-FINAL>

¹²⁴ Under the Local Initiative Program, the town and developer jointly submit the project application to the state, whereas with a traditional comprehensive permit, the developer alone would submit the application.



the Town can conduct further analysis to factor in sewer phasing for other properties to determine ideal sequencing. Smaller Town-owned properties could support ownership projects developed in partnership with Habitat for Humanity, with assistance from local vocational schools to aid in construction; in the past, the Town has donated land for multiple Habitat projects, in addition to providing Community Preservation Act funds (see Table 27). As noted under the objectives for Goal 1, the Town should consider the distribution and density of existing affordable housing when planning for the sequencing of development of housing on Town-owned land.

3. **Explore the creation of a nonprofit Community Land Trust (CLT) through a land donation or funding to facilitate more affordable homeownership opportunities.** The community land trust model attempts to address the problem of rapidly growing real estate values pricing many households out of a community that previously was relatively more affordable. Mashpee's housing market, particularly post-COVID, is experiencing such a problem — housing units previously available and affordable to residents (or potential residents) are often quickly purchased by relatively wealthy out-of-towners to serve as vacation homes or investment properties. A CLT purchases land to hold in perpetuity rather than allowing it to enter the real estate market. While the CLT retains ownership of the land, homes developed on the site are sold and homeowners lease the land (usually for a long period such as ninety-nine years). This model removes the cost of land from the price of the home, resulting in much more affordable housing than could otherwise be expected. CLT homeowners may even sell their homes for a profit, allowing their property to function as an investment like any other, albeit at a lower rate of return since most Trusts limit the amount that their homes may be sold for to keep them affordable. As a nearby example, the Island Housing Trust in Martha's Vineyard has created over sixty homeownership opportunities for income-eligible households in the past eleven years.¹²⁵
4. **Explore opportunities for preserving existing modestly priced housing stock and creating deed-restricted affordable units through a rehabilitation program, buying down units upon resale, and other options.** Mashpee, perhaps in coordination with another community, could establish a Community Development Block Grant (CDBG)-funded homeowner rehabilitation program to assist income-eligible households with repairs. The Town of Brewster recently established such a program — in addition to a childcare assistance program also funded with CDBG — with the Towns of Dennis and Wellfleet. Under this program homeowners with incomes of no more than 80 percent HAMFI can apply for up to \$50,000 in the form of a deferred 0-percent interest forgivable loan, and an affordability restriction is then placed on the property. The Town could also explore buy down programs, such as the CPA-funded first-time homebuyer program offered by the Town of Brewster, which provides up to \$30,000 of grant assistance to income-eligible households who agree to place an affordable housing deed restriction on the home. Such strategies can add to Mashpee's deed-restricted affordable housing stock using existing homes while also providing direct assistance to households who need it.

See also Zoning Strategies, which includes specific zoning solutions for creating affordable housing through development and redevelopment.

¹²⁵ Island Housing Trust, "Affordable Homes and Rentals." Available at: <https://www.ihmv.org/affordable-homes-rentals/>



Zoning Strategies

Note: Zoning changes do not eliminate the need for compliance with Board of Health or Sewer Commission regulations. Suggested amendments assume consideration of the Town's CWMP.

5. **Establish an Inclusionary Zoning (IZ) bylaw that would require the inclusion of affordable and workforce units in residential development and redevelopment projects over a certain scale.** Known as inclusionary zoning, this regulatory tool would require developers to include a specified share of affordable units in residential development of a certain size. Some communities opt to allow developers to pay a fee in lieu of these required units, with proceeds going to the Affordable Housing Trust. To ensure that future residential development or redevelopment projects over a certain size bring Mashpee closer to meeting its affordable housing goals, the bylaw should require that *at least* 10 percent of the units meet state requirements for inclusion on the Subsidized Housing Inventory. The Town could require a higher minimum of IZ units (e.g. 15 or 20 percent) and could consider bonuses (e.g. additional density, increased height, reduced parking) for projects including accessible units, workforce units, or a greater number of affordable units than is required.
6. **Define workforce housing within the Inclusionary Zoning bylaw.** If the Town's IZ requires or encourages workforce units in addition to SHI-eligible affordable units, the bylaw must clearly define workforce housing and should include guidance for how the determined income levels are calculated. While Massachusetts does not have a legal definition for workforce housing, MassHousing's Workforce Housing Initiative provides some guidance – the program supports rental projects for households with incomes between 60-120% AMI. For reference, Table 28 below shows estimated income limits from 80-150% AMI, calculated from HUD FY2025 income limits for Barnstable County. In addition to defining workforce housing, the Town would need to prepare related restrictions for such units in order to ensure their continued affordability in perpetuity, as EOHLIC's standard regulatory agreements and deed restrictions are specific to SHI-eligible housing.

Table 28. Sample Barnstable County Income Limits >100% AMI, FY2025

AMI	Household Size							
	1	2	3	4	5	6	7	8
100%*	\$95,700	\$109,400	\$123,100	\$136,700	\$147,700	\$158,600	\$169,600	\$180,500
110%	\$105,250	\$120,350	\$135,400	\$150,350	\$162,450	\$174,450	\$186,550	\$198,550
150%	\$143,550	\$164,100	\$184,650	\$205,050	\$221,550	\$237,900	\$254,400	\$270,750

Calculations based on HUD FY2025 Income Limits for Barnstable County. *Figures differ slightly for CPA purposes, as the CPA statute has specific definitions for low (80% AMI) and moderate (100% AMI) income limits. The Town should ensure projects supported with CPA funds adhere to CPA income limits, which the Community Preservation Coalition publishes annually.



7. **Develop regulations to allow small affordable units on lots that are otherwise unbuildable under zoning, provided the Town's wastewater policies can be met.**¹²⁶ Habitat for Humanity has a strong presence in Mashpee, having developed over a dozen homes for purchase by income-eligible households. However, many of these projects needed to be developed under Chapter 40B, most likely because the property did not conform to zoning. To encourage the development of affordable homes, the Town could allow income-restricted units to be developed by special permit on lots that do not conform to zoning but are otherwise buildable and able to meet wastewater requirements. While Assessor's records count approximately residential lots considered "undevelopable" due to nonconforming lot dimensions, this likely does not reflect the number of lots to which such a special permit could apply; this "undevelopable" designation does not consider environmental constraints, nor does it account for adjoining lots held in common ownership that would merge automatically if needed for zoning purposes.¹²⁷ Thus, the actual number of applicable lots is likely much lower, but this could still present opportunity for producing affordable housing that otherwise could only be built under a comprehensive permit. It could also incentivize property owners to respond to the RFP referenced in strategy 1b if they own a vacant lot that does not conform to zoning.
8. **Explore new zoning mechanisms for increasing deed-restricted, year-round affordable and workforce housing with adequate wastewater and stormwater infrastructure.** Potential options to consider include:
 - Establishing overlay districts in developed areas with suitable infrastructure along planned sewer, such as the C1 or C2 commercial districts, that would allow townhouses and/or multifamily buildings commonly identified as building types in the "missing middle" in exchange for providing deed-restricted, year-round affordable or workforce housing.¹²⁸
 - Allowing conversion of existing single-family homes to small multifamily homes with deed-restricted, year-round affordable and workforce units by special permit and in compliance with the Town's Flow Neutral Bylaw.
 - Establishing an overlay district that would allow a tiny home community in an area with suitable infrastructure. The Town could partner with an experienced organization to determine what regulatory updates would facilitate the creation of such a community. Operation Tiny Homes, for example, partners with other nonprofit and community housing initiatives to create tiny home

¹²⁶ Also encourages infill. Assessor's records count 371 "undevelopable" residential lots. This designation is typically used for parcels that do not meet lot size or frontage requirements as opposed to indicating an environmental constraint. These parcels appear to be scattered throughout Town. If staff capacity allows, the Town could inventory these lots and assess their suitability for housing depending on their degree of nonconformity, neighborhood context, environmental concerns, and other considerations.

¹²⁷ Under the merger doctrine, nonconforming adjoining lots held in common ownership are treated as a single, merged lot for zoning purposes if doing so would eliminate or minimize the nonconformities. Assessor's records do not take this into account.

¹²⁸ "Missing middle" housing refers to a range of smaller multi-unit housing types compatible in scale and form with detached single-family homes — located in a walkable neighborhood. Examples include two-family homes, townhouses, smaller multifamily buildings, and cottage courts.



communities for veterans, seniors, persons experiencing housing instability, and other vulnerable populations.

- Amending the Town’s Cluster Development bylaw to allow additional residential uses beyond what is allowed in the underlying zoning, provided the units include deed-restricted, year-round affordable and workforce housing and the project includes 50 percent protected open space.
 - Exploring a separate transfer of development rights or a flow transfer bylaw for projects that produce deed-restricted, year-round housing, including affordable and workforce housing units.
9. **Amend the Open Space Incentive Development Zoning Bylaw (OSID) so that it applies to more properties and is easier to use.** Changes may include reviewing lot size requirements, applicable locations, or other factors that could allow the bylaw to apply more broadly while retaining the intended purpose of the bylaw — OSID was established “For the purposes of preserving critical open space and natural resource areas within the Town of Mashpee, of promoting an efficient pattern of land development and of promoting the health, safety and general welfare of inhabitants of the town.”
 10. **Conduct an analysis of residential parcels with inadequate land area or frontage to assess the potential of a starter home/affordable home overlay zoning bylaw, with all units restricted for year-round occupancy.** As described in strategy 5, there are hundreds of vacant residential parcels labeled as “undevelopable” due to not meeting dimensional requirements. If staff capacity allows, the Town could inventory these lots and assess their suitability for housing depending on their degree of nonconformity, neighborhood context, environmental concerns, and other considerations. Areas with a relatively high concentration of vacant lots could be considered ideal for establishing a Starter Home Zoning District under G.L. c. 40Y. Among other community benefits, Starter Home Zoning Districts require that at least ten percent of units in projects over twelve homes be affordable to households earning no more than 110 percent HAMFI, and the Town could explore adding additional requirements for units in the Starter Home District to be deed-restricted for year-round occupancy.
 11. **Establish a redevelopment bylaw to encourage the reuse of underutilized, blighted, or failing greyfield properties with poor wastewater to allow mixed use or multifamily development that meets site design and architectural standards and includes deed-restricted, year-round affordable or workforce housing.** The Town could incentivize redevelopment of existing commercial buildings into mixed use within the C1 or C2 by allowing residential uses through special permit, provided the project include deed-restricted, year-round affordable and workforce housing. In addition, such a bylaw can encourage the redevelopment of existing multifamily buildings by offering density or other bonuses for redevelopment projects that include deed-restricted, year-round affordable and workforce housing. (Note: Strategy 1d similarly encourages redevelopment of privately-owned greyfield properties through the *LIP 40B program*; this strategy focuses on redevelopment through *zoning incentives*. Together, these strategies offer multiple avenues for encouraging redevelopment projects that improve blighted or underutilized properties *and* provide deed-restricted, year-round affordable and workforce housing. A broader **Redevelopment Plan** could synthesize these strategies by identifying specific areas or criteria for prioritizing redevelopment and considers supplementary programs such as funding to support redevelopment projects that meet the plan’s objectives.)



12. **Explore zoning to create deed-restricted year-round housing linked to Mashpee businesses.** To help ensure Mashpee business can attract and retain workers, the Town could consider zoning options for on-site employee housing such as top-of-the-shop mixed use housing or possibly dormitory-style accommodations.
13. **Consider offering parking incentives, particularly for multifamily development, in exchange for provision of deed-restricted year-round affordable and workforce units.** For both single family and multifamily homes, two parking spaces are currently required per residential unit.¹²⁹ While this requirement is not particularly difficult to accommodate on a single-family home lot, for multifamily housing, two spots per unit adds significantly to project costs and consumes a substantial amount of land. For this reason, the Cape Cod Commission's draft Regional Housing Strategy includes reducing parking requirements – and even considering parking *maximums* instead – among their Zoning for Housing Best Practices.¹³⁰

Planning and Collaboration

14. **Monitor legal updates, including status of pending home rule petitions from other communities, other housing-related legislation, and case law pertaining to housing; share updates with Barnstable County HOME Consortium representatives during monthly meetings.** Each town on Cape Cod has a representative on the Barnstable County HOME Consortium (BCHC) Advisory Council, a decision-making body that determines allocation of County's HOME Investment Partnership Program funds and confers on regional housing issues and strategies. The BCHC Advisory Council generally meets monthly and provides a good opportunity to share ideas and updates that would benefit other communities.
15. **Track permitting for new Accessory Dwelling Units (ADUs) in relation to the number of registered short-term rentals in Mashpee and consider regulatory updates as needed. If warranted, consider strengthening the Town's existing rental bylaw, as authorized by G.L. c. 64C Section 14.**¹³¹ Under G.L. c. 64C, Section 14(i), communities can establish a bylaw or ordinance to "regulate the existence or location of [short term rental] operators under this section within the city or town, including regulating the class of operators and number of local licenses or permits issued to operators under this section and the number of days a person may operate and rent out an accommodation in a calendar year." This means that communities can exercise significant control over short term rentals outside of their zoning. While ADUs and short-term rentals are not synonymous, concern that ADUs would be used as short-term rentals prompted the Planning Board to propose a zoning amendment in 2023 to limit them to year-round rentals, although the article failed to pass at Town Meeting. For now, the Town

¹²⁹ Accessory dwelling units require one additional parking spot if more than 0.5 miles from a transit stop.

¹³⁰ Cape Cod Commission, *Housing Cape Cod: The Regional Housing Strategy [DRAFT]*, 2023, p.72.

¹³¹ Mashpee already has an existing Rental Property bylaw (§106-8) adopted in 2019, as well as requirements for registering short term rentals (Part XXV, Section 1.00 of the Board of Health regulations), although both focus on rental registration as opposed to regulation.



should take care to monitor permit requests for ADUs as well as short term rentals to determine if future policy changes are warranted.

16. **Establish criteria to evaluate properties for residential development or redevelopment potential, with particular focus on wastewater infrastructure and blighted or underutilized greyfield properties.** Once developed, such criteria can be used in a variety of ways:

- Assessing future opportunities that may arise from the planned reuse of excess land on Joint Base Cape Cod;
- As part of an RFP for acquiring land for housing (Strategy 1c);
- For conducting a GIS analysis of current Town-owned properties other potential sites in relation to sewer phasing;
- For reviewing privately held properties of particular interest for their potential to create housing, potentially as part of a broader redevelopment strategy (Strategies 1d and 11).

Massachusetts Housing Partnership has developed a list of considerations for determining the feasibility of land for housing development, and the Cape Cod Commission is also developing criteria to screen parcels for housing development suitability as part of their Regional Housing Suitability Analysis project, in progress at the time of publication of their draft Regional Housing Strategy.¹³² The Town may wish to build upon these resources or create its own unique criteria.

17. **Study existing multifamily development and local density in Mashpee to allay concerns about different housing choices.** An estimated 30 percent of Mashpee's housing units are in some form of multifamily building type, which means Mashpee already has a more diverse housing stock than nearly all Cape Cod communities.^{133, 134} Visualizations such as maps showing units per acre or residential use types can illustrate how much housing diversity already exists in Mashpee and alleviate concerns about future development being out of character for the community.

18. **Collaborate with the local and regional Chambers of Commerce on strategies for increasing the supply of year-round workforce housing as well as housing options for the seasonal workforce.**¹³⁵ The business community in and around Mashpee has a vested interest in ensuring that housing opportunities are available for the local workforce. Several employers and other members of the business community participated in the stakeholder interviews conducted as part of the engagement process for this plan,

"Sometimes people don't see housing as an issue until they start to see a lack of employees in their everyday world."

-Employer participant in stakeholder interviews

¹³² Cape Cod Commission, *Housing Cape Cod: The Regional Housing Strategy [DRAFT]*, 2023, p.17-18.

¹³³ Cape Cod Commission, "Housing Profile: Mashpee," April 2025. Available at https://capecodcommission.org/resource-library/file/?url=/dept/commission/team/Website_Resources/housing/town_profiles/Mashpee-Housing-Profile.pdf

¹³⁴ Other than Provincetown, Mashpee has the highest share of multifamily housing types on Cape Cod per Cape Cod Commission's Housing Profiles, which include 2- and 3-family homes and condominiums as multifamily housing.

¹³⁵ While not directly applicable to the purposes of an HPP, the competition for limited supply of housing could be lessened with a plan for creating housing opportunities for seasonal workers.



including business owners, realtors, representation from the EDIC and Chamber of Commerce, and Town and school district staff. The lack of housing options attainable for the workforce was cited as a serious problem that made it increasingly difficult to fill positions. In 2022, the Cape Cod Chamber of Commerce joined with Housing Assistance Corporation and other partnering organizations to establish Housing to Protect Cape Cod, an education-focused housing advocacy coalition that recently produced a Housing Policy Toolkit advocating for many of the zoning best practices also recommended in the Cape Cod Commission's draft Regional Housing Strategy, including reducing parking requirements and allowing multifamily homes by right in targeted areas.¹³⁶ Given their interest in housing, the local and regional Chambers of Commerce would be good partners in developing strategies for promoting housing-related zoning amendments such as strategy #12 above.

19. **Meet with the Mashpee Wampanoag Housing Commission at least twice per year to discuss housing initiatives and projects, tribal housing needs, and opportunities for collaboration.** The Mashpee Wampanoag Housing Commission directs the work of the Tribe's Housing Department, whose mission is "to provide safe affordable housing to eligible tribal members, and other Native Americans who reside in the Tribe's service area."¹³⁷ The Housing Commission meets twice a month and has expressed interest in conferring with the Town on future housing projects.
20. **Conduct quarterly or semiannual joint meetings of the Affordable Housing Committee, Affordable Housing Trust, Planning Board, and Community Preservation Committee to discuss implementation of this HPP.** The Affordable Housing Committee should develop a process for tracking the implementation of this Housing Production Plan so that it can provide updates to the other boards and committees who will play an integral part in carrying out or supporting these strategies. If joint meetings are not possible, the Affordable Housing Committee could designate a representative to provide status updates at regular intervals.
21. **Collaborate with local clean water groups and Town departments and committees to explore strategies for creating deed-restricted, year-round affordable and workforce housing while protecting and improving local water quality and natural resources.** The Planning Department can partner with the Natural Resources Department, Environmental Oversight Committee, Sewer Commission, Select Board, other local officials, and local clean water, open space, and environmental groups to discuss housing solutions that address Mashpee's critical need for improved water quality and affordable and workforce housing. These discussions can include the identification of areas or particular properties where encouraging residential development or redevelopment best aligns with the Town's water and environmental protection goals.
22. **Develop a joint 3-5 year strategic plan for the Affordable Housing Trust and Affordable Housing Committee and consider including strategies for restructuring the Trust membership and increasing meeting frequency.** The Town's Affordable Housing Trust consists of the Select Board with additional

¹³⁶ Housing to Protect Cape Cod, *Housing Policy Toolkit*, 2023. Available at https://housingtoprotectcapecod.org/wp-content/uploads/2023/10/HPCC_Policy_Toolkit_2023.pdf

¹³⁷ Mashpee Wampanoag Tribe, "MWT Housing Department: Our Mission." Accessed January 2024 at <https://mashpeewampanoagtribe-nsn.gov/housing>



members representing the Affordable Housing Committee, Housing Authority, Economic Development and Industrial Corporation, and Finance Committee. Currently, the Affordable Housing Committee generally meets once per month while Trust meets inconsistently and infrequently. This lag can make it challenging for the Affordable Housing Committee to rely on the availability of funds that support its mission or to define projects for which the Trust could seek consistent funding. Developing a joint strategic plan can allow the Affordable Housing Committee and Affordable Housing Trust to crystalize a shared mission, establish priority initiatives for use of Trust funds, and formalize operational practices that would increase the efficacy of both groups.

Capacity

23. **Consider establishing a policy to set aside additional CPA funds (beyond the 10 percent required for affordable housing) as standard practice so the AHT has funds available to act efficiently on opportunities for acquisition.** While Mashpee has made good use of CPA funds for housing initiatives, having more substantial funds available would enable the AHT to act quickly on property acquisition opportunities that may arise. The AHT could establish a “Housing Opportunity Fund” and regularly apply for CPA funds to build and replenish this resource annually. Once these CPA funds were awarded to the Trust, they would not need to be reappropriated at Town Meeting for a specific purpose.¹³⁸ The Town of Hingham follows this practice and has for most years in recent history; in 2023, their AHT received \$735,000 for their Opportunity Fund, which allows the Trust to act quickly when needed: “Often unknown opportunities to create new affordable housing units arise and require immediate responses, e.g., when a property is listed for sale. Replenishing the “opportunity fund” will allow the Trust to respond quickly to those opportunities....”¹³⁹
24. **Work with neighboring communities by pooling CPA funds and other revenue to construct affordable housing to meet regional housing needs, provided the community hosting the project formally approves receipt of the funds.** Section 5(b)(1) of the Community Preservation Act legislation reads: “The community preservation committee shall study the needs, possibilities and resources of the city or town regarding community preservation, including the consideration of regional projects for community preservation.”¹⁴⁰ Mashpee accordingly contributed \$40,000 of CPA funds in 2020 to support FORWARD at the Rock, an eight-unit supportive and affordable housing community in Dennis for adults with autism and related disabilities. In recognition of the regional housing crisis, Mashpee could contribute CPA funds to future affordable housing projects in neighboring communities, provided the receiving community formalized their acceptance by sending a letter of acknowledgment and support of the project.

¹³⁸ The Affordable Housing Trust would still need to follow procurement procedures outlined under G.L. c. 30B.

¹³⁹ Town of Hingham Annual 2023 Town Meeting Warrant, Article 19, Item 2. <https://www.hingham-ma.gov/DocumentCenter/View/18015/2023-Annual-Town-Meeting-Warrant>

¹⁴⁰ G.L. c.44B, Section 5(b)(1), Community Preservation.



On the Lower Cape, this model has helped support two recent projects – the Village at Nauset Green in Eastham (sixty-five units, all affordable to households earning at least 60 percent HAMFI), and Pennrose/Cape Cod Five in Orleans (sixty-two units at various income tiers). The Village at Nauset Green received CPA funding from Eastham where the project is located, as well as Orleans and Wellfleet.¹⁴¹ Because of this, the project included ten percent local preference for all of Barnstable County in addition to 65 percent local preference for Eastham residents.¹⁴² More recently, the Pennrose/Cape Cod Five project (still under construction) received funding from seven of the eight Lower/Outer Cape communities.¹⁴³

25. **Remain up to date on funding opportunities, including those made available through the Affordable Homes Act, and engage with developers to negotiate projects that meet a variety of needs provided by different subsidy sources.**¹⁴⁴ The Affordable Homes Act, signed into law August 2024, authorized a \$5.16B bond to support various housing subsidy programs, including but not limited to:

- Recapitalization of multiple subsidy programs that support housing for select populations; e.g. the Facilities Consolidation Fund finances housing for clients of the Department of Mental Health and the Department of Developmental Services, and the Housing Innovations Fund supports alternative forms of rental housing for people experiencing homelessness, seniors and veterans, and other specialized housing. (*Section 2*)
- A tax credit for the production of homes affordable to moderate-income first-time homebuyers (*Section 21*)
- A new veterans supportive housing program (*Section 35*)
- A new program for “Qualified Conversion Projects” that rehabilitate commercial properties into multi-unit or mixed-use developments, which may allow the Town to implement the redevelopment bylaw strategy above (#11). (*Section 36*)

Lastly, Section 32 of the Act also established a “Seasonal Communities” designation that focuses on housing policies and funding streams better tailored to the unique needs and challenges faced by these communities. For example, in exchange for adopting certain land use regulations aimed at encouraging creation of attainable year-round housing, designated seasonal communities would be authorized to establish a Year-Round Housing Trust Fund “to provide for the creation and preservation

¹⁴¹ Massachusetts Housing Partnership, “How the Cape has used CPA to increase affordable housing.” Presentation by Laura Schufelt. Accessed January 2024 at <https://www.mhp.net/assets/resources/documents/Cape-Examples-of-CPA-Use-Laura-Schufelt.pdf>

¹⁴² Eastham Chamber of Commerce, “Who Gets an Apartment?” Published August 23, 2019. <https://easthamchamber.com/tag/village-at-nauset-green/>

¹⁴³ Town of Orleans, “Pennrose/Cape Cod 5.” Accessed January 2024 at <https://www.town.orleans.ma.us/1064/PennroseCape-Cod-5>

¹⁴⁴ Affordable Homes Act includes new funding opportunities for mixed income housing as well as additional funding for existing subsidies such as the Facilities Consolidation Fund (provides Dept of Mental Health set-aside units) and Housing Innovations Fund (supports creation of housing for vulnerable populations such as formerly homeless persons).



of affordable and attainable housing in seasonal communities for the benefit of year-round residents.”¹⁴⁵

26. **Evaluate and consider strategies for establishing funding streams to support housing opportunities for households earning over 100 percent AMI, possibly through Home Rule Petition.** While the primary purpose of a Housing Production Plan is to increase the share of SHI-eligible units within a community and work toward the state’s 10 percent minimum goal, there are also substantial housing needs outside of these income levels because the supply of housing does not meet the demand across most income levels.¹⁴⁶ Provincetown addressed this by passing a home rule petition to establish its Year-Round Market Rate Rental Housing Trust to “create and preserve year-round rental units in the town of Provincetown including, but not limited to, market rate units for the benefit of residents of the Town.” The Legislature approved the Town’s home rule petition, and the Trust was officially established in 2016.¹⁴⁷ Communities can consider ways to capitalize such funds, including real estate transfer fees (which currently would require home rule petition) or room occupancy excise revenue under G.L. c. 64G. The Towns of Truro and Wellfleet have recently taken a unique approach, each establishing an Affordable Housing Stabilization Fund (with Wellfleet also establishing a Mixed Income Housing Stabilization Fund); under G.L. c. 40 § 5B, municipalities can establish stabilization funds for “any lawful purpose...for which the city, town or district may lawfully borrow money” with Town Meeting approval. However, unlike a typical housing trust fund, stabilization funds require additional Town Meeting approval for any appropriations from the fund.
27. **Increase capacity within the Planning Department to support housing initiatives, including the implementation of this Housing Production Plan.**¹⁴⁸ Action 7 of the Town’s 2015 Housing Production Plan recommends that the Town “Provide ongoing and continuing staff support to the Town’s Affordable Housing Committee.” While the Affordable Housing Committee does receive staff support from the Planning Department, the department only consists of one Town Planner and an Administrative Assistant. Other than Mashpee, Truro, and Wellfleet, all other communities in Barnstable County either have more than one planner/planning assistant or a housing coordinator in addition to the planner/department head – or both. This HPP includes more strategies than the 2015 plan, and implementing such a robust housing program requires time and a central “point person”

¹⁴⁵ Regulations include allowing undersized lots to be used for the creation of “attainable year-round housing” while requiring compliance with laws governing wastewater and sewer; and allowing “tiny houses” restricted for year-round occupancy and meeting state and local building codes. EOHLIC is expected to issue seasonal communities regulations or guidelines.

¹⁴⁶ Although the Affordable Homes Act allows designated seasonal communities to establish Year Round Housing Trust Funds, the Town may determine that this designation does not align with Mashpee’s goals or that it is ineligible. Currently Mashpee does not meet the basic requirements defined in subsection (b) of the Act, but the language indicates that EOHLIC “may designate additional municipalities” that meet other criteria.

¹⁴⁷ At the time of the 2024 draft of this plan, several Cape Cod towns had taken similar steps: Truro approved a home rule petition to establish a Year-Round Market Rate Rental Housing Trust (forwarded for state approval as Bill H.3723), while Chatham (H.1366 and H.3971) and Orleans (H.3934) both approved home rule petitions to support the creation of housing for households earning up to 200 percent of the area median income; all four bills were pending at the state level as of the 2024 draft of this Housing Production Plan, but only Chatham’s H.3971 was signed into law.

¹⁴⁸ Community Preservation Act funds can help support a housing-specific position such as a Housing Coordinator or Housing Planner.



specializing in housing to oversee the Town's housing program in coordination with other Town departments. In addition to increasing staff capacity, the Planning Department can explore the most current assistive technologies and assess their utility in supplementing select housing and planning initiatives.

28. **Provide education and training for Town staff and members of relevant boards, committees, and commissions** through organizations and programs including the Citizen Planner Training Collaborative (CPTC), Massachusetts Housing Partnership's Housing Institute, the Citizens' Housing and Planning Association (CHAPA), Harvard Joint Center for Housing Studies, Urban Land Institute (ULI), or the American Planning Association's Small Town and Rural Planning Division.

Education, Advocacy, and Support

29. **Direct developers of affordable housing projects to include provisions within their Affirmative Fair Housing Marketing Plans (AFHMPs) to ensure that Wampanoag tribal members are made aware of the application opportunity and that application sessions are offered on tribal land if requested by the Housing Commission.** While Affirmative Fair Housing Marketing Plans typically follow a standard template to ensure compliance with state requirements, developers can include specific strategies within their AFHMPs to provide outreach and application assistance for Wampanoag tribal citizens. Ideally, the methods for engagement would be developed in coordination with the Tribe's Housing Commission to ensure that outreach strategies were appropriately tailored to tribal citizens' needs. If the Town develops the LIP guidelines suggested in Strategy 1d, the document could include the expectations for tribal engagement.
30. **Continue to pursue a policy for future affordable housing projects to allow for local preference or a number of units set aside for members of the Wampanoag Tribe.** As noted in Strategy 1a, efforts to include local preference for Mashpee Wampanoag tribal citizens for the LeClair Village project were not successful due to EOHLC's position that doing so would be in violation of the Federal Fair Housing Act unless the Tribe had a financial stake in the project. However, the Town can prioritize resuming discussions with EOHLC, Town Counsel, and (if desired by the Mashpee Wampanoag Tribe) the Tribe's Housing Commission and legal counsel to identify all paths for future affordable housing projects to provide units for tribal citizens, even if such units are not eligible for inclusion on the Subsidized Housing Inventory.
31. **Encourage creation of Accessory Dwelling Units (ADUs) by holding educational events to inform property owners of permitting process and any available financing opportunities. Consider offering a tax abatement or providing small forgivable loans to property owners who construct an ADU for year-round occupancy.** In an effort to encourage the construction of ADUs, the Town relaxed zoning in recent years to permit accessory apartments by right in residential zones and allowing units in detached structures — *before* the 2024 Affordable Homes Act required communities to do so, a testament to the Town's proactive approach. While these measures make it easier for property owners to build ADUs, the Town can actively promote the opportunity by holding informational sessions and workshops on permitting to educate residents. In addition, the Cape Cod Commission's draft Regional



Housing Strategy recommends providing low- or no-cost loans to property owners interested in constructing ADUs and includes suggested resources and strategies for communities to start such a program.^{149, 150}

32. **Create incentives for year-round rental housing to compete against seasonal use.** Programs aimed at encouraging owners to convert their short-term rentals (STRs) or vacant seasonal units typically work toward closing the gap between the revenue they would expect to earn operating their STR compared to what they could take in renting the same unit year-round. Provincetown recently launched a Lease to Locals pilot program that offers an annual payment to property owners who convert their short-term rental or otherwise vacant seasonal unit to a year-round rental, with program payments varying based on number of qualified residents and bedroom count. The program establishes maximum rents (which slightly exceed market rents) and requires that the unit be leased to a year-round resident meeting a specific definition.¹⁵¹ Such programs can prevent displacement of renter households, a crucial priority when the rental market is already so limited. In addition, the Town could consider adopting G.L. c. 59 § 5O, which grants a tax exemption to property owners renting an affordable *year-round* unit up to 200% AMI (among other criteria). Under this exemption, taxes are reduced proportionally based upon the percentage of the square footage of the structure occupied by a qualifying household. This tax incentive can provide a fairly low-commitment option for property owners interested in participating, as it would not require a deed restriction or adherence to strict marketing and resident selection requirements; instead, communities can simply require submission of an annual application and supporting documentation to confirm eligibility. While such units would not count toward a community's Subsidized Housing Inventory (SHI), they help supply much-needed relatively affordable year-round rental units.
33. **Explore mechanisms for re-establishing housing assistance programs to address housing instability and prevent homelessness.** Programs to consider include but are not limited to homebuyer assistance programs (e.g. matching interested Mashpee households with low-interest mortgages or first-time homebuyer down payment program as suggested in Strategy 4), rental assistance, or assistance with first/last/security, either as Town-sponsored programs or in collaboration with regional partners. In 2016, the Mashpee Housing Authority received CPA funds to establish a housing assistance program that offered such assistance (see Table 27). In 2019, CPA funds were again granted for this purpose, but to date have not been used and are available in the Town's Affordable Housing Trust Fund. The Town should investigate whether any existing organizations could administer such a program, as funds are already available to do so. If successful, the Town (or partner organization) could continue to apply for CPA funds to sustain the initiative.

¹⁴⁹ Cape Cod Commission, *Housing Cape Cod: The Regional Housing Strategy [DRAFT]*, 2023, p.57.

¹⁵⁰ While these units can help diversify housing stock, they would likely not add to Mashpee's supply of SHI-eligible housing unless the Town took additional steps to ensure these units met specific state requirements.

¹⁵¹ Town of Provincetown, Provincetown Lease to Locals Pilot Program: Program Description and Policies April 2024. Available at <https://www.provincetown-ma.gov/DocumentCenter/View/18263/Finalized-Provincetown-L2L-Program-Policies>.



34. **Launch a community education program regarding Mashpee's housing needs**, possibly in partnership with the Inclusion and Diversity Committee and Human Services Committee. The 3-5 year strategic plan referenced in Strategy 22 could provide an opportunity to structure and organize such an education program. To start, the Affordable Housing Committee should define the objectives of the program and brainstorm educational tools that would support those objectives (e.g., pamphlets, informational videos shared on Channel 8, a community forum cohosted with neighboring communities and other regional partners, neighborhood-level meetings, etc.). Ideally, a housing-focused education program for Mashpee should tie into the themes of the Town's Local Comprehensive Plan to highlight the connection housing has with all aspects of a community.



Table 29. Crosswalk: EOHLC Regulatory Framework and Mashpee HPP Strategies (Note: Strategies may be listed more than once if they fit into multiple categories)

760 CMR 56.03	4(d)(1)	4(d)(2)	4(d)(3)	4(d)(4)	4(d)(5)	Other
EOHLC Housing Production Plan Regulatory Requirement	The identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments to meet its housing production goal.	The identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications.	Characteristics of proposed residential or mixed-use developments that would be preferred by the municipality (examples might include cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, inclusionary housing, etc.).	Identification of municipally owned parcels for which the municipality commits to issue requests for proposals to develop SHI Eligible Housing.	Participation in regional collaborations addressing housing development.	<i>While these strategies fall outside of the regulatory framework because they do not address production of SHI-eligible units, they nonetheless address existing housing needs including capacity as well as support for households struggling to remain in or move to Mashpee.</i>
Creating & Preserving Affordable Housing Strategies 1-4		✓ Strategies 1b*, 1d	✓ Strategies 1a, 1d, 3, 4	✓ Strategies 1c, 2	✓ Strategy 1e	
Zoning Strategies Strategies 5-13	✓ Strategies 8 & 11		✓ Strategies 5-9, 11, 13			✓ Strategies 10 & 12
Planning and Collaboration Strategies 14-22	✓ Strategy 21**		✓ Strategy 16	✓ Strategy 21**	✓ Strategies 14, 18, 19	✓ Strategies 15, 17, 20, 22
Capacity Strategies 23-28					✓ Strategies 24, 28	✓ Strategies 23, 25-27
Education, Advocacy, and Support Strategies 29-34			✓ Strategy 31		✓ Strategy 30	✓ Strategies 29, 32-34

*Strategy 1b relates more directly to the fulfillment of an older existing comprehensive permit but still represents a critical path forward for creating necessary affordable rental housing in Mashpee.

**Strategy 21 encourages continued work and collaboration to identify such areas and sites.



Appendices

- Appendix A. Common Acronyms and Terms
- Appendix B. 2025 Comments Received & Responses
- Appendix C. 2024 Comments Received & Responses
- Appendix D. HPP Interviews Summary
- Appendix E. Community Meeting #1 Summary
- Appendix F. Community Meeting #2 Summary
- Appendix G. Focus Group Summary
- Appendix H. Community Survey Summary
- Appendix I. 2015 Housing Production Plan Goals and Strategies



Appendix A

Common Acronyms & Housing Terms

Mashpee Housing Production Plan Update

Common Acronyms and Housing Terms

This list of key definitions is intended to assist the reader and is not intended to replace applicable legal definitions of these terms.

(Note: this list is alphabetized according to the acronym, not the full term.)

Acronym	Definition
ACS	American Community Survey. An annual survey administered by the U.S. Census Bureau to gather demographic and household information previously captured in the decennial census until 2000. Surveys are sent to randomly selected addresses each month, reaching over 3.5 households each year. The results are aggregated to provide “rolling” one- and five-year datasets on a wide variety of topics.
ACEC	Area of Critical Environmental Concern. List of designated places within Massachusetts that receive special attention due to their natural or cultural resources. Communities nominate ACECs at the local level for review and designation by the Secretary of Environmental Affairs. Once designated, ACECs receive additional oversight through increased state permitting standards. The Department of Conservation and Recreation (DCR) oversees the ACEC program and operates closely with the Office of Coastal Zone Management for ACECs in coastal areas.
ADA	Americans with Disabilities Act. Signed into law in 1990, the ADA prohibits discrimination based on disability. Title II of ADA requires state and local governments to provide equal opportunity for those with disabilities to benefit from publicly funded programs, services, and activities. This protection applies to housing programs receiving public funding and also requires provision of paratransit services by public entities that provide fixed route services (such as the CCRTA).
ADU	Accessory Dwelling Unit. A smaller, independent residential dwelling unit located on the same parcel as a primary residence.
AFHMP	Affirmative Fair Housing Marketing Plan. A plan that meets the fair housing and non-discrimination requirements of the Executive Office of Housing and Livable Communities (EOHLC) for marketing affordable housing units. The plan must be designed to prevent housing discrimination on the basis of race, creed, color, national origin, sex, age, disability, familial status, sexual orientation, gender identity, or any other legally protected class under state or federal law.

APPENDIX A

Mashpee Housing Production Plan Common Acronyms & Terminology

Acronym	Definition
AHT	Affordable Housing Trust. Under MGL c. 40 § 55C, cities and towns are authorized to establish a municipal affordable housing trust fund to account for and report revenues and expenditures for affordable housing.
AMI	Area Median Income. Calculated annually by the US Department of Housing and Urban Development (HUD) to determine eligibility for most housing assistance programs. Income limits are adjusted for household size and established for metropolitan and non-metropolitan statistical areas. (See also <i>HFMA</i> and <i>HAMFI</i> .)
ANR	Approval Not Required. A type of land division that does not require a formal review process as a Subdivision Plan by the Planning Board. Generally, all lots shown on an ANR plan must have adequate frontage on a qualified way. The process for approving an ANR is detailed in Section 81P of the Subdivision Control Law (MGL c.41 §§ 81JK-81GG, inclusive).
BANRT	Best Available Nitrogen Reducing Technology. Septic systems approved for general use that achieve the greatest possible nitrogen removal, or systems approved for provisional or pilot use, provided they meet the same nitrogen removal as the lowest general-use system.
BCHC	Barnstable County HOME Consortium. Participating Jurisdiction of the HOME Investment Partnerships Program, eligible to receive and disburse federal HOME funds. The BCHC comprises all fifteen communities on Cape Cod and is administered by the Barnstable County Department of Human Services.
CCC	Cape Cod Commission. In 1990, the Cape Cod Commission was established and authorized by statute to prepare and implement a regional land use policy plan for all of Cape Cod; recommend specific areas of Cape Cod for designation as districts of critical planning concern (DCPCs); and review and regulate developments of regional impact (DRIs). The Cape Cod Commission serves as the Regional Planning Agency for all fifteen communities within Barnstable County. (See also, <i>RPA</i>).
CCRTA	Cape Cod Regional Transit Authority. Established under MGL c. 161B as the regional transit authority for all of Cape Cod.
CDBG	Community Development Block Grant. A federal block grant, administered by HUD, that provides annual funds on a formula basis to states, cities, and counties to support local community development activities, principally for the benefit of low- and moderate-income persons. CDBG funds can support eligible activities relating to affordable housing, economic development, infrastructure, public services, and more.

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Mashpee Housing Production Plan Common Acronyms & Terminology

Acronym	Definition
CHAS	Comprehensive Housing Affordability Strategy. Dataset developed by the US Department of Housing and Urban Development (HUD) from custom tabulations of American Community Survey (ACS) to demonstrate the extent of housing problems and housing needs, particularly for low-income households. CHAS data are used by local governments to plan how to spend HUD funds.
CLT	Community Land Trust. Community land trusts are nonprofit, community-based organizations that acquire land for the development of affordable housing. The CLT maintains permanent ownership of the land but sells the homes it develops on the property to eligible households. Upon sale of a home to an eligible purchaser, the CLT enters into a long-term, renewable lease of the land while the buyer purchases the home itself, typically subject to a resale restriction. When the homeowner sells, the household earns only a portion of the increased property value, with the remainder kept by the CLT.
CMR	Code of Massachusetts Regulations. CMR contains regulations promulgated by state agencies for the administration of programs under their authority. Regulations are created and enforced by executive branch agencies, which are given the rulemaking authority by the legislature.
CPA	Community Preservation Act. MGL c. 44B allows communities to establish a Community Preservation Fund for open space, historic preservation, and community housing. Under CPA, communities can impose a surcharge of up to 3 percent on local property tax bills. In addition, the state provides annual distributions from the Community Preservation Trust Fund to communities that have adopted CPA.
CWMP	Comprehensive Wastewater Management Plan. Locally managed, community-wide process that evaluates current and future wastewater needs, compares alternate solutions, and chooses a final plan based on cost effectiveness and environmental impact. A CWMP is a key step toward implementation of Total Maximum Daily Loads (TMDLs) for nitrogen in southeastern Massachusetts estuaries.
DCR	Massachusetts Department of Conservation and Recreation. A branch of the state's Executive Office of Energy and Environmental Affairs. DCR manages state parks and oversees the Areas of Critical Environmental Concern (ACEC) program.
DEP	Massachusetts Department of Environmental Protection. A branch of the state's Executive Office of Energy and Environmental Affairs. DEP oversees programs relating to the protection of natural resources and is responsible for enforcing various state and federal laws including the Clean Water Act, the Safe Drinking Water Act, the Wetlands Protection Act, and more.

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Acronym	Definition
DESE	Massachusetts Department of Elementary and Secondary Education. The branch of the state's Executive Office of Education tasked with overseeing the education of children grades pre-K through 12.
DHCD	Massachusetts Department of Housing and Community Development. Now the Executive Office of Housing and Livable Communities, or EOHLC.
DOT	Massachusetts Department of Transportation. Oversees various transportation programs and organizations including the Registry of Motor Vehicles, the Highway Division, the Massachusetts Bay Transportation Authority (MBTA), and all fifteen Regional Transit Authorities (including CCRTA).
EOHLC	Massachusetts Executive Office of Housing and Livable Communities (formerly DHCD). The state's lead housing agency, originally known as the Department of Community Affairs (DCA). EOHLC oversees state-funded public housing, rental assistance programs, the Emergency Assistance (EA) family shelter system, the Balance of State Continuum of Care, the state's allocation of various federal funds including CDBG, HOME, Continuum of Care (CoC), and Emergency Solutions Grant (ESG), and various state-funded affordable housing development programs. EOHLC also oversees the administration of Chapter 40B.
FFHA	<p>Federal Fair Housing Act. Established under Title VII of the 1968 Civil Rights Act, the federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), sexual orientation, gender identity, and disability.</p> <p>Note: In addition to the FFHA, Massachusetts has its own Fair Housing Act (MGL c. 151B), which prohibits housing discrimination on the basis of race, color religious creed, national origin, sex, sexual orientation, age, children, ancestry, marital status, veteran history, public assistance reciprocity, or physical or mental disability.</p>
FMR	Fair Market Rent. A mechanism used by HUD to control costs in the Section 8 rental assistance program. HUD sets FMRs annually for metropolitan and non-metropolitan housing market areas (see also, <i>HMFA</i>). The FMR is the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market.

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Mashpee Housing Production Plan Common Acronyms & Terminology

Acronym	Definition
HAC	Housing Appeals Committee. Five-member body established to provide an impartial forum to hear appeals from applicants denied a comprehensive permit under Chapter 40B. Three members are appointed by the Director of EOHLC, one of whom must be an EOHLC employee. The governor appoints the other two members, one of whom must be a city councilor and the other, a selectboard member.
HAMFI	HUD Area Median Family Income. Calculated using American Community Survey income data and accounting for inflation, the HAMFI is the metric by which the US Department of Housing and Urban Development (HUD) establishes income limits to determine eligibility for most housing assistance programs. (See also, <i>AMI</i> .)
HCV	Housing Choice Voucher. Commonly referred to as Section 8 voucher program, the housing choice voucher program provides rental assistance on behalf of very low-income families, the elderly, and the disabled to allow them to secure rental housing in the private market. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Housing choice vouchers are administered locally by public housing agencies (PHAs). Some PHAs offer the Section 8 Homeowner Voucher, which allows existing HCV holders to use their vouchers for ownership expenses if they are a first-time homebuyer.
HMFA	HUD Metro FMR (Fair Market Rent) Area. Metropolitan and non-metropolitan housing market areas for which HUD annually determines Fair Market Rents and Income Limits.
HOME (Not an acronym!)	HOME Investment Partnership Program. The HOME program is a formula grant to states and localities that can be used to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions (PJs).

APPENDIX A

Mashpee Housing Production Plan Common Acronyms & Terminology

Acronym	Definition
HPP	Housing Production Plan. A Housing Production Plan (HPP) is a community's strategy for meeting its affordable housing needs in a manner consistent with the Chapter 40B statute and regulations. CMR 56.03 describes the required contents of an HPP, the local and state approval procedure, and the certification process. Communities can request state certification of their HPPs if they meet their annual production goal of adding either 0.5 percent or 1.0 percent of its total year-round housing count to the Subsidized Housing Inventory in a given year. Municipalities that meet the 0.5 percent target are eligible for a one-year certification, while those that meet the 1 percent target can receive a two-year certification. During this period, decisions of the local Board of Appeals regarding comprehensive permit (40B) applications will generally be upheld by the Housing Appeals Committee even if the municipality has not achieved the 10 percent statutory minimum under Chapter 40B.
HUD	United States Department of Housing and Urban Development. The federal agency responsible for financing affordable housing development through a variety of programs and for administering the Fair Housing Act.
IWPA	Interim Wellhead Protection Area. Protective radius established around a well to provide interim protection in the absence of an approved Zone II (a wellhead protection area that has been determined by hydro-geologic modeling and approved by DEP's Drinking Water Program). The size of the IWPA radius is based upon the pumping rate of the well in gallons per minute.
IZ	Inclusionary Zoning. Zoning strategy whereby a developers must provide affordable housing within new residential developments (typically of a certain scale), or provide a comparable public benefit, such as paying fees in lieu of units to an affordable housing trust fund.
LAU	Local Action Unit. Affordable housing units created as a result of an intentional action taken by a community without a comprehensive permit, and which meet the requirements for inclusion on the Subsidized Housing Inventory (SHI). Examples include units created through inclusionary zoning, special permit, Chapter 40R overlay district, purchase buydowns, and so forth. (See also, <i>LIP</i> .)

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Acronym	Definition
LCP	Local Comprehensive Plan. Also called a Master Plan. On Cape Cod, communities generally follow the provisions for local comprehensive plans outlined in Section 9 of the Cape Cod Commission Act, which calls for consistency with the Regional Policy Plan. Communities can seek certification of their LCP by the Cape Cod Commission, which allows them to enter into development agreements with applicants and the CCC, and charge impact fees for those developments. Other Massachusetts communities typically follow MGL c. 41 § 81L, the statutory framework for master plans in the state of Massachusetts.
LEP	Limited English Proficiency. Refers to a person who is not fluent in English, often because it is not their native language. In educational settings, the term English Language Learner (ELL) is also used.
LIP	Local Initiative Program. A program administered by the Executive Office of Housing and Livable Communities (EOHLC) that provides technical assistance to communities and developers who work collaboratively to create affordable units eligible for inclusion on the state’s Subsidized Housing Inventory (SHI). There are two project types under the Local Initiative Program – LIP 40B projects (below) and Local Action Units (see also, <i>LAU</i>). Local Initiative Project/LIP 40B/“Friendly 40B”. A project for which the Chief Executive Officer of the municipality (as opposed to a developer) submits the project eligibility application for a comprehensive permit to the Subsidizing Agency.
LMI	Low or Moderate Income. As used in Chapter 40B, low or moderate income is a household that meets the income test of a state or federal housing subsidy program. Massachusetts follows the same standard as the rest of the nation, which is that “subsidized” or low- or moderate-income housing means housing for people with incomes at or below 80 percent of the applicable AMI.
LOTE	Languages other than English. Refers to non-English languages and does not directly overlap with English proficiency. Speakers of LOTE may or may not have Limited English Proficiency (LEP), as they may speak English as a first language but learning LOTEs, or they may be native speakers of another language but fluent proficient in English.
MGL	Massachusetts General Laws. Massachusetts state laws that are permanent and general in nature and are codified according to subject matter in a multi-volume publication called the General Laws of Massachusetts. The official version of the General Laws is published every two years. By contrast, session laws that are not codified into MGL are called Special Acts and relate to a particular city or town.

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Acronym	Definition
MHP	Massachusetts Housing Partnership. A public non-profit affordable housing organization established by the legislature in 1985. MHP provides technical assistance to cities and towns, permanent financing for rental housing, and mortgage assistance for first-time homebuyers.
MRVP	Massachusetts Rental Voucher Program. A state rental assistance program for households earning up to 80 percent AMI. Like Section 8, the program offers both tenant-based (“mobile”) vouchers that travel with the household, and project-based vouchers that are tied to specific housing units. For both voucher types, tenants pay at least 30 percent of their net monthly income towards rent.
MSA	Metropolitan Statistical Area. A geographic unit designated by the US Office of Management and Budget to define regions connected by commuting patterns and including at least one urban area of 50,000 or more inhabitants. MSAs are defined for statistical purposes only, but other federal agencies use them for programmatic purposes, including allocating federal funds and determining program eligibility. HUD uses MSAs as its basis for setting income guidelines and fair market rents, although it also uses non-metropolitan areas as appropriate by location.
NSA	Nitrogen Sensitive Area. NSAs refer to areas determined by the Massachusetts Department of Environmental Protection (DEP) to be particularly sensitive to the discharge of pollutants from on-site sewage disposal systems. NSAs are defined in 310 CMR 15.214, “Designation of Nitrogen Sensitive Areas,” under Title 5 of the State Environmental Code.
PHA	Public Housing Agency. PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the Section 8 voucher program.
RPA	Regional Planning Agency. A regional entity serving as a forum for state and local officials to address issues of regional importance, including the development of comprehensive plans and recommendations in areas of population and employment, transportation, economic development, regional growth, and the environment. There are thirteen RPAs in Massachusetts, and the Cape Cod Commission acts as the RPA serving all fifteen communities in Barnstable County.
SDC	State Data Center. A program of the United States Census Bureau whereby each state has an appointed organization tasked with making census data readily available to its residents. In Massachusetts, the UMass Donahue Institute serves as the Massachusetts State Data Center.

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Acronym	Definition
SFHA	Special Flood Hazard Area. An area, mapped on Flood Insurance Rate Maps (FIRMs), having a 1-percent chance of being flooded in a given year. In an SFHA, National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.
SHI	Subsidized Housing Inventory. A list of housing units that "count" toward a community's 10 percent statutory minimum under Chapter 40B. For a project to be included on the Subsidized Housing Inventory, it must meet EOHLC requirements pertaining to household income limits (80 percent of AMI), affordability, long-term use restrictions, and marketing and tenant selection plans.
SRO	Single Room Occupancy. A building that includes single rooms for occupancy by individuals and usually includes common cooking and bathroom facilities shared by the occupants.
STR	Short Term Rental. Under MGL c. 64G, an STR is defined as an owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where: (i) at least 1 room or unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased or rented as such.
TMDL	Total Maximum Daily Load. A calculation of the maximum pollutant amount allowed to enter a waterbody so that the waterbody will meet and continue to meet applicable water quality standards.
RFP	Request for Proposals. A document used to solicit proposals from contractors qualified to complete a project, typically through a competitive bidding process. Under MGL c. 30B, the Uniform Procurement Act, RFPs refer to the solicitation of proposals by a governmental body for the provision of supplies, services, or real property.
ZBA	Zoning Board of Appeals. Under MGL c. 40A (the state Zoning Act), cities and towns must have a ZBA authorized to grant permits and special permits (if empowered by local zoning); hear appeals from the inability to obtain a building permit and from decisions of the building inspector on enforcement requests; and grant variances from the zoning bylaw or ordinance. In addition, under MGL c. 40B § 21, ZBAs are authorized to act on applications for comprehensive permits.

Other Terminology

Affordable Housing. For purposes of inclusion on the state’s Subsidized Housing Inventory, this refers to housing available to households with incomes not exceeding 80 percent AMI, and at a cost that does not exceed 30 percent of their monthly gross income. For inclusion on the state’s Subsidized Housing Inventory (SHI), affordable housing must also be subsidized, deed restricted, and marketed according to strict fair marketing and tenant selection plan.

Affordable Housing Restriction. A deed restriction or other legally binding instrument that: restricts occupancy of an affordable housing unit to a qualified purchaser or renter; provides for administration, monitoring, and enforcement of the restriction during the term of affordability; runs with the land in perpetuity or for the maximum period allowed by law; and is entered into and enforceable under the provisions of MGL c. 184 §§ 31-33 or other equivalent state law.

Chapter 40A. MGL c. 40A (1975 Mass. Acts 808), the state **Zoning Act**. The current version of the Zoning Act was adopted in 1975 to replace the previous “Zoning Enabling Act” that authorized communities to adopt zoning ordinances or bylaws in accordance with the provisions of the law. The 1975 Zoning Act establishes standardized procedures for the administration of municipal zoning laws.

Chapter 40B. While this chapter of the Massachusetts General Laws more broadly relates to regional planning, this term is typically used to refer to MGL c. 40B §§ 20-23 (1969 Mass. Acts 774), the state law administered locally by the Board of Appeals to create affordable housing. It provides eligible developers with a streamlined permitting process that subsumes all permits normally issued by multiple town boards and allows applicants to request waivers to certain local regulations and bylaws or ordinances. Chapter 40B establishes a basic presumption at least 10 percent of the housing in each city and town should be affordable to low- or moderate-income households. Affordable housing developers denied a comprehensive permit by the Board of Appeals in a community below this statutory minimum can appeal to the state Housing Appeals Committee, which in turn has authority to uphold or reverse the Board's decision. (See also, *Comprehensive Permit*.)

Chapter 40 Section 55C. MGL c. 44 § 55C (2004 Mass. Acts 491). The **Municipal Affordable Housing Trust** Act allows communities to establish a municipal affordable housing trust fund to account for and report revenues and expenditures for affordable housing. Trusts established under MGL c. 44 § 55C are authorized to acquire and convey property, provide financial support for the construction of affordable homes by private developers, rehabilitate existing homes to convert to affordable housing; develop surplus municipal land or buildings; support rent assistance for low- and moderate-income households, and more.

Chapter 44B. G.L. c. 44B (2000 Mass. Acts 267). The **Community Preservation Act** allows communities to establish a Community Preservation Fund to support activities relating to open space, historic resources, and community housing by imposing a surcharge of up to 3 percent on local property taxes. The state provides matching funds from its own Community Preservation Trust Fund, generated from an increase in certain Registry of Deeds’ fees.

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Community Housing. As defined under Chapter 44B, “community housing” includes housing affordable and available to households with incomes at or below 80 percent AMI (“low income housing”) and incomes over 80 percent and up to 100 percent AMI (“moderate income housing”).

Comprehensive Permit. The expedited permitting process authorized by MGL c. 40B §§ 20-23 and regulated under 760 CMR 56.00 to encourage affordable housing development. Under Chapter 40B, the Zoning Board of Appeals may issue a unified comprehensive permit to an applicant proposing a project that meets specific state requirements. As part of the application process, developers may request waivers from certain local regulations and bylaws to make the project developmentally feasible.

Cost-Burdened Household. A household that spends 30 percent or more of their income on housing-related costs (such as rent or mortgage payments). **Severely cost-burdened households** spend 50 percent or more of their income on housing-related costs. (See also: *Housing Costs, Monthly*)

Disability. The Americans with Disabilities Act (ADA) defines an individual with a disability as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment. In the American Community Survey, participants are asked about their level of difficulty with any of six types of disabilities: vision, hearing, ambulatory, cognitive, self-care, and independent living.

- Vision difficulty: Blindness or serious difficulty seeing, even when wearing glasses or contacts
- Hearing difficulty: Deafness or serious difficulty hearing
- Cognitive difficulty: Because of a physical, mental, or emotional problem, difficulty remembering, concentrating, or making decisions
- Ambulatory difficulty: Serious difficulty walking or climbing stairs
- Self-care difficulty: Difficulty dressing or bathing
- Independent living difficulty: Because of a physical, mental, or emotional problem, difficulty doing errands alone such as visiting a doctor’s office or shopping

Embayment. A bay or a physical conformation resembling a bay.

Employment Base. The wage and salary jobs within a community.

Family. Under federal program requirements for Section 8 and Public Housing Assistance, family includes any of the following:

(1) A single person, who may be:

- (i) an elderly person, displaced person, disabled person, near- elderly person, or any other single person;
- (ii) An otherwise eligible youth 18+ but under 24 years old who has left foster care or will soon leave foster care within 90 days and who is homeless or at risk of homelessness at age 16+.

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(2) A group of persons residing together, and such group includes, but is not limited to:

- (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
- (ii) An elderly family;
- (iii) A near-elderly family;
- (iv) A disabled family;
- (v) A displaced family; and
- (vi) The remaining members of a tenant family.

Note: For (2)i-iii above, essential live-in aides are considered part of the “family” unit.

Family Household. For Census-reporting purposes, Family Households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. (See also, *Household*.)

Gross Rent. The sum of the rent paid to the owner (“contract rent”) plus any utility costs incurred by the tenant. Utilities include electricity, gas, water and sewer, and trash removal services but not telephone service. If the owner pays for all utilities, then gross rent equals the rent paid to the owner.

Group Home. A type of congregate housing for people with disabilities; usually a single-family home.

Household. One or more people forming a single housekeeping unit and occupying the same housing unit as their usual place of residence. Both **non-family households** and **family households** count as households. The US Census Bureau uses the following definitions for each household type:

- **Non-family Households** consist of a householder living alone (a one-person household) or where the unrelated individuals share a housing unit (e.g., as roommate).
- **Family Households** consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption.

Housing Authority. Authorized under MGL 121B, housing authorities are public agencies that develop and operate rental housing for extremely low-income and very low-income households.

Housing Cost, Monthly. For homeowners, monthly housing cost is the sum of principal and interest payments, property taxes, and insurance, and where applicable, homeowners’ association or condominium fees. For renters, monthly housing cost includes rent and basic utilities (oil/gas, electricity).

Income limits. Set annually by the US Department of Housing and Urban Development (HUD) for metropolitan and non-metropolitan statistical areas to determine eligibility for most housing assistance programs. Income limits are calculated based upon the HUD Area Median Family Income (HAMFI) and adjusted for household size and income levels. (See also, *AMI* and *HAMFI*.)

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Labor Force. The civilian non-institutionalized population 16 years and over, either employed or looking for work. The labor force does not include students, retirees, discouraged workers (residents who want and are available to work, but have stopped looking because they found no suitable employment), or those who cannot work due to a disability.

Low Income. Definitions vary based on program requirements:

Extremely Low-Income (ELI). While this definition has changed over time, since 2014 this has referred to a household whose annual gross income is 60 percent of the Section 8 very low-income (VLI) limit (i.e., at or below 50 percent AMI), or the poverty guidelines established by the Department of Health and Human Services, provided this does not exceed the Section 8 VLI limit.

Very Low-Income (VLI). A household whose annual gross income is at or below 50 percent AMI.

Low Income. For some federal programs, this refers to households over 50 percent and up to 80 percent AMI.

Low/Moderate income (LMI). Collectively, this refers to households whose annual gross income is at or below 80 percent AMI.

Moderate-Income Household. As used in Chapter 40B and EOHLC's Chapter 40B Regulations, moderate income means a household income over 50 percent and up to 80 percent of AMI. However, in some federal housing programs, this income threshold is considered low income. MGL c.44B (the Community Preservation Act), moderate income refers to a household over 80 percent and up to 100 percent of AMI.

Mixed-Use Development. A development with more than one use on a single lot. The uses may be contained within a single building or divided among two or more buildings on a common lot.

Overlay District. A zoning district that covers all or portions of underlying districts and either imposes additional requirements or offers additional opportunities for the use of land.

Section 8. A HUD-administered rental assistance program that subsidizes "mobile" (tenant-based) vouchers to help very-low and low-income households pay for private housing. Under this program, tenants hold a Housing Choice Voucher (HCV) that allows them to pay 30 percent (sometimes as high as 40 percent) of their income for rent and basic utilities, and the Section 8 subsidy pays the balance of the rent to the landlord. Upon request, Public Housing Agencies (PHAs) responsible for administering the program can request to convert a limited number of HCVs to Project-Based Vouchers (PBV), which are not "mobile" because they are attached to specific units. In addition, some PHAs offer the Section 8 Homeowner Voucher, which allows existing HCV holders to use their vouchers for ownership expenses if they are an eligible first-time homebuyer.

Severely Cost Burdened. When a household pays more than 50 percent of its income on housing costs, it is considered severely cost burdened. (See also *Cost Burdened* and *Housing Costs, Monthly*)

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Sub-embayment. A cove within an embayment. (See also, *Embayment*.)

Subsidizing Agency: Any agency of state or federal government that provides a subsidy for the construction or substantial rehabilitation of Low- or Moderate- Income Housing. If the Subsidizing Agency is not an agency of state government, EOHLC may appoint a state agency to administer some or all of the responsibilities of the Subsidizing Agency with respect to 760 CMR 56.00; in that case, all applicable references to the Subsidizing Agency within Chapter 40B regulations and guidelines refer to the appointed project administrator.

Subsidy. Financial or other assistance to assist the creation of affordable housing. Comprehensive permit regulations (760 CMR 56.00) define subsidy as assistance provided by a Subsidizing Agency to assist the construction or substantial rehabilitation of Low- or Moderate-Income Housing, including direct financial assistance; indirect financial assistance through insurance, guarantees, tax relief, or other means; and non-financial assistance, including in-kind assistance, technical assistance, and other supportive services. These regulations specifically preclude leased housing, tenant-based rental assistance, or housing allowance programs from being counted as a Subsidy for the purposes of 760 CMR 56.00.

U.S. Department of Housing and Urban Development (HUD). The federal agency responsible for financing affordable housing development through a variety of programs and for administering the Fair Housing Act.

Watershed. An area of land that drains to a common receiving body of water. Most of Mashpee falls within the bounds of Waquoit Bay Watershed or the Popponesset Bay Watershed – meaning that almost all of Mashpee’s land area drains south into one of these two bays.

Workforce Housing. There is no single standard definition for “workforce housing.” HUD refers to a “generally accepted definition” of housing affordable to households earning between 80 and 120 percent of AMI. The Urban Land Institute uses the term “workforce housing” to describe units affordable to households with incomes between 60 and 120 percent AMI, which aligns with MassHousing’s workforce housing initiatives. Specifically, MassHousing’s Workforce Housing program provides subsidy for rental projects affordable to households within this income range, as well as a Commonwealth Builders program to fund ownership opportunities for “middle income” (70-120 percent AMI) first time homebuyers in select communities.



Town of Mashpee
Housing Production Plan
2025-2030

APPENDIX B

Appendix B

2025 Comments Received & Responses

Housing Production Plan

2025 Comments & Responses

From May 5th to June 6th 2025, the public was invited to provide comments to the Town of Mashpee's draft Housing Production Plan. During this time, seven members of the Mashpee community (including the Chair of the Affordable Housing Committee) submitted comments, which are attached to this response document as an addendum.¹ An HPP Working Group consisting of the Town Planner and representatives from the Planning Board, Select Board, and Affordable Housing Committee met with the consultant to discuss comments on May 28th and June 11th 2025 and determine necessary adjustments to the Housing Production Plan. Responses to all comments received are included below.

John JP Pitts

May 20, 2025 and June 4, 2025 (*Written Comment*)

May 21, 2025 (*at Joint PB/AHC Working Group*)

Response:

The referenced goal objective from 2015 is included in this plan on page 66, with a modification that it should be considered for the sequencing of development on Town-owned land:

"Prioritize the distribution of affordable housing throughout the town's residential neighborhoods as opposed to groupings or dense concentrations in one area to the maximum extent practicable when considering LIP/40B projects on municipally controlled property."

In addition, this has also now been reiterated in the narrative for strategy #2, which addresses development on Town-owned land (page 76). This narrative also suggests Habitat partnerships in relation to affordable housing on Town-owned land.

Don Allen

May 21, 2025 (*Written Comment*)

May 21, 2025 (*at Joint PB/AHC Working Group*)

Response:

This 2025 plan focuses substantially more on water quality. As the Town Planner noted during a June 9th Select Board update, the Barriers section now highlights this as a primary challenge and

¹ As noted later, Ms. Barbee's comments on the printed draft are not included due to length, but her thorough review allowed for numerous clerical and stylistic improvements, as well as content additions described in this document. Thank you to Ms. Barbee for her time and attention.

Responses to 2025 HPP Comments

issue of importance when planning for housing development. In addition, language has also been added to Strategies #2 and #16 (pp. 76 and 81) to specifically suggest GIS analysis of potential properties in relation to sewer phasing. Strategy #21 (p.82) has been added to focus on collaboration with local clean water groups and Town departments, committees, and commissions focused on water quality and natural resources.

Michael Perkins

May 21, 2025 (*at Joint PB/AHC Working Group*)

May 22, 2025 (*Written Comment*)

Response:

- *Regarding the plan being aggressive:* The HPP is required to include a numerical goal based on 0.5% of the Town's year-round housing stock as reported in the most recent decennial census
- *Regarding JBCC:* The narrative for Strategy #16 (p.81) now specifically references JBCC.
- *Regarding Zachary's:* While the Town may consider a Zachary's purchase, the Town does not presently own the property and there is no guarantee it will acquire the property. We will adjust if it does happen. However, even without the Town acquiring the property, Strategies #1d and #11 (pp.75, 79) both encourage the redevelopment of greyfield properties, which could facilitate the redevelopment of this and other properties even if not Town-owned.
- *Regarding prioritizing areas on sewer:* While this was already emphasized in some existing strategies, language has also been added to Strategies #2 and #16 (pp.76 and 81) to specifically suggest GIS analysis of potential properties in relation to sewer phasing.

Michael Sparkes

May 25, 2025

Response: The community engagement summaries for the survey and second community meeting have been updated per your comments, and title pages have been added for all appendices. In the plan itself, homelessness is more directly addressed on p.46.

Marvin Karp

June 4, 2025

Response: While Old Barnstable Road is included on Map 13 along with other Town-owned sites, this plan does not include a recommendation for any specific project type or size on this site.

Leon Stommes

June 4, 2025

Response: While Old Barnstable Road is included on Map 13 along with other Town-owned sites, this plan does not include a recommendation for any specific project type or size on this site.

Lynne Barbee

May 21, 2025 (at Joint PB/AHC Working Group)

June 6, 2025 (Written Comment)

Note: Ms. Barbee provided a very diligent composition of hand-written notes and comments on a printed draft of the plan, providing clerical corrections, stylistic recommendations, and a number of key substantive additions described below. Due to length, this scanned document has not been included in this Appendix.

Response:

The Town wishes to thank you for your thoughtful and careful review of the draft Housing Production Plan. The clerical and stylistic recommendations have been incorporated.

In addition, this update reflects your input that the 2019 Community Preservation Committee award to the Affordable Housing Trust (\$330,000) is still available to the Trust and has not been expended. This is noted both in Table 27 (page 71) and Strategy #33 (page 87).

For responses related to comments during the PB/AHC meeting about the need for rental housing, please see bullets below regarding topics raised during the meeting.

Planning Board & Affordable Housing Committee Joint Meeting

May 21, 2025

June 3, 2025

Note: The summary below outlines topics discussed by members of both the Planning Board and Affordable Housing Committee, with references to the applicable strategies.

- **Tiny Homes:** See 3rd bullet under Strategy #8, p.78-79
- **Starter homes:** See Strategy #10, p.79. Also note that not all homes in a “Starter Home District” would need to be deed-restricted but still would be limited in size.
- **Town-owned land:** See Strategy #2, p.76
- **Votech partnerships:** See language added to narrative for Strategy #2, p.76
- **Focusing on areas with sewer:** See language added to Strategies #2 and #16 (pp.76 and 81) to specifically suggest GIS analysis of potential properties in relation to sewer phasing.
- **Zachary’s:** While the Town may consider a Zachary's purchase, the Town does not presently own the property and there is no guarantee it will acquire the property. We will

adjust if there is such an acquisition. However, even without the Town acquiring the property, Strategies #1d and #11 (pp.75, 79-81) both encourage the redevelopment of greyfield properties, which could facilitate the redevelopment of this and other properties even if not Town-owned.

- **Tax credits for affordable properties:** AUs are already taxed at the lower, affordable rate. The Town can explore if further reduction or tax increment financing (TIF) strategies make sense.
- **Staff Capacity:** See Strategy #27, p.85-86
- **Regular Meeting of AHT:** Added to Strategy #22, p.82-83. Also - AHT voted to have quarterly meetings at its meeting on 6/3/25.
- **Increase funding of AHT:** See Strategies #24-26
- **Work with Mashpee Commons to start building:** See Strategy # 1B, p.74-75. Also additional work to commence this summer.
- **Multi-family structures, rentals, mixed use:** See Strategies #8, #11, and #18 as examples.
- **Local preference:** More direct language added to narrative of Strategy #1d, p.75.
- **JBCC:** The narrative for Strategy #16 (p.81) now specifically references JBCC.
- **Current assistive technology:** See language added to narrative for Strategy #27, p.85-86.
- **Home Buyer Assistance Program:** See Strategies #4 and #33, p.76-77,87.
- **Incentives for year-round rental:** See Strategy #32, p.87, including added language about tax incentive for year-round rentals
- **Link to economic development and jobs:** See Strategies #12 and 18, p.80-82




Removal of an important goal from the Housing Production Plan

From John "JP" Pitts

Date Tue 5/20/2025 10:28 PM

To HPP Public Comments <hppcomment@mashpeeema.gov>

[You don't often get email from jtp358@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Planning Board Members,

I'm writing to question the removal of an important goal established previous version of the HPP. I'm talking about goal #1c in the 2015 version of the document.

Goal #1c established the principle of preventing the concentration of affordable housing in certain areas of town - also known as clustering. The principle is well established by HUD on the federal level and the goal is to ensure diversity and fairness of housing across all residential areas - to the benefit of all citizens of Mashpee.

This goal was established based on significant community input and was accepted, approved and published by all the town committees in the 2015 HPP. However, now this goal has simply (and quietly) been deleted from the revised plan - and the town owes the citizens an explanation on why it was removed.

At last years meeting on the HPP revisions, I asked this same question during the public comments discussion. At that time, I was told by town planner Evan Lehrer that my request was reasonable and that goal #1c would be added back into the document (see meeting minutes from last years meeting on this subject). Now it looks like the goal is deleted again !

I hereby request that this valid and important goal be added back into the HPP. If the committee decides not to add the goal, pls provide an explanation why.

Sincerely,

John Pitts

Hogan Drive, Mashpee



Outlook

Housing Production Plan: Water Quality vs. Affordable Housing

From

Date Wed 5/21/2025 2:16 PM

To HPP Public Comments <hppcomment@mashpeeema.gov>

You don't often get email from dmallen1030@comcast.net. [Learn why this is important](#)

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Dear Planning Board Members,

Following is my input to the Planning Board regarding the Housing Production Plan (HPP).

Water Quality: Whereas affordable housing is an important issue for Mashpee, I believe water quality is by far the number one issue facing our town. And I do not believe the HPP properly reflects the seriousness of our water quality issues and the town's priorities of improving our water quality issues vs. developing more affordable housing units. Given the continued degradation of the town's water quality, I do not believe Mashpee should support any affordable housing development that lacks access to existing sewerage and poses any risk of negatively impacting the town's critical water resources. We should avoid siting affordable housing developments with close proximity to our lakes, rivers, embayments and wetlands.

Sincerely,
Don Allen
Palmer Road, Mashpee




Mashpee HPP 2025 Feedback

From

Date Thu 5/22/2025 9:49 AM

To HPP Public Comments <hppcomment@mashpeema.gov>

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Mashpee Affordable Housing and Planning Board,

Acknowledging the need for "affordable housing", the latest version of the HPP seems quite ambitious given the state of our water quality. Until sewer services are available, no new affordable housing construction should be pursued. Prioritize re-development opportunities. Given that affordable housing is a Cape wide problem, more should be done to partner with surrounding towns and Joint Base CC to identify opportunities with meaningful scale versus each town addressing this issue independently.

Michael Perkins
Palmer Road, Mashpee

On an initial attempt, I don't seem to be able to add comments onto the pdf in adobe to redline (without purchase of a premium edition).

Overall, I think the May 2025 draft of the HPP is a quality document that will serve to effectively guide our efforts in adding affordable units to Mashpee's housing inventory over the next 5 years, and make significant progress towards the 10% SHI goal.

Comments for suggested inclusion:

1. On page 3 of the draft (1st paragraph of the Executive Summary "Background", I suggest inserting the following after the 1st 3 sentences. "In 2025, the affordable housing rate still remains at 4.7%, resulting in only one-tenth of 1 percent progress over the last 20 years!"

2. No mention is made of the homeless population, either in Mashpee or regionally. The Barnstable County's website indicates that the total number of homeless individuals in the 2024 Point In Time (PIT) Count was 568, an increase of 141 from 2023. The homeless count included those in shelters, in transitional housing, and unsheltered. The 568-count included 164 children, with all but 1 being sheltered. This covers all Cape and Islands towns. I did not find a breakout by town. It's noteworthy that in 2023, the Wampanoag Tribe declared a State of the Emergency due to the tribe's homelessness and has been supporting 60-70 tribal members since then.

It seems like some mention should be made of this most vulnerable population within the Demographic Profile, as well as mention of adequate shelters within our objectives and strategies (either local or regional). [This shouldn't delay the finalization of this document. If need be, it can be held for an update or the next HPP iteration.]

The following comments relate to the Appendices, which in my opinion, are not appropriate for inclusion in the end product, in their current form.

Appendix A - this is great!

1. Appendix B - There needs to be a Title for this Appendix of "Comments received are to the previous, 2024 HPP Draft, and are addressed within this document ", so they are not read as being current, unaddressed issues. IF additional comments are received for inclusion, they should be added at the end under a Title of "Comments received to the May 2025 HPP Draft, for consideration for the final, approved document".

2. Appendix E - Regulatory Reform Exercise. This appendix cannot be interpreted as presented. There needs to be an explanation of what this exercise was, and a meaning of the number and color of dots appearing in the figures. The text on the "stickies" can't be read but can be

APPENDIX B

enough to see that the content doesn't match what is stated in the key below (which is sequenced in reverse order - needs to be reordered). In the Housing Types section, there are comments listed for "Responses 1 - 5", yet there are no Questions 1-5 for which these are responses to! This has no meaning without better context.

3. Appendix G, Survey Question #18 - "2-bedroom" appears twice in the answer options (of studio through 4+ bedroom options). Is this an error in the survey question, accurately reflected here? If so, should the sum of the two 2-bedroom answers be combined to accurately reflect a 47% response?
4. Appendix G, Survey Question #24 - The formatting of the question text must be fixed to be readable, inserting a space between each dollar amount and the next #-bedrooms.
5. Appendix G, Survey Question #31 - The graph, or visual of barrier options is missing, ahead of the answer choices. Without some context, "barrier #1, barrier #2, etc" is meaningless unless the reader can tell what these numbered barriers represent!
6. Appendix H - There needs to be a Title of this Appendix to know what this content represents. Based on my "assumption", I'd suggest "Excerpts from 2015 Housing Production Plan"?



Resident comment on Mashpee 2025-2030 Affordable Housing at 209 Old Barnstable Road

From L Stommes

Date Wed 6/4/2025 2:54 PM

To HPP Public Comments <hppcomment@mashpeema.gov>

[You don't often get email from stommesl@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I am a resident of Mashpee at 102 Palmer Rd in Quashnet Valley Estates since 2011. Since moving to Mashpee, I have been pleased with the Town and have enjoyed the quality of life the Town offers. However, in the past several years, in my opinion, the quality of life in the Town has degraded due to a number of factors including water quality, heavy traffic and excessive development. The proposal to build 24 affordable housing units at 209 Old Barnstable (209 OBR) will further exacerbate these issues. I oppose the proposed development of 24 affordable housing at 209 OBR.

First the issue of water quality. The density of the units proposed at 209 OBR will negatively impact water quality. The site is located near Quashnet River which I believe empties into Waquoit Bay. Since a sewer system is not available at the site, the addition of this number of housing units can only exacerbate an already toxic water quality issue.

Second traffic. Old Barnstable Road is heavily travelled year round passing Quashnet Valley CC, but excessively so during the tourist season as a short cut around Mashpee Rotary. It is dangerous to cross Old Barnstable opposite the Quashnet Valley County Club and there are not any sidewalks. 209 OBR would further compound this traffic issue. Especially if any children would live in the proposed 209 OBR, the situation would become very dangerous. It is actually quite dangerous now even for adults.

Finally development. The area around 209 OBR already has significant development and housing density. The current development at County Club Estates will further add housing density, compounding both water and traffic issues. 209 OBR will significantly increase the already burdened water and traffic issues.

These are just some of the issues I believe should cause the Town to reconsider the proposed development at 209 OBR.

Thank you,
Leon J Stommes
102 Palmer Rd



Re: Removal of an important goal from the Housing Production Plan

From John "JP" Pitts

Date Wed 6/4/2025 9:47 AM

To HPP Public Comments <hppcomment@mashpeeema.gov>

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Hello Brian,

Below is a policy summary from HUD reinforcing the goal of dispersing affordable housing around the town. This info was requested by the planning council chair when I spoke at the last workshop meeting.

The removal of this goal from the HPP indicates the town is planning to allow clusters of AH in Mashpee. Is that true ? If so, the town should be transparent to the public about this change in policy.

Pls answer the simple question:

Why is the stated HPP goal of distributing AH across all neighborhoods of the town being removed ?

Regards,
John

HUD's policy on clustering, or the concentration of low-income housing, is to generally discourage it. HUD aims to promote dispersal of housing assistance, encouraging low-income households to have access to a wider variety of neighborhoods with more desirable public services and amenities. This is in line with research linking concentrated poverty, racial segregation, and barriers to economic opportunity.

Here's a more detailed explanation:

Dispersal Goals:

HUD's programs prioritize dispersing housing assistance to prevent the clustering of low-income households, which can lead to negative outcomes like higher poverty rates and limited access to opportunities.

LHHC and Other Programs:

HUD programs like LIHTC (Low-Income Housing Tax Credit) are designed with a goal of dispersing housing assistance, though whether this is fully achieved is a subject of ongoing research.

Focus on Choice:

HUD aims to expand housing choice for low-income families, allowing them to choose from a wider range of neighborhoods with better opportunities.

Addressing Segregation:

HUD's policies also address racial segregation and aim to create more integrated communities.



re: 24 affordable housing units at 209 Old Barnstable Road.

From Marvin Karp

Date Wed 6/4/2025 5:48 PM

To HPP Public Comments <hppcomment@mashpeema.gov>

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To the Planning Dept.:

As so many have stated before, there are several issues that make the plan for 24 housing units on a proposed parcel of land.

ISSUES:

1) Safety: Not only are there no crosswalks for children, but the traffic already has become exponentially unsafe over the years. Besides the clog of traffic on Barnstable Road during student delivery by bus and car is difficult before and after sessions, but on a normal day the once quiet Barnstable Road and Lowell Road now entertains regular cut-through traffic to 151 for commercial vehicles as well as passenger cars; built during the Summer months it can be such that safety vehicles (police, fire, ambulance) have a difficult time moving through the single lanes in either direction. When my wife and I moved to QVECA in 2004 Lowell Road was benign, but now---even, it is difficult to enter Lowell Rod from the QVECA exits---and sometimes you feel as though you are taking your life in your hands as cars suddenly pop up over the hill coming from Great Neck N. We can't even open our bedroom windows any time of year as the traffic noise---especially of the commercial vehicles is like a highway.

2) Water and Sewage: We are straining both right now, and even if safety wasn't an issue, we should not proceed on a plan to build until we have solved those issues.

Respectfully,
Marvin Karp
Quashnet Valley East Condominium Association
Unit L-147
(508) 477-0861



Town of Mashpee *Planning Board*

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Mashpee Planning Board & Affordable Housing Committee Minutes of Meeting

Wednesday, May 21, 2025 at 5:30PM

**Mashpee Town Hall - Waquoit Meeting Room
16 Great Neck Road North
Mashpee, Ma 02649**

Broadcast Live on Local Channel 8

Call-in Conference Number: (508)-539-1400 x 8585

Streamed Live on the Town of Mashpee website

<https://www.mashpeema.gov/channel-8>

ZOOM ID: 954 5464 2138

PW: 125442

Present: Chair Mary Waygan, Dennis Balzarini, Mike Milbury, Karen Faulkner, Rob Hansen Dale Oakley

Also Present: Brian Tobin- Town Planner, David Weeden – Select Board Liaison to AHC, Michael Sparkes – Chair of Affordable Housing Committee, Gerry Tutor- Affordable Housing Committee, Sharron Mueller – Affordable Housing Committee, Denise Geoffrion- Affordable Housing Committee, Paula Peters- Affordable Housing Committee

CALL TO ORDER

Chair Mary Waygan called the meeting of the Planning Board to order at 5:30PM.

Chair Michael Sparkes called the meeting of the Affordable Housing Committee to order at 5:31PM.

The Pledge of Allegiance was recited.

HOUSING PRODUCTION PLAN WORKSHOP WITH AHC

The website has a link to 2025 HPP. The HPP update was initiated in 2023. There is a draft available for viewing and public comment until June 6th on the website. Linke below:

hppcomment@mashpeema.gov

Chair Sparkes thinks this current draft accurately reflects the town's demographics, strategies, and objectives, keeping in mind the water quality hurdles. Comments submitted were from residents of the community and committee members, this draft accurately reflects those accounts. This committee is fully supportive of its content.



Town of Mashpee *Planning Board*

*16 Great Neck Road North
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Paula Peters from the AHC noted this is a very comprehensive document. The Town has had all this time to chip away at the affordable housing in this community, but this report shows we have barely budged. This Committee is now presented with a monumental task. If this plan is adhered to, we may be able to get up to 8%. She asked the Planning Board if that is attainable.

Ms. Waygan commented that professionally she has created 300 units and it can be done with monthly meetings and continued progress. LeClair Village for example, took the former AHC chair a considerable amount of volunteer time with the Town Manager's office. She pointed out the goal for acquiring a part time staff person to help kick this off and initiate projects.

Mr. Sparkes discussed the executive summary and the small percentage of growth of housing stock in that five-year period from 2015, he would like to add a sentence about today. In 2025, our affordable housing rate only results in 1/10th progress over the last 20 years. Collectively, collaborative efforts need to be made, where water and housing remain substantial initiatives, without any negative effect to the other.

Ms. Peters commented about the population increasing with senior citizens and retirees, pricing young families out.

Mr. Balzarini commented about sewer and affordable housing needing to be hooked up to the sewer. He also stated the price of lumber is expensive, roughly \$500/s.f. There is not much land left in Mashpee. He has proposed top of shop apartments for workforce housing, people who work at Mashpee Commons or the health center. He is also supportive of Ms. Peters idea about tiny homes.

Ms. Waygan said the Mashpee Commons 40B Comprehensive Permit from 2007 permitted 381 units with 25% affordable, for both rental and homeownership. They were recently back before the ZBA, this new phase went for final plans, and she is unsure if it went to the Building Department. When calculating affordable housing, the denominator stays for 10 years, as it correlates with the government census. Denominators grow with the number of year-round housing units increasing. We saw during Covid, it brought a wave of full-time year-round housing, which brings our percentage of town wide affordable down. Mashpee used to be above 5%, now we are below. LeClair Village added 39 units to the inventory, and we will be above 5% again.

Mr. Sparkes discussed the poor performance rate to date. There are properties where we can make some gains, properties that are small or unbuildable are perfect for Habitat for Humanity. We need to take a multiprong approach. They will continue to seek help from the Planning and Select Boards on this plan. More than that, it will take resources, like the office personnel or utilizing the Trust without having to wait for a vote at Town Meeting.



Town of Mashpee *Planning Board*

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Ms. Faulkner commented that use of town owned land, sewer access or wastewater treatment, and a smaller footprint will help cut costs. She is shocked to see the cost of wood now. Some people in town were objecting the tiny home concept due to safety, but it can be done. There are a couple of locations in town where this would be suitable, and start with 40 or 50 units.

Ms. Peters would consider a model that makes the land available but allows the people to build a style of their choosing, but the land would be leased. ADUs have to be under 900s.f. and over 300s.f. If the town has a piece of land that can be dedicated specifically for that, there is opportunity. Codes will be adhered to, but we aren't telling people what to build. It would be a town owned land lottery for affordable households to build their own tiny unit and have a long-term lease with the town.

Mr. Sparkes is interested in looking at an overlay or other existing properties that are vacant.

Ms. Waygan noted the use of the GIS mapping tool, primed with lots that are fit for redevelopment, and identify town owned land.

David Weeden commented that if we were successful in creating an overlay with the GIS, that aligned with sewer and town owned land, we can forecast ideal properties, then incentivize use for Habitat for Humanity. We are submitting applications to the Community Preservation Committee that could be used to encourage Habitat options. We could aggressively recruit people to volunteer to address those needs.

Mr. Balzarini would like to utilize the two vocational schools on the Cape, to employ them or commit them to a project from start to finish.

Sharron Mueller with the AHC used to work at a vocational school where the students would only work on the home during the school term, which could prolong a project 2 years until completion, but it gives the student a real learning experience. The house is built to code, and they learn about codes because the instructors are side by side. This idea needs to be investigated further. As it stands, we are behind schedule. Vacant properties already have existing plumbing and electrical, we are not starting from scratch. The former Zachary's property was discussed, but there would need to be some work done with zoning. She inquired about the staffing position and responsibilities. When considering an overlay with GIS mapping, the use of AI could complete this task more efficiently.

Ms. Waygan commented the staff would support the action steps of this plan. For example, the first step is to identify town owned land for affordable housing. That staff person would be the one to prioritize that.



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Mr. Weeden would like to see an affordable housing home ownership but utilize a mechanism that would fund more affordable housing. He would like to compile a list of readily approved people to buy under \$500,000. The money generated stays in the program to fund more homes. Maybe the Trust could be used to power home ownership takeover.

Ms. Waygan explained how the Trust is a powerful entity, and for us to make significant progress, that entity would have to meet more regularly. The Trust has a 9 member Board and is comprised of our Select Board as well as other members. Maybe the Trust restructures to allow for more meetings. The Select Board is so busy that when they do meet as the Trust it occurs before one of their regular meetings.

Ms. Mueller heard of a new mortgage company that is offering 1-2% interest rates, we could provide a bundled number of units, to not only profit but serve all parties.

Ms. Faulkner asked about AI and ethics as we need to remain careful in our approach.

Mr. Weeden saw the series and Russ Wilcox designed a program; it may be worth reaching out to do a sample test model. He could attend a meeting and present as a way to introduce, familiarize, and explore. It may accelerate what we are trying to do and all information would be validated. We also should look at empowering the Trust to submit and forecast parcels we want to go before the CPC, or could be opportunities for Habitat.

Mr. Tobin is enthusiastic about the direction of this conversation as it aligns with the plan.

Mr. Hansen mentioned there are several already permitted affordable housing units, of which 100 are in Mashpee Commons. He would like to know why those are not being built. Affordable housing will not generate a profit, what can we do to incentivize those and get them ready for construction? Half of the issue is permitting, and these are already permitted. We need to encourage the building of these units.

Mr. Oakley would like to focus on multi-family housing options. With a starter home costing \$400,000, when comparing wages, these are unaffordable. Having more rental units available at a truly affordable price, people can afford to live and work here. We are losing young families, and they are crucial in keeping this community thriving. His main points are more rental units, looking at open space, and the redevelopment of old buildings.

Mr. Balzarini would like to see the town adopt a policy about local preference in the plan. Ms. Waygan explained that local preference is when a cluster of units are made available, 70% of those units are set aside for those who live, work, or have children in the school system.



Town of Mashpee *Planning Board*

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Ms. Waygan would like all participants to look at page 47, the barriers to development and make sure nothing has been omitted. Pages 61-86 are the goals and strategies. She is devising a list of everything discussed. For example, a goal of local preference would have strategies like use of town owned land.

She further explained the partnership with Habitat and how their model has changed, where they prefer to do larger projects of 12 homes at once in a town, they will do 6 but really look for larger areas. We would need to ask if they would work on several lots throughout town at once instead of one large parcel. Habitat gets the land donated from the town or the town gives them money to buy the land. They permit and identify community partners, neighborhood associates, churches, or the town hall to sponsor the home and help with fundraising efforts. They come to the CPC for grant money to cover materials, they do pay their licensed staff, but the homeowner will invest volunteer hours into helping build. There is a lottery to select the household. Habitat stays involved to help keep the peace with neighbors in areas of lawn maintenance or snow plowing.

Mr. Milbury would like to start looking at parcels along the sewer line.

Gerry Tutor from the AHC appreciates the thoroughness and ambition of the plan. He became concerned about the comments in Appendix B, relating to the Flow Neutral Bylaw, and noncompliance resulting in owing \$30,000,000 in taxes, and inquired how one avoids that.

Ms. Waygan answered some of the major changes with the 2025 draft addresses those specific comments. The redlined version shows that verbiage was removed. We must make progress on water quality, and we have to clean our water first. The water bylaw and Nitrogen Management Plan remain in effect, approved by state funding, we need to allow time for progress to be made. Mashpee is held to producing 37 units per year. We can diversify housing choices, allow cluster subdivisions, allow single detached, and look at multifamily options. This will include diversity in housing choice.

Denise Geoffrian from the AHC sees it differently. She has lived and owned a house on Cape for most of her life. Owning real estate is a way to make money here. Deed restrictions can stifle that, and when you're not making a large income, real estate is a way to grow personal wealth. She is all for the derelict properties to be redeveloped. A homebuyer assistance program could aid in the down payment costs, or assistance with interest, or leasing land just so a family or someone can get into a house. She would like to encourage full-time residency and less summer housing, as residential exemptions are great.

Mr. Balzarini included the goal of seeking better employment opportunities in town.



Town of Mashpee *Planning Board*

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Mike Perkins – He read the previous renderings of the plans, and this one is much better. That being said, it's extremely ambitious, 185 units over the next 5 years and 37 homes. Work is under way with the sewer. For redevelopment, he mentioned the former Zachary's lot as a prime opportunity for the town to consider redevelopment. He didn't see anything noted in respect to it being a regional issue, towns like Falmouth, Bourne, Sandwich, and Mashpee are all addressing the same water problems. In the last year, JBCC was willing to offer 600 acres to the region for affordable housing efforts. Lastly, look at how long it took to get the traffic study for Old Barnstable, he would like to start identifying the biggest opportunities and approach those.

Don Allen – He has been a resident for 10 years, and will echo Mr. Perkins, he has been to engagement meetings, read the plan, and it is much improved. All the revisions and updates are appreciated. He thinks the number one issue is water. He encourages open dialogue as the challenges of water and affordable housing continue to contend. Water is number one, with continued degradation, its paramount development does not progress relative to wetlands, rivers, or embankments. Any new project should be tied to sewer. He is in favor of repurposing old existing structures.

John Pitts – He had a question concerning a goal in previous versions regarding the concentration of affordable housing to specific sections of town. He would like that goal to remain; affordable housing shall be diversified town wide. Most residents of affordable housing have cars. Habitat homes are a good solution for residents who have children, it gives them a yard and space to play like their peers.

Lynne Barbee- She went to the AHC meeting where Mashpee Commons was invited to speak. Nobody showed up. They report to the ZBA, why can't they keep the AHC apprised. There is housing above the market in the Commons, employees from the Community Health Center utilize that housing currently. The Town deserves to know what is going on and if anything can be done to help the process. She is fond of the tiny home idea. If a small parcel of land could house 3 tiny homes, could a small two-story building with one-bedroom apartments also be considered? The younger generations are not ready to be homeowners right away; rental units should be at the top of our list. Single people or young couples would be more readily available for rental housing, or at least housing initiatives they could be applying for in the meantime.

Ms. Waygan would like HUD documentation, and figure out where it went missing, along with a multifamily housing adopted goal. HUD will have standardized language to be used in writing something formal.

Another workshop will be scheduled for June 04, 2025 at 5:30PM.



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

ADJOURNMENT OF JOINT MEETING WITH AHC

MOTION:

Ms. Peters made a motion to adjourn the joint meeting with the Affordable Housing Committee at 7:00PM. Seconded by Mr. Sparkes. All in favor.

Respectfully Submitted,

Christine MacDonald
Board Secretary



Town of Mashpee
Housing Production Plan
2025-2030

APPENDIX C

Appendix C

2024 Comments Received & Responses

Housing Production Plan

2024 Comments & Responses

From February 20th to March 11th 2024, the public was invited to provide comments to the Town of Mashpee's draft Housing Production Plan. During this time, fourteen members of the Mashpee community submitted comments, which are attached to this response document as an addendum. The Affordable Housing Committee convened on March 12th 2024 to discuss comments received and prepare the responses found below.

Michael Hannan

February 21, 2024

Response:

Thank you for your comment and review of the Housing Production Plan. Comments were compiled and discussed at the March 12th 2024 Affordable Housing Committee.

John JP Pitts

February 21, 2024

Response:

The Affordable Housing Committee appreciates your thoughtful feedback on the draft Housing Production Plan and your comments at their March 12th meeting. The referenced goal objective from 2015 has been reintroduced with modified language that it would be considered for the sequencing of development on Town owned land:

"Prioritize the distribution of affordable housing throughout the town's residential neighborhoods as opposed to groupings or concentrations in one area to the maximum extent practicable when considering LIP/40B projects on municipally controlled property."

Michael Perkins

February 29, 2024

Response:

Thank you for your comments and suggestions on the draft Housing Production Plan. Please see specific responses to your itemized comments below.

1. Comments have been compiled and shared as an Appendix in the final plan.
2. The Appendix now includes a document outlining the goals and strategies of the previous 2015 HPP to the 2024 HPP. However, a direct redline is not possible because this is an entirely new plan. The Affordable Housing Committee determined that some goals and objectives could carry over, but otherwise the new plan is not a revision or update of the prior plan.
3. The Appendix now includes a glossary.
4. The limitations of ACS are described in introduction of plan. This is a standard source used for any demographic analysis and is a product of the US Census Bureau.
5. We have added language clarifying that ADUs generally would not be included on SHI.
6. A fiscal impact analysis would be an entirely separate study. There are too many variables to determine the cost of implementing all of the strategies included in this plan.

Colton Atkinson

March 4, 2024

Response:

These comments have been addressed in the final plan. Thank you for your careful review of the Housing Production Plan.

Donald Barton

March 8, 2024

Response:

The Affordable Housing Committee thanks you for your feedback on the draft Housing Production Plan. Please see the responses below:

- The plan now has added language in the barriers discussion noting that the Town has not yet met or made significant progress toward its TMDLs.

Mashpee Affordable Housing Committee
Responses to 2024 HPP Comments

- This Housing Production Plan assumes adherence to the Town's Flow Neutral Bylaw. Under current zoning, a single large home could be built on a 2-acre property, but strategy #7 suggests that an overlay in specific areas might allow the same number of total bedrooms (8) in a different type of structure, such as a triplex or townhouses). An overlay would not be Town-wide.
- Mashpee Commons 40B already has been issued a comprehensive permit, so the plan does not recommend "full leeway" – rather that the Town and Mashpee Commons work tougher toward realizing the execution of the existing approved comprehensive permit.
- Regarding concerns about density, just as recommended in the 2015 plan, this plan encourages looking at specific areas where moderate density could be encouraged.

Andrew Gottlieb

March 9, 2024

Response:

Thank you for your review of the draft Housing Production Plan and your commitment to the protection of the Town's water quality. The Affordable Housing Committee offers the following responses:

- The Plan has several strategies relating to use/reuse of existing structures rather than building new housing, as this is the most desirable, environmentally sound way to create affordable housing whenever possible; however, this alone will not close the gap on the Town's affordable housing goals. Thus, the plan also encourages pairing zoning changes with Inclusionary Zoning to require inclusion of affordable units, which by definition would be year-round.
- This Housing Production Plan assumes adherence to the Town's Flow Neutral Bylaw. Under current zoning, a single large home could be built on a 2-acre property, but strategy #7 suggests that an overlay in specific areas might allow the same number of total bedrooms (8) in a different type of structure, such as a triplex or townhouses. An overlay would not be town-wide.
- While we do not read the strategies as presented as conflicting with the current Flow Neutral Bylaw because they are not broadly sweeping zoning changes, Town Counsel should review any future proposed zoning changes to ensure compliance.
- If desired, the zoning changes contemplated in the plan could be preceded by a buildout analysis to determine if they would push the Town past the buildout assumptions in the CWMP (9,790 year-round units; 12,836 total housing units). Regardless, any perceived potential conflict between zoning changes and the current Flow Neutral Bylaw (which is tied to the CWMP assumptions) should be reviewed by Town Counsel before going to Town Meeting.

Mashpee Affordable Housing Committee
Responses to 2024 HPP Comments

- If future zoning changes could in fact push the Town past these assumptions and the Town still wished to proceed, the CWMP and Flow Neutral Bylaw could be amended without risking any current 0% financing the Town has received as long as the Town followed DEP procedure (per DEP).

Susan Dangel/Save Mashpee-Wakeby Pond Alliance

March 9, 2024

Response:

The Affordable Housing Committee wishes to extend its thanks to the Save Mashpee-Wakeby Pond Alliance for your comments on the draft Housing Production Plan and for your important work. In addition, we thank Ms. Dangel for her comments at the AHC's March 12th 2024 meeting.

At the January 8th meeting of the Select Board and Planning Board, some members expressed the sentiment that the plan should only focus on affordable housing, but it is our understanding that was not the concluding consensus and directive. (See SB minutes, January 8, 2024.)

As for the state mandated reduction in nitrogen levels, the revised plan now more explicitly calls out the requirement under 314 CMR 21 to reduce nitrogen levels by 75 percent within twenty years (or according to an alternate approved schedule) as a barrier. Thank you again for your comments.

Michaela Wyman-Colombo

March 9, 2024

Follow-up clarification on March 11, 2024

Response:

Thank you for your careful review of the Housing Production Plan, your thoughtful written suggestions, and your comments at the Affordable Housing Committee's March 12th 2024 meeting.

Regarding item #6 in your comments, per DEP, the CWMP and Flow Neutral Bylaw can be amended without risking any current 0% financing the Town has received as long as the Town followed DEP procedure, and doing so would not jeopardize the Town's ability to seek future 0% financing. Regardless, any perceived potential conflict between zoning changes, the current Flow Neutral Bylaw (which is tied to the CWMP assumptions), and state financing should be reviewed by Town Counsel before going to Town Meeting. The Housing Production Plan does not currently

include any recommendation to make such amendments, although it does explain the procedure for doing so.

Regarding #7, we agree that the primary purpose of the bylaw is to reduce nitrogen as intended, which is even more critical under the new mandate (314 CMR 21) to reduce nitrogen levels by 75 percent within twenty years or according to an alternate approved schedule. This has been more explicitly called out as a barrier in the revised plan, both in the introduction and in the barriers section.

Thank you again for your feedback and for your service to the Town.

Marjorie Hecht

March 10, 2024

Response:

We appreciate your comments on the draft Housing Production Plan. The revised plan now more explicitly calls out the requirement under 314 CMR 21 to reduce nitrogen levels by 75 percent within twenty years (or according to an alternate approved schedule) as a significant barrier to housing production.

Andrew Reed

March 11, 2024

Response:

Thank you for your comments and support of the Housing Production Plan.

Mary Waygan

March 11, 2024

Response:

The Affordable Housing Committee appreciates your feedback on the draft Housing Production Plan. Please see specific responses below.

Housing Market Description

We have added language about multifamily housing types and amended the table. However, the

Mashpee Affordable Housing Committee
Responses to 2024 HPP Comments

Affordable Housing Committee elected to keep in the breakdown of multifamily types because it helps paint the picture of what multifamily looks like in Mashpee and the region.

Defining Affordable Housing

We have added the legal language defining affordable housing to the introduction.

Barriers

The revised plan now more explicitly calls out the requirement under 314 CMR 21 to reduce nitrogen levels by 75 percent within twenty years (or according to an alternate approved schedule) as a barrier, in addition to the Town having not yet made substantial progress toward meeting its TMDLs.

Demographics

We welcome input from the Wampanoag Housing Commission and provided the plan for comment.

Annual Production Goal

The section following the table explains the probable ways the Town will meet this annual goal without prescribing specific projects per year --- 40B/LIP projects (strategy 1), encouraging smaller projects such as Habitat for Humanity development, and (if adopted) expanded Inclusionary Zoning (strategy 4). The Affordable Housing Committee did not feel it was necessary assume specific projects per year.

Zoning for Housing

As requested, a reference to TDR has been added to Strategy #7.

Comments re: Affordable Housing vs. Market Rate

The Affordable Housing Committee felt that because the Housing Production Plan is called to address identified needs, it would not be appropriate to only address SHI-eligible housing in this plan. With regard to the Flow Neutral Bylaw, per DEP, the CWMP and Flow Neutral Bylaw could be amended if the Town so chooses without compromising any current 0% financing the Town has received, as long as the Town followed DEP procedure. In addition, doing so would not jeopardize the Town's ability to seek future 0% financing. Regardless, any perceived potential conflict between zoning changes, the current Flow Neutral Bylaw (which is tied to the CWMP assumptions), and state financing should be reviewed by Town Counsel before going to Town Meeting.

Thank you again for your comments and your commitment and service to the Town.

Mohan Nair

March 11, 2024

Response:

We appreciate your review of the draft Housing Production Plan. The revised plan now more explicitly calls out the requirement under 314 CMR 21 to reduce nitrogen levels by 75 percent within twenty years (or according to an alternate approved schedule) as a barrier, in addition to the Town having not yet made substantial progress toward meeting its TMDLs.

Meredith Harris

March 11, 2024

Response:

The Affordable Housing Committee appreciates your comments and feedback on the draft Housing Production Plan.

The Plan has several strategies relating to use/reuse of existing structures rather than building new housing, as this is the most desirable, environmentally sound way to create affordable housing whenever possible; however, this alone will not close the gap on the Town's affordable housing goals. Thus, the plan also encourages pairing zoning changes with Inclusionary Zoning to require inclusion of affordable units, which by definition would be year-round.

The revised plan now more explicitly calls out the requirement under 314 CMR 21 to reduce nitrogen levels by 75 percent within twenty years (or according to an alternate approved schedule) as a significant barrier to housing production, in addition to the Town's lack of progress in meeting its TMDLs and inability to do so until the CWMP is further along in its implementation.

Environmental Oversight Committee

March 11, 2024

Response:

Thank you to the Environmental Oversight Committee for their review of the Housing Production Plan and for taking the time to prepare a response. The Housing Production Plan does not include recommendations to amend the CWMP. It explains the process of doing so and when it might be necessary or desired. The Affordable Housing Committee feels there is no reason to omit this procedural explanation from the plan.

APPENDIX C

From: Mike Hannan
Sent: Wednesday, February 21, 2024 8:54 AM
To: Karyn Leslie <kleslie@mashpeema.gov>
Cc: Evan Lehrer <ELehrer@mashpeema.gov>
Subject: Unethical comments

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Hi Evans team,

This is a really unethical way to collect comments. Use a survey system so there's an indisputable system of record.

Based on your current strategy, I'm assuming kleslie and your team will "evaluate" the comments before the actual committee evaluates them.

All the best,
Mike Hannan
Sent from my iPhone

Draft of revised Housing Production Plan

John "JP" Pitts

Wed 2/21/2024 5:21 PM

To: Karyn Leslie <kleslie@mashpeeema.gov>

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To: Town of Mashpee Select Board and Town Planner Evan Lehrer

I'd like to convey my initial concern about a critically important goal/objective that has been removed from the 2015 Housing Production Plan.

The 2015 plan has goal #1c (see attached) which is designed to prevent concentration of affordable housing in one section of town.

4:54 PM Mon Feb 5

Mashpee, MA

12%

II. Goals and Objectives

Goals are the first-order of policy that in a general manner state the desired results of the Plan's implementation. Objectives are the second order of translation that advances action toward each goal. Together, they provide the public with a basis for understanding the Affordable Housing Plan's intent as well as a framework for its planned production strategy and implementation.

Development of these goals and objectives was based in part on those originally adopted as part of the 1998 Comprehensive Plan and the results that emerged from the 2010 Comprehensive Plan Public Opinion Survey.

Goal 1: Promote the development of affordable housing for both rental and purchase that meets the needs of present and future residents of Mashpee.

Objectives:

- A. Increase the town's affordable housing stock to ten percent of all year-round housing based on the 2010 census. It is intended that this be done consistent with the DHCD .5% per year standard. Specifically, Mashpee will make every effort to produce at least 32 units annually.
- B. Provide for a balance of affordable rental and ownership units to meet the needs of low and moderate income households.
- C. Ensure the distribution of affordable housing throughout the town's residential neighborhoods as opposed to groupings or concentrations in one area.
- D. Identify and begin the task of addressing the barriers to the development of affordable housing.

Goal 2: Encourage a mix of housing densities, ownership patterns, prices, and building types to serve diverse households consistent with the small town character

This goal was established based on significant input from the town's residents and was accepted, approved and published by the town in 2015. However, this goal was somehow deleted from the revised plan - and the town owes the residents an explanation. The 2015 goal is still valid and very important in order to meet the needs of the town's residents.

Questions for the town planner:

1. Can you pls explain how/why goal 1c was removed from the planning document ?
2. Can you pls reinstate goal 1c into the new, revised document?

Best regards

John Pitts

Housing Production Plan draft Feb 2024

Michael Perkins

Thu 2/29/2024 6:02 PM

To:Karyn Leslie <kleslie@mashpeema.gov>

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Karyn Leslie,

My name is Michael Perkins and I live at _____ Mashpee and I'm writing in response to the public comment request related to the draft Housing Production Plan (Feb 2024). Below are my high-level comments.

1. My understanding is that comments received will be reviewed by the Affordable Housing Committee where they will be voted on to see if changes or edits to the document are warranted. In my opinion, all comments should be made visible and shared with all appropriate departments/committees (Affordable Housing, Planning Board and Select Board, etc.) regardless of whether the Affordable Housing Committee's votes to edit the document or not.
2. The HPP is a lengthy document with loads of information, data and statistics making it a challenge to fully absorb even after several reviews. I recommend that the document include a section that highlights changes, additions and deletions from the previously approved HPP in the spirit of full transparency and for greater understanding for town officials and residents alike.
3. The document includes numerous acronyms and it would be beneficial if a glossary were included within the document for easy reference.
4. There is an overwhelming amount of data that is presented as "Mashpee specific", although there is some reference that tries to explain how ACS data, for example, is being used and applied, my recommendation is to add a section early on in the document to explain this more clearly. This is important from a credibility perspective. Additionally, please review all charts/tables to make sure they are crystal clear to minimize the chance for mis-interpretation of data.
5. The document makes reference to Accessory Dwelling Units and references the possibility of tax incentives or forgivable loans as an incentive to create an ADU. If one were to do this, would the ADU be included in the count towards the 10% affordable housing goal that the town is trying to achieve? The answer to this should be clearly stated in the document.
6. As a taxpayer, I would like to know what the cost to the town would be if we executed this plan. I know that this is very difficult to ascertain at this point, but if the plan calls for X number of affordable housing units per year, then what would be the likely implications to the town? I believe we are already spending money to help some lower income residents with mortgage/rent payments etc. and I presume there is some level of cost related to town owned apartments that the town absorbs annually. Please include a summary of Affordable Housing related costs that the town bears for both the latest fiscal year and a projection of what that would be if we were to develop the 180+ units that the HPP suggests. Even a high level/rough estimate would provide some degree of insight versus omitting it all together.

Thanks in advance for considering the above suggestions.

Michael Perkins

Mashpee HPP Comment

Colton Atkinson

Mon 3/4/2024 7:06 PM

To: Karyn Leslie <kleslie@mashpeema.gov>

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Good evening Karyn,

I have read the Draft HPP and support the goals and accompanying actions. Housing affordability is desperately needed when a police officer supporting a family of 4 has a 50% chance of being housing cost burdened based. I have strong support for goal 4, with the focus on compact, walkable neighborhoods which will reduce transportation costs for those who are cost burdened.

There are a couple edits I would make:

1. On page iv it reads: "This is bottleneck of water pollution will be difficult to rectify" under the first bullet of Barriers to Development. I would strike the word "is."
2. On page 39 under Development Trends it bounces between describing the dwellings constructed in numerical form (345) and spelled out (eleven). Consistency would improve readability.

Thank you!

Colton Atkinson

APPENDIX C

Comment for Mashpee Town Planning Department

Donald Barton

Fri 3/8/2024 9:11 AM

To: Donald Barton

; Karyn Leslie <kleslie@mashpeema.gov>

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Mashpee Draft Housing Production Plan: A Massive Overreach

Mashpee's Draft Housing Production Plan has been recently submitted to the Select Board and Planning Board for review and is also now available for Public Comment.

The implications of the Plan, if adopted, are far reaching. It will set in motion a lasting precedent that undermines the efforts to contain the nitrogen contamination. The Plan amplifies the very conditions that have created the worst water pollution on Cape Cod. It is a blow to the natural resource restoration effort that the Town is struggling with. A central theme is to force Town officials to reduce regulation that stymies the attempt to build out.

In this expansion plan, its impairment to restoration efforts is not even recognized as a relevant factor. It suggests, like a bystander, the details to achieve the mandated TDML nitrogen limits is on someone else's watch.

The Plan should only deal with affordable housing, period, - not to include market rate housing expansion. Granted, it does describes precisely credible measures for low income, affordable housing that is needed. However, it is also a blueprint for sanctioning more commercial development that will change the landscape of Mashpee permanently.

New housing developments will impose even more stress on the sole source aquifer. Where are the new millions of toilet flushes and gallons of treated effluent to be disposed of, after the developers pick up stakes. When injected for recharge, has the sandy terrain already exceeded its capacity to absorb these treated effluent flows? I submit no one knows with any certainty, especially with rising ground water levels. Will we be looking at sewer outflow pipes off the beaches?

Further, the Plan recommends the Mashpee Commons expansion project be given full leeway to construct more high density, housing units to the fullest limit possible. More clear cutting of the landscape. This venture has already disturbed Town voters and residents with its scale and reach. Commercial developers and special interests have found the Plan to be a new friend to do their bidding for more overbuilding, less regulation, and maximization of profit.

Much of the Plan's is presumptive and leaves the Town officials with all the burden to sort out the environment impact of a host of proposed loopholes that can be exercised. Loopholes that relate to unbuildable lots, more density, parking reductions, traffic congestion concerns, and a move to weaken and amended regulations set forth in the Flow Neutral Bylaw and CWMP (Comprehensive Wastewater Management Plan).

APPENDIX C
The whole assemblage of new variances and allowances proposed in the Plan will render any building permit request to be shielded from reasonable environmental review. Ironically, the onus would now be on the Town environmental staff to defensively plead their case for the protection of our habitat.

Have we not already been witness to the destructive legacy of overbuilding, the profound destruction of our waterways, and the huge cost of mandated remediation that is hard to fathom? Only the low income, housing component of the Plan is acceptable for adoption. Repurpose existing building sites.

Thus, how can any Town official or Board member, without duplicity, support the entire proposed Plan as submitted in the middle of an environmental crisis. The existing challenges are so daunting, so encompassing, and so expensive - even with taxpayer funded overrides needed to remediate the existing, ongoing degradation.

The Plan incorporates markers for more density and urbanization that will forever change the character and livability of this coastal Town. Only so few will benefit, at the expense and loss of so many.

Respectfully submitted,

Don Barton

Mashpee, Ma

APPENDIX C

Housing Production Plan Comments

Andrew Gottlieb

Sat 3/9/2024 8:22 AM

To: Karyn Leslie <kleslie@mashpeema.gov>

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The draft housing plan misses the major point confronting Mashpee. There is not a lack of housing units, there is an affordability and utilization problem. A lack of housing that is accessible to the typical wage earner is the essential problem confronting Mashpee and a plan that focuses on production as the means of addressing that problem will simply result in more housing entering a distorted market that drives price appreciation and encourages short term rentals that restrict availability.

The focus of this plan should shift from the creation of new units as the primary strategy to one that provides greater emphasis on the preservation of affordability of existing units and the utilization of existing homes through the acquisition of deed restrictions assuring affordability. The focus on repurposing existing homes that are underutilized for much of the year is both less expensive than new production but it is also less impactful to the environment, will not worsen water quality, and does not contradict or violate the towns flow neutral bylaw. Simply put the town should focus its resources on buying deed restrictions that preserve the affordability of existing units rather than promoting more development, of which only a fractional amount will be cost controlled.

The plan as articulated will create conflicts with the flow neutral bylaw that allows for 4 bedrooms an acre. The flow neutral concept has its origin in the 2008 environmental bond bill that established the 0% SRF loan option for wastewater loans. There are 5 conditions towns must meet, of which one is having a flow neutral bylaw in place, to obtain a 0% loan. If a town passes a bylaw that meets DEP criteria, which Mashpee's did, and then alters it or fails to enforce it, the loan agreement with the Clean Water Trust requires the town to forfeit the 0% loan, pay the 2% rate charged to other towns AND repay any forgone interest on the loan. That equates to roughly \$16 million in interest penalties and for Phase 1 and would result in the loss of 0% interest in on Phase 2, increasing debt service costs by an excess of \$30 million.

The idea behind flow neutral was to prevent sewerage from unleashing more intense development than was allowed before sewerage with the combined limits of zoning and Title 5. Whatever the flow authorized and possible, not just existing, under zoning and Title 5 at the time of the approval of a Comprehensive Water Management Plan (CWMP) is the cap. The statute does not mandate a method for allocating the flow. Mashpee chose to prorate it across all properties by applying the general T5 4 bedrooms an acre standard. It could have allowed concentrated use of the flow in some areas and lower allocations of flow in others to make the math work but it did not.

APPENDIX G

The town's 2015 Nitrogen Management Plan is based on new development having no incremental increase in loading. This production plan, with its partial reliance on on-site systems will increase nitrogen loading and force additional sewerage expense not otherwise planned. From that perspective alone the HPP is inconsistent with the overall objectives of improving water quality and limiting taxpayer costs.

Without reconciling the draft plan's conflict with the current bylaw, the plan will either fail or, if it succeeds, cost the town millions in interest payments that make the town less affordable to live in with more polluted waters. I encourage the revision of this plan to refocus on the attainment of affordable units to meet the needs of the population rather than increased production that will exacerbate, rather than solve, the related problems of housing and water quality. Production based strategies have failed to overcome the market forces that drive price appreciation. Doubling down on failed practices promises more of the same failures. The current draft misses the mark and needs to be rethought entirely.

Respectfully submitted,

Andrew Gottlieb

APPENDIX C

Housing Production Plan Comments

Susan Dangel


Sat 3/9/2024 2:19 PM

To: Karyn Leslie <kleslie@mashpeema.gov>

 1 attachments (251 KB)

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Mr. Evan Lehrer, MPA
Community Development Director
Town of Mashpee – Planning Department
16 Great Neck Road N
Mashpee, MA 02649

March 9, 2024

Delivered via email

Dear Mr. Lehrer,

Thank you for the opportunity to comment on the proposed Housing Production Plan as listed on the Town's Website. I am writing on behalf of the Board of Directors of the Save Mashpee-Wakeby Pond Alliance. It's amazing to think that our team met for the first time only three years ago when we realized in an instant how much danger our pond faces due to out-of-control nutrient pollution. One of the first steps we took to educate ourselves was heavy participation in the Local Comprehensive Plan development process. From attending in-person sessions to completing surveys, we rolled up our sleeves and got to work. We were very vocal, as were many others, that our waters are polluted and at risk of becoming unusable. We also learned about the other critical issues facing Mashpee residents and have supported efforts to find solutions to Mashpee's affordable housing crisis.

We applaud the hard work of everyone involved in creating this comprehensive Housing Plan. The data clearly spells out the housing issues facing Mashpee. Yet, we also recognize that the goals of water quality and housing are in tension with one another in our town. We need to address our town's housing needs without adding to our town's water needs. As currently drafted, the HPP flies in the face of what we see as Mashpee's biggest challenge – water pollution, primarily due to our lack of wastewater infrastructure, which threatens our economy and our community. The question is not whether we need to build more affordable housing, or any housing, the question is HOW to make more affordable housing without exacerbating our water crisis. Mashpee's waters are in peril, which means Mashpee is in peril. Period.

At the January 8 joint Planning/Select Boards meeting, it was clear that members of both boards felt the plan needed changes. Several members of both boards said that this 5-year plan should focus only on affordable housing. Additionally, the group wanted the plan to clearly acknowledge the enormous barriers we face in achieving the State's mandated 10% affordable housing requirement within the next five years due to the critical water pollution we

face from both nitrogen and phosphorus, as well as lack of wastewater infrastructure. Mashpee has been designated a nitrogen sensitive area. The State of Massachusetts has mandated that Mashpee reduce by 75% our nitrogen pollution within 20 years. It is critical that the Housing Plan does not add to our water pollution crisis.

Plans for changing zoning and flow neutral bylaws must wait. To date, not a single drop of wastewater has been diverted from any Mashpee waters – and won't be until mid- 2025. This Housing Plan, as written, does not make these points clear. We implore the Affordable Housing Committee, the Planning Board, and the Select Board to submit a plan that focuses on adding only affordable housing over the next five years. Other housing considerations should be addressed only after those five years, with data collected from our upcoming sewer connections serving to inform those and future decisions.

Thank you for your efforts and for considering our comments,

The Board of Directors of
Save Mashpee-Wakeby Pond Alliance

Susan Dangel – President, Meredith Harris – VP, Jonathan Small – VP, Carla Mullen – Treasurer,
Marc Blesoff, Merope Dayos, Linda Smith, Mike Trudeau, Paul Valentine – Directors

APPENDIX C

Housing Production Plan Comments

Michaela Colombo

Sat 3/9/2024 4:08 PM

To: Karyn Leslie <kleslie@mashpeema.gov>

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I appreciate the work of your office and the Barrett Group in drafting a five-year housing production plan (HPP), which provides a comprehensive description of the current state of housing in the Town of Mashpee. The needs review along with goals and strategies that focus solely on affordable housing (SHI) units will be useful to the town as it works to comply with EOHLC requirements.

Logic dictates that any five-year plan should address current Massachusetts State mandates for the Town of Mashpee:

1. The EOHLC requirement for 10% SHI-housing (with at least .5 percent for a one-year safe harbor certificate and 1 percent for a two-year safe harbor certificate).
2. The Massachusetts Department of Environmental Protection's (MA DEP) mandate to remove at least 75% of nitrogen from Mashpee's two watersheds (Popponesset and Waquoit) based on a 20-year permit, which must be submitted to and approved by MA DEP.

EOHLC Requirement for Affordable Housing

The need for affordable housing is addressed thoroughly throughout the HPP.

The MA DEP Mandate to Remove at Least 75% Nitrogen

The MA DEP has classified the Town of Mashpee as a nitrogen sensitive area. According to accepted science, Mashpee's ground water is saturated with nitrogen and phosphorus, resulting in nutrient pollution of its two watersheds. The source of these nutrients is build-out that relied (and continues to rely) on standard Title V septic systems. Septic systems account for approximately 80% of Mashpee's nutrient pollution. The Town has begun to address this pollution at substantial cost to its taxpayers as is detailed below.

1. In 2021, Town voters approved a wastewater treatment plant and a collection system for 439 homes. The total debt exclusion for this initial phase is \$66 million. The project received 0% financing and subsidies of 28.3% through federal and state funds.
2. The first phase (439 homes) should be operational in late 2025. That is, the Town of Mashpee will not begin its required mitigation via centralized wastewater treatment until 2025.
3. Voters at the October 2023 Town Meeting approved a \$7.5 million debt exclusion to design the next phase of wastewater treatment, which includes collection from an additional 1,288 homes.
4. The 1,288-home wastewater treatment phase will require the approval of debt exclusion of an additional \$96.1 million at the May 2024 Town Meeting. This phase will likely will not be completed until at least 2029 at the earliest.
5. Best case scenario, in 2029 (five years from now) Mashpee will begin to mitigate 42% of nitrogen entering Popponesset Bay and Waquoit Bay will have received no remediation.
6. To qualify for- and continue to receive any state and federal funding (0% financing, 28.3% subsidy- relief to Mashpee taxpayers), the Town must strictly adhere to the existing flow neutral bylaw, which is based on 2015 build-out scenarios.
7. The flow neutral bylaw ensures that wastewater treatment will reduce nitrogen as intended, and that the Town will neither squander the money of taxpayers nor that of federal and state governments.

Proposed Resolution to Competing Mandates

Based on the two interrelated state mandates that Mashpee must address, Mashpee must limit this five-year HPP to the construction of affordable housing relying on redevelopment whenever possible. When the next five-year plan Housing Production Plan is drafted (2029), the Town can reassess its progress towards mitigating nitrogen and meeting the MA DEP mandate with the possibility of including more housing choice along with affordable housing in its HPP.

Respectfully submitted,

Michaela Wyman-Colombo

APPENDIX C

Public Comment Correction - Please Add


Michaela Colombo

Mon 3/11/2024 2:02 PM

To: Karyn Leslie <kleslie@mashpeema.gov>

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Attention!: : Links contained herein may not be what they appear to be.  Please verify the link before clicking! Ask IT if you're not sure.

Dear Karyn,

I unintentionally misspoke in my previous public comment. Flow neutral will not impact subsidies. It will impact the 0% financing and cost Mashpee taxpayers an additional **\$13,703,680/26** for Phase 1 and 1A and an additional **\$19,913,160.38** for Phase 2.

Thank you very much,

Michaela Wyman-Colombo

APPENDIX C

Comments: Mashpee Housing Production Plan

Andrew Reed -

Mon 3/11/2024 10:27 AM

To: Karyn Leslie <kleslie@mashpeema.gov>

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Attention!: Links contained herein may not be what they appear to be. Please verify the link before clicking! Ask IT if you're not sure.

Hello Karyn Leslie,

I am writing to you with comments on the Draft Mashpee Housing Production Plan. Below I have included comments on some specific points to I want to make particular points about. However, overall I see the Draft Report as a positive step forward that is still far too conservative to actually address the housing crisis in Mashpee. In particular, it does not address the significant bottleneck to new housing production in Mashpee: that the vast majority of land parcels are restrictively zoned for single-units only, with large minimum lot sizes, excessive frontage and set back requirements, and excessively restrictive maximum lot coverage requirements. It also does not make mention of moving to by-right development and that the Planning and Zoning Board reviews are also significant bottlenecks to housing production. I am also concerned that adhering to the "Flow-Neutral By-Law" will strangle what little remaining housing production there exists in town, because its requirement of 1 bedroom per 10000 sqft of land is absolutely ridiculous and divorced from any actual science or economics.

At a minimum, I would like to see the elimination of single-unit-only zoning (i.e. "single family zoning" although these are being gobbled up as retirement homes, pushing families out of town) and allowing any existing developed parcel to build at least four units of 1000 sqft each, with no bedroom count restrictions, and be granted exemption from lot coverage, frontage, and set-back requirements if they would restrict the minimum buildable square footage. If we are concerned about "water quality" then we could require they connect to sewer or install and I/A septic system.

Comments on specific plan points:

1. I am concerned that the Town is overly reliant on 40B for meeting affordability requirements. Additionally, 40B needs even further town streamlining of approval.
3. CLT is okay. I would also encourage the town to investigate the "95/5" model pioneered in NJ, where the town develops homes that are sold at an affordable price with price restriction for a number of years (e.g. 10-15 years) and then afterwards its allowed to be sold at market rate, but the town would get 95% of the capital gains. This would create another funding tool for affordable housing development.
4. I strongly oppose IZ reqs, which have the effect of killing development and reducing the number of affordable dwellings via the restrictions on new supply.

APPENDIX C

5. I support, but again: These need to be able to increase lot coverage, reduced setbacks and frontage requirements, and relax other restrictions which act to block development beyond just the overlying "single-family-zoning" designation.

7. I very strongly support. But we need to allow single-to-multifamily conversions to be able to increase the lot coverage and building envelope of the existing structure.

9. The town should allow *any* commercially zoned area to also accommodate residential. Mandated separation of uses is bad.

10. Very very very strongly support.

12. The town needs to increase the allowable size of ADUs from the 800 sqft, allow up to two ADUs/DADUs per lot, relax the lot coverage, frontage, and setback requirements for adding ADUs, and make approval by-right without interference from the Planning or Zoning boards.

19. I strongly support increasing town support for increasing housing affordable for the 80-120% AMI group via CPA funding. One thing I did not see mentioned in the report is that the current CPA rate is set to 2% in Mashpee and should be increased to the 3% max allowed by law, with the increased money dedicated to housing production.

23. I strongly support. Having sufficient town employees is needed so that development doesn't get bottlenecked by the town bureaucracy.

Thank you for taking the time to read my comments.

Sincerely,
Andrew Reed

Re: Mashpee HPP Comments

Mary Waygan

Mon 3/11/2024 1:39 PM

To: Karyn Leslie <kleslie@mashpeema.gov>

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Hi!

I have a correction to my comments. I need to strike the following phrase from the second to last sentence of my General Comments
~~and loan forgiveness.~~

The sentence should now read:

At this time, we cannot afford to deviate from the state's requirements related to our sewer financing, such as adherence to our Flow Neutral Bylaw, which allows us access to the state's 0% intertest financing.

Anything you can do to include that correct in the version you send to the Alan, Evan and Alex is really appreciated.

Thanks!

Mary

On Mon, Mar 11, 2024 at 12:48 PM Karyn Leslie <kleslie@mashpeema.gov> wrote:

Thanks Mary! I'll be sharing your email with the Affordable Housing Committee in advance of their meeting tomorrow evening.

Karyn Leslie

Administrative Assistant / Planning Department

Town of Mashpee

16 Great Neck Road, North

Mashpee, MA 02649

508-539-1414

From: Mary Waygan**Sent:** Monday, March 11, 2024 12:27 PM**To:** Karyn Leslie <kleslie@mashpeema.gov>**Subject:** Mashpee HPP Comments

APPENDIX C

Attention!: Links contained herein may not be what they appear to be. Please verify the link before clicking! Ask IT if you're not sure.

Hi Karyn, Evan and Alex,

Here are my comments on the HPP.

The first set of comments is per HPP Section, then I offer some general comments.

HOUSING MARKET DESCRIPTION

(Page iii.) Mashpee's share of units in single family detached structures is lower than Barnstable County. This is in part because compared to many Cape Cod communities Mashpee has a higher proportion of ~~single family attached~~ multifamily structures – i.e., ~~townhouses~~, which in Mashpee's case are generally condominiums. Add: "29.8% of residential properties in Mashpee are considered by the Cape Cod Commission to be Multifamily Housing Types" See:

https://capecodcommission.org/resource-library/file/?url=/dept/commission/team/Website_Resources/housing/town_profiles/Mashpee-Housing-Profile.pdf

By definition, a multifamily home is any residential property with more than one housing unit. A duplex, townhome or apartment complex is a good example of a multifamily home. This definition is regardless of whether the unit is rental or homeownership/condominium.

By omitting or glossing over the existence of multi-family housing in Mashpee, the HPP loses credibility and maintain the NIMBY barrier for additional similar multifamily developments such as the well loved and respected Windchime, Quashnet Valley, Deer Crossing, Oak Hollow etc.

DEFINING AFFORDABLE HOUSING:

Add the legal definition of Affordable Housing. To the general definition (no more than 30% of household income is spent on housing costs). Add:

Affordable Housing defined by the state as:

- Subsidized (funding or local action)
- Deed restricted limiting use
- Priced to cost no more than 30% of household income
- Affirmatively and fairly marketed
- Available to households earning at or below 80% of area median income

Also note: Affordable Housing comes in many forms: Single-Family, Multi-Family, Scattered Sites, Neighborhoods, Apartments, Duplexes, Condominiums

Residents need to understand the complexities of Affordable Housing which counts toward the 37 SHI units needed annually.

BARRIERS TO DEVELOPMENT (Pg 46)

Add:

DEGRADED WATERS: The town has not met the state mandated TDML for Nitrogen and the state's requirements for Estuaries Impaired by Nitrogen. This is a significant barrier to housing production.

DEMOGRAPHICS (pg ii and page 14).

There should be more of a description of population shifts and gentrification of the Mashpee Wampanoag tribal citizens, or note at a minimum add: **There is concern in the community regarding continued gentrification of Mashpee Wampanoag tribal citizens.**

APPENDIX C

Table 24. Annual Housing Production Goal (Page 59)

Answer the questions: How to get to the 37 each year?

Add list of projects of activities per year that add up to 37 units.

Year I

LeClair Village	39 Units
TOTAL	39 Units

Year II

Old Barnstable Road	24 Units
Private Ch 40B	15 Units
TOTAL	39 Units

Year II

Mashpee Commons	XX Units
Private Ch 40B	8 Units
TOTAL	XX Units

Year IV

Redevelopment Project #1	35 Units
Habitat Neighborhood	4 Units
TOTAL	39 Units

Year V

Affordable Hsg on Town-owned Land	40 Units
TOTAL	40 Units

ZONING for HOUSING

Page 71

Introduce Transfer of Development Rights here as well.

GENERAL COMMENTS:

I am very much moved by Don Barton's Letter to the Editor published in the March 8, 2024 edition of the Mashpee Enterprise (see below). Mr. Barton changed my mind and I thank him for his wise words. Mr. Barton is absolutely correct: At this time Mashpee's HPP should focus on creating Affordable Housing, as required by the state. Mashpee must wait to work on adjusting other components of our housing market until after we have sewered the Town and met the state's requirements for Estuaries Impaired by Nitrogen. At this time, we cannot afford to deviate from the state's requirements related to our sewer financing, such as adherence to our Flow Neutral Bylaw, which allows us access to the state's 0% interest financing and loan forgiveness. Otherwise, none of us will be able to affordable living here.

Yours,
Mary Waygan

Mashpee Draft Housing Production Plan: A Massive Overreach

Mashpee Enterprise Letter to Editor by Don Barton March 8, 2024

Mashpee's draft housing production plan has been recently submitted to the select board and planning board for review and also awaits public comment.

The implications of the plan, if adopted, are far-reaching. It would set in motion a lasting precedent that undermines the efforts to contain our waters' nitrogen contamination.

APPENDIX C

The plan amplifies the very conditions that have created the worst water pollution on Cape Cod. It is a blow to the natural resource restoration effort that the town is struggling with. A central theme is to force town officials to reduce regulation that stymies the attempt to build out.

In this expansion plan, its impairment to restoration efforts is not even recognized as a relevant factor. It suggests, like a bystander, the details to achieve the mandated TDML nitrogen limits is on someone else's watch.

The plan should only deal with affordable housing, period, not to include market rate housing expansion. Granted, it does precisely describe credible measures for low-income, affordable housing that is needed. However, it is also a blueprint for sanctioning more commercial development that would change the landscape of Mashpee permanently.

New housing developments would impose even more stress on the sole source aquifer. Where are the new millions of toilet flushes and gallons of treated effluent to be disposed of, after the developers pick up stakes? When injected for recharge, has the sandy terrain already exceeded its capacity to absorb these treated effluent flows? I submit no one knows with any certainty, especially with rising groundwater levels. Will we be looking at sewer outflow pipes off the beaches?

Further, the plan recommends the Mashpee Commons expansion project be given full leeway to construct more high-density housing units to the fullest limit possible. More clear-cutting of the landscape.

This venture has already disturbed town voters and residents with its scale and reach. Commercial developers and special interests have found the plan to be a new friend to do their bidding for more overbuilding, less regulation and maximum profit. Much of the plan is presumptive and would leave town officials with all the burden to sort out the environmental impact of a host of proposed loopholes. Loopholes that relate to unbuildable lots, more density, parking reductions, traffic congestion concerns, and a move to weaken and amend regulations set forth in the flow-neutral bylaw and the town's comprehensive wastewater management plan.

The whole assemblage of new variances and allowances proposed in the draft plan would render any building permit request to be shielded from reasonable environmental review.

APPENDIX C

Ironically, the onus would now be on the town environmental staff to defensively plead their case for protecting our habitat.

Have we not already been witness to the destructive legacy of overbuilding, the profound destruction of our waterways and the huge cost of mandated remediation that is hard to fathom? Only the low-income housing component of the plan is acceptable for adoption. Repurpose existing building sites.

Thus, how can any town official or board member, without duplicity, support the entire proposed plan as submitted in the middle of an environmental crisis? The existing challenges are so daunting, so encompassing and so expensive—even with taxpayer-funded overrides needed to remediate existing, ongoing degradation.

The plan incorporates markers for more density and urbanization that would forever change the character and livability of this coastal town. Only so few would benefit, at the expense and loss of so many.

The public comment period ends Monday. Please email your thoughts to Karyn Leslie of the town's planning department at kleslie@mashpeema.gov.
For more information, please [see the town's website](#).

Donald E. Barton

APPENDIX C

Fw: Housing Plan

Evan Lehrer <ELehrer@mashpeema.gov>

Mon 3/11/2024 1:12 PM

To: Karyn Leslie <kleslie@mashpeema.gov>

Evan Lehrer, MPA

Town Planner

Town of Mashpee

16 Great Neck Road North

Mashpee, MA 02649

elehrer@mashpeema.gov

(508) 539-1400 x 8521

From: Mohan Nair**Sent:** Monday, March 11, 2024 1:11 PM**To:** Evan Lehrer <ELehrer@mashpeema.gov>**Subject:** Housing Plan

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Attention!: : Links contained herein may not be what they appear to be. Please verify the link before clicking! Ask IT if you're not sure.

Dear Evan:

IN reviewing the plan, it appears that the negative impact from water quality that affects our ponds and lakes are not addressed. In MASHpee, we do not have a sewer system yet, with the excess nutrient loading into our ponds from excessive development, the situation will exacerbate our fragile water bodies. AS a resident of the town I am very concerned about this plan without any provision for fast tracking a sewer system.

Mohan Nair

APPENDIX C

Mr. Evan Lehrer, MPA
Community Development Director
Town of Mashpee – Planning Department
16 Great Neck Road N
Mashpee, MA 02649

March 11, 2024

Delivered via email

Dear Mr. Lehrer,

Thank you for the opportunity to comment about the proposed housing production plan as seen on the Town of Mashpee website. I have become active in addressing concerns about environmental issues, particularly in water quality, for the past three years. I serve on the sewer commission and am involved with local and regional environmental groups, but I am writing as a private citizen, a resident of Mashpee for over 40 years.

I participated in the many local comprehensive plan meetings and in the proposed housing production plan ZOOM meeting opportunities. I am appalled that although the proposed plan speaks to issues of water quality and open space and environmental protection, the plan actually ignores the issues facing us that most citizens spoke in favor of preserving during the local comprehensive plan meetings. How can that be?

It is important that we address housing so that people who live and work here or who want to live and work here can afford it. We need housing but not at the expense of open lands, wetland preservation, and water quality. Previous surveys and the current Local Comprehensive Plan (LCP) highlight the extent to which the community values Mashpee's small-town feel, beaches and ponds, air and water quality, and open space resources. 'Balancing the protection of these community assets with the critical need for affordable housing requires thoughtful planning and coordination'. This statement was copied from the plan itself. We must enforce it and be more thoughtful in housing solutions.

We must consider alternatives to building on sensitive land, encroaching on wetlands, and adding more septic pollution to our already degraded water systems. There must be a thoughtful solution to affordable housing, creative zoning, utilizing existing stock and building in areas where building has occurred in ways that are supported by wastewater management strategies.

Let's move forward with affordable housing plan but in a more thoughtful manner and have that be the only housing that is considered for the next five years. Let's get the wastewater infrastructure and nitrogen removal plan into effect and before we add more stress to an already stressed system. There has to be a compromise that preserves the character of the 'Best small town in the Northeast' and takes care of an already stressed fragile environment. I am not in favor of the proposed plan as it stands. There has to be a better more well thought out plan than this one. Given the resources that were used to come with this plan, I believe they could have been better utilized and come up with a better plan.

Sincerely, Meredith Hinds Harris,

APPENDIX C

EOC comments for Mashpee Draft HPP

Paul D Colombo <pdcolombo@edutel.com>


Mon 3/11/2024 4:51 PM

To: Karyn Leslie <kleslie@mashpeema.gov>

Cc: Evan Lehrer <ELEhrer@mashpeema.gov>; David Weeden <dweeden72@gmail.com>; Ashley Fisher <Afisher@mashpeema.gov>; Alexandra Zollo <ABZollo16@gmail.com>; Dale Oakley <do2742@gmail.com>; Anne Malone <annemalone51@gmail.com>; Laishona Vitelli <lvitelli@mpspk12.org>; Karen Faulkner <kdfaulknerlaw@gmail.com>

 1 attachments (71 KB)

Draft EOC-MHPP Comments.docx;

Attention!: : Links contained herein may not be what they appear to be. . Please verify the link before clicking! Ask IT if you're not sure.

Hi Karyn,

The EOC submits the attached comments after their review of the draft Housing Production Plan.

Thank you,

Paul Colombo
Conservation Commission EOC Representative



Town of Mashpee

Environmental Oversight Committee

16 Great Neck Rd North
Mashpee, MA 02649

March 11, 2024

Evan Lehrer, Community Development Director
16 Great Neck North Road
Mashpee, MA 02649

Re: Public Comment - Draft Mashpee Housing Production Plan, February 1, 2024

Dear Mr. Lehrer;

The Environmental Oversight Committee has reviewed the draft Mashpee Housing Production Plan dated February 1, 2024 and submits the following public comment for your review.

The recent state mandate to reduce nitrogen flow up to 75% is of upmost concern to the EOC as well as most residents of Mashpee. Recent surveys of the public have consistently shown that our declining water quality is their primary concern. While we fully understand the affordable housing need and indeed the mandate for such, we find it disturbing that this draft includes a plan for buildout for anything but the affordable housing market.

The draft states (pg.4) *"While many types of housing needs may be considered, the primary purpose of the Housing Production Plan is to help communities reach the 10 percent statutory minimum under Chapter 40B."* Although the plan also states in its Qualitative Goals (pg.61) under Goal 1 Objectives *"Increase the supply of affordable and market-rate rental housing for all types of households."*

The EOC's understanding is that this housing production plan is a 5-year plan. Given the current status of the construction for our wastewater mitigation, that being the wastewater facility, phase #1 collection system and the design/pricing for phase #2 collection along with plant upgrades it is premature to propose any further buildout other than what we are mandated to address, that being the affordable housing sector. Indeed, by the time this housing plan will need revision (2029) our efforts at wastewater mitigation should be up and operational and we can then assess the results of our efforts relative to our watershed permit goals. Only then can the town plan for additional buildout which should take into consideration the current water quality.

The EOC is fully aware of the built-in notice options for the CWMP however any reference to amending the current CWMP or Chapter 108 (Flow Neutral Regulation for Present and Future

APPENDIX C

Wastewater Treatment Systems/Sewer Service Areas) is premature. Any and all references to these should be redacted

We highly recommend considering the rights of nature, and believe it would be irresponsible to propose any new housing development without proper planning to mitigate nitrogen flow.

Respectfully submitted,

David Weeden, Chair, Select Board Representative
Alexandra Zollo, Vice Chair, Member at Large
Ashley Fisher, Clerk (Secretary), Shellfish Representative
Paul Colombo, Conservation Representative
Dale Oakley Jr., Planning Board Representative
Laishona Vitelli, School Representative
Anne Malone, Member at Large



Town of Mashpee
Housing Production Plan
2025-2030

APPENDIX D

Appendix D

HPP Interview Summary

Mashpee Housing Production Plan Update

Summary of HPP Interviews

Background

During July and August 2023, the consultant team held a series of in-person and virtual meetings with nearly 40 community members familiar with the housing needs of Mashpee. The housing committee and planning staff were asked to distribute an interview sign-up form to those who would be interested in participating and asked them to share the opportunity with others. Participants included government officials, local residents, local employers, nonprofit organizations, and developers.

The themes included in this summary represent concerns and viewpoints that the consultant team heard during the interview process. As we progress through the Needs Assessment, we will compare these themes with findings from our data analysis. As such, this summary should not be taken as statements of fact, but rather a summary of impressions, concerns, and visions for the future of housing in Mashpee.

Housing Cost

- The cost of housing in Mashpee has risen significantly over the past two years. While this is not unique to Mashpee, it is now very difficult for low and middle-income residents to afford housing.
- Property values have appreciated rapidly, with examples given of homes that were once valued at \$300,000 now being priced at \$1.2 million within a span of two years. Many participants stated they would not be able to afford their homes today.
- Many who work in Mashpee cannot afford to live there and must move to other communities off-Cape or find temporary living situations. This poses challenges for employees and business owners alike.

Housing Availability

- There is a lack of affordable and diverse housing in Mashpee, and rising property values have made it more likely that homes currently on the market are unattainable to lower or moderate-income households.
- There is a shortage of meaningful rental stock, making it challenging for many to enter the housing market without substantial resources for down payments.
- Some participants were concerned about the growth of short-term rentals, and fear that they are keeping housing out of the market for residents.
- Many participants mentioned the lack of natural turnover of housing stock. Seniors are holding on to their homes as they have no options for downsizing.
- Many of the smaller older homes on the waterfront have been knocked down and replaced with much larger more expensive homes. This raze and replace is primarily concentrated in the Popponesset and New Seabury neighborhoods.

Demographics

- There is a significant demand for housing across different demographics, including families, older adults, and young professionals.
- Most participants were concerned about the inability to draw young professionals and families to the area and keep them in Mashpee. Many noted families with children only stay in town while the kids are still in school.
- Others also noted the “graying” of the population as a looming challenge. While families and young people are moving out of Mashpee, the majority of those moving into Town are older, wealthier retirees.
- Several interview attendees described the impacts of wealthy out-of-state residents either moving to the area full-time or purchasing vacation homes on the housing market.

Workforce Shortages

- Many participants specifically noted that those who work in Mashpee’s service industry, hospitals, schools, restaurants, and stores cannot afford to live in town.
- Businesses in Mashpee have had to introduce more limited hours due to the lack of available workers.
- The need for workforce housing was mentioned by nearly all participants.

Infrastructure and Water Quality Concerns

- The lack of wastewater infrastructure has limited the development of new properties and contributed to higher costs for existing ones.
- Many participants stressed that ideal locations for new development would be those that will be sewered and connected to wastewater facilities. Others emphasized consideration for the Town’s flow neutral bylaw and planning for housing in areas downstream and further away from ponds or rivers.
- Participants had strong concerns about the impact of new and existing development on water quality, particularly as Mashpee is currently experiencing significant nitrogen management issues and algae blooms.

Zoning and Development Potential

- Some participants mentioned that the current zoning and regulations have limited the development of different housing types.
- Participants specifically cite density and height restrictions as two regulations that prevent certain types of housing from being created.

Mashpee Housing Production Plan Community Meeting #2 Summary

- Some encouraged the importance of trading density for open space.
- While some participants stated that there are very few vacant developable lots in Mashpee, they supported the idea of redeveloping underutilized and underdeveloped lots.
- Mashpee Commons was an area of town commonly cited as an ideal location for additional housing. One participant also emphasized consideration for areas where natural attenuation more readily occur and that will not negatively impact the Mashpee River.

Strengths of the Community

- Generally, participants love Mashpee and want to stay in the community.
- Many participants believe that the school system is a major factor for people who want to live in Mashpee. A number of participants described it as the major draw for families.
- Mashpee's location on Cape Cod has made it an attractive tourist destination.



Town of Mashpee
Housing Production Plan
2025-2030

APPENDIX E

Appendix E

Community Meeting #1 Summary

Mashpee Housing Production Plan Update

Summary of Community Meeting #1

Background

In September, the Town of Mashpee Affordable Housing Committee, Planning Department, and consultants invited Mashpee residents to the first community meetings for the Mashpee Housing Production Plan. **Nearly 40 participants joined, mostly in-person on September 19, 2023, with four participants joining virtually on September 21, 2023.**

Each meeting began with a presentation of general project information and early insights on housing needs from data analysis and interviews. Attendees then participated in facilitated group discussions, in which they were asked to respond to a series of questions about housing needs and challenges and opportunities related to housing production in Mashpee.

The themes included in this summary represent concerns and viewpoints that the consultant team heard during these meetings. As we progress through the Needs Assessment, we will compare these themes with findings from our data analysis. As such, this summary should not be taken as statements of fact, but rather a summary of impressions, concerns, and visions for the future of housing in Mashpee.

Housing Availability and Affordability

- Many participants described the lack of availability and affordability of housing in Mashpee. People are struggling to afford homes in Mashpee, whether due to high house prices, increasing property taxes, income limitations, or other factors. Additionally, a large number of households make too much to qualify for income thresholds for affordable housing, but cannot afford market rates.
- Many expressed concerns about the high and rising cost of living on Cape Cod, particularly for younger generations. Recent college graduates and young professionals often are unable to afford to live on the Cape, and many move away. Others who cannot afford their own homes live with their parents.
- Participants stated that affordability has become out of reach for people who have been here for generations. The Wampanoag Tribe has been uniquely impacted as members move away and cultural traditions are lost as a result.
- Employers cite challenges with staffing
- There is increasing demand for housing due to various factors, such as increased competition from older, wealthier people moving to Mashpee from off Cape.

Demographic Changes

- Demographics play a crucial role in shaping the community, and participants discussed the changes they have seen in the demographic makeup of Mashpee. Residents have noticed an influx of older, wealthier people, while young professionals, families, and tribal members are being priced out. Participants were concerned the Town will continue to skew older and wealthier and housing become less and less attainable.
- People who grew up on the Cape and in Mashpee are leaving as they cannot compete in the housing market against wealthier newcomers. Additionally, residents have noticed a lot of neighborhood turnover in which homes are being bought up by investors and cash buyers and turned into Airbnb's.
- These changes in the population have implications for housing needs and preferences. Participants noted that retirees seek a particular lifestyle on Cape Cod, potentially resisting changes that may disrupt this vision.
- Additionally, Mashpee may lack the level of attractions and activities to attract families and younger people to the community. Offering recreational attractions and encouraging businesses to stay open later could help draw families with children and younger adults to the community.

Water Quality and Environmental Considerations

- Environmental concerns were a common theme of discussion. Many highlighted the importance of balancing housing development with environmental priorities, like natural resource protection, preservation of open space, and water quality.
- Mashpee's water quality issues were of critical and ongoing concern to participants. They asserted that maintaining the water quality in Town is not enough — it must be improved.
- The town's ongoing wastewater project was cited as a necessary investment and a critical component in deciding where future development should take place.
- Participants stressed a desire for sustainable and responsible development. Because of this, some expressed concern with broader, blanket zoning changes and instead stressed redevelopment.

Infrastructure

- As stated above, the current lack of wastewater infrastructure and the impact further development would have on water quality was mentioned by many participants. In addition, participants discussed the effect additional development would have on other Town infrastructure.
- Many brought up concerns about the impact new housing development may have on traffic and road networks. One potential solution for traffic congestion was additional roundabouts.
- Participants also emphasized that affordable housing development should be coupled with improved walkability throughout Mashpee. This includes the creation of sidewalks, bike paths, and alternative transportation options to enhance accessibility and connectivity within the community and allow residents the ability to access businesses, jobs, schools, and commerce.

Community Engagement and Education

- Participants stressed the importance of community engagement and education. This included the need to inform the community about housing needs in Mashpee, misconceptions surrounding affordable housing, and the benefits of diverse housing options. Proactive engagement and clear communication was noted as a way to build trust and dispel stigma around affordable housing within the community.
- Participants generally felt that there is a consensus within Mashpee that there is a housing crisis and something needs to be done to address it. However, they noted that when residents hear “affordable housing,” many become worried about property values, crime, drug issues, etc. These misconceptions must be clarified with data.
- Many made specific suggestions of data points that would help dispel misunderstandings about affordable housing. These included clear definitions of various housing types, who actually falls within the income threshold for affordable housing, and the gap between incomes and housing costs.
- Participants also recommended engagement and collaboration with the tribal community to discover what their housing needs are and build a relationship between the town and the tribe to better address housing needs for the entire community.

Quality of Life

- Participants discussed the idea that development should be considerate of the sense of place felt by the Mashpee community, through the design of the physical buildings and access to services. Housing built should not only meet the needs of tenants or new owners, but also provide a quality of life expected by everyone across the entire community.
- The importance of strong property management in ensuring the quality of life for residents was emphasized. Participants also mentioned the need for various services, including job-related skills training, budgeting assistance, and mental health services, to support residents.
- Additionally, affordable housing development should be in the vicinity of schools, services, and grocery stores.
- Those living in affordable housing should be able to fully enjoy their space. Some participants noted that existing affordable units often have very thin walls, causing residents to worry about noise complaints and suggested noise barriers between units to address this.
- Walkability or the need for improved transportation was also cited as an important consideration for both housing and commerce.

Diverse Housing Inventory

- A common thread in these meetings was a call for a diverse housing inventory to meet diverse needs. This included discussions about the need for various housing types, including starter homes, family housing, multi-unit housing, and housing for different income groups.
- Participants stated that moderate single-family homes are no longer being built. As a result, there is a lack of starter homes and smaller units to meet the needs of the community. The Wampanoag Tribe, for example, has identified that 1 and 2 bedroom units are critically needed (as opposed to 3 bedroom units).
- Many also stated a need for additional mixed-use and multi-family housing.
- Moreover, participants emphasized that they do not want to see areas of concentrated poverty and affordable housing. Thus, new development needs to be mixed-income.

Development Constraints and Opportunities

- Participants noted a number of constraints to new housing development and opportunities the Town may have to address them.
- Many felt that the current zoning encourages larger single-family homes. Suggestions included changing zoning to allow for taller buildings, smaller lots, and higher density. Some thought the Town should encourage the creation of more ADUs and incentivize landlords to move away from short term rentals. Others felt that blanket zoning changes would not be received well.
- Participants also mentioned that construction loans are unattainable and costs are so high that only large developers can afford to build. They stated that Mashpee's regulations add to these costs and felt the town should create more partnerships with developers.
- Other participants noted the opportunity for new development to be more "green" by lowering the carbon footprint during design and construction.
- One participant emphasized the importance of the Town's nitrogen management plan, avoiding priority areas for nitrogen removal, and the Town's flow neutral bylaw as considerations for planning where development best makes sense.
- The virtual group in particular also discussed the need for subsidy as a constraint, especially for those who fall out of the lower income brackets which most subsidy sources typically support.

Raw Notes from Table Groups

Discussion Questions

In groups, participants were asked to provide feedback on some or all of the questions below.

Housing Needs

1. We have heard concern that moving to Mashpee has become unattainable for young professionals and families, and that those on fixed or low incomes struggle to remain in the community. Do you have concerns about the relationship between the housing market and its impact on Mashpee's future demographic profile?
2. Whose housing needs are not being met in Mashpee? What type of housing could best meet these needs? Consider affordability level, housing type, bedroom count, location, rental versus ownership, etc.

Opportunities for Building Consensus

3. The 2015 HPP included the following strategy: "Design and implement an outreach program to educate Mashpee residents about the importance of affordable housing." What misconceptions around housing could such an education plan address? What could most people agree on? What other steps would help to bring community together around provision of affordable housing?
4. We have heard nearly universal agreement from stakeholders that both housing and natural resource protection (particularly water quality) are critical concerns. How can Mashpee balance these important and inseparable issues?

Challenges and Opportunities

5. Development and redevelopment in Mashpee requires a tradeoff. Where, physically, can Mashpee best support new housing development or redevelopment? (Map will be provided for discussion.)
6. The 2015 Housing Production Plan included the strategy, "Seek opportunities to convert unused properties and lodging accommodations plus seasonal homes to long-term use as affordable year-round housing." Do you see this as a viable strategy for Mashpee? Why or why not?
7. The 2015 HPP included strategies relating to increasing density in appropriate locations. These strategies included creating overlays for multifamily rental housing by special permit in the R3 and R5 districts, creating financial incentives for conversion of existing units to affordable units, and allowing density bonuses in appropriate locations. Do you agree or disagree with any of these strategies?

Table 1

Q1

Employees are moving off cape a lot from local retail stores. Covid impacted market a lot. Cape cod becoming long island. Neighborhood turnover is moving to air bnb & cash investors with a lot of \$. Older residents with a lifetime of wealth and people just starting out can't compete.

Historic nature of Cape Cod was blue collar with summer residents. This has changed. People have moved b/c of covid & remote work. Census 2020 will show numbers change. Affordability has become out of reach for people who have been here for generations. Tribe is impacted because they are losing members and cultural traditions.

College students can't afford homes and are living with parents.

Older people sometimes can't keep their homes going so families move to Cape Cod to assist.

Q2

Town making strides in reaching affordable goal. New Seabury & Willbend are adding. Middle is ignored. Moderate single-family homes are not being developed. 3 br, 2 bath not here. Opportunities from the 80s and 90s when you could build that are not available now. Too many McMansions.

Zoning restricts this and cost is too high for current residents.

Land cost is too high.

Large developers can build but small developers can't build.

Construction loans are unattainable & costs too high. Regulations add to the costs.

Mixed use & multifamily is needed. 3 levels are needed.

Tribe identified 1 & 2 units are critically needed instead of 3 br.

People make too much to qualify for income threshold but can't afford market rate.

Develop equitable housing that's balanced.

Development of more expensive units move us further away from meeting 10%.

People moving to other cheaper states b/c they see Nantucket & MV and don't want their children & grandchildren to deal with tough market.

Development of affordable housing needs to be strategic.

People are looking for rental & home ownership b/c people can't afford the down payment & interest rate too high. People who were renting were pushed out.

Commons rent is high for the market.

We don't want to see concentrated poverty & housing needs to be mixed income.

Commons commitment for housing needs to be met.

Zoning encouraging too large of homes.

Community character is important.

Q3

What is "affordable housing" & the terms presented tonight?

"A"ffordable vs "a"ffordable needs to be taught.

Equity restrictions should be communicated.

Majority of our wealth in homes.

Affordable housing is meant for elderly, youth, disabled, & veterans.

APPENDIX E

Mashpee Housing Production Plan

Community Meeting #1 Summary

Design concepts are more diverse than a box.

Changing demographic is pushing people who grew up here out and do they really care?

New residents need to know how their services will be limited: e.g., Island workforce being flown in.

Older people have experienced living near developments that were unsafe.

To own a home on Cape Cod is a social status & for people who grew up here, it's hard to compete.

Q4

Making good steps to getting sewer installed & town is making necessary investment.

Density & community character must be balanced.

We need to heal the water quality, not maintain it.

Will density be as much of a concern after sewer is in.

We owe good water quality to the next generation.

Q5

Balance is needed in all decisions.

Too many industrial buildings are empty, but businesses are looking. Is it too easy to build a warehouse?

Should this be redeveloped?

Red zone includes water treatment so that should be considered b/c infrastructure is in place and can accommodate new development and redevelopment.

Too hard to redevelop existing buildings b/c it's too expensive.

Stay away from water areas.

Encourage more ADU development.

Landlords should live on site for ADU.

Redevelop Planet Fitness area. Is it Cotuit?

More walkable development.

Incentive ADUs. Low interest financing, subsidies, anything. Would encourage mixed income living.

Q6

Not feasible. If you have a seasonal home, you don't want to rent it year-round. Too easy to make income on seasonal rentals.

Q7

Many homes have been bought for drug recovery use b/c it makes money.

Table 2

Q1

- Concerned it will continue to skew older & wealthier- become less and less attainable.
- cash buyers pricing out majority demographic.
- housing issues not necessarily unique
- college educated, young professionals, military can't enter market
- as family make ups change, i.e. divorce or otherwise→ can't stay
- Mashpee schools an asset that makes people want to stay or move here

Q2

Who is most impacted?

Families- would take anything→ ownership through habitat desirable

-some concerns relative to property ownership vs. rental→ perception and concern that renters have less care for property

-any housing needs to match the general scope, scale & aesthetic of existing neighborhoods

-lack of comfort to even consider seeking an affordable unit

-stigma- "public housing" "projects" even though I qualify, nervous to seek assistance

-concerns with safety- a housing authority member, face to face, calmed her fears about seeking a unit from authority

-strict property management and policies help with perception

-steps for bringing community together

Pride in place. Ensure the products built meet not only needs of tenants or new owners, but also provide a quality of life expected by everyone across the entire community

-people want to participate & give back

Environment vs. housing

-if you ruin the environment, there's no going back

-water quality is a resource that drives the economy

-have wetlands protection, title V

-sewer is a critical need to support affordable housing growth

-can the base JBCC provide housing opportunity to help solve the problem

-would provide more housing in Mashpee Commons

Table 3

Q1

- inaccessible for today's youth to return to Mashpee→ not unique to Mashpee
- fact of life in today's world (compare Mashpee to other communities).
- people at risk of eviction have nowhere to turn.
- no stock available- highly competitive→ not even possible for most unless they have a lot of wealth.

Q2

- fixed income, low income
- disabled (need accessible units
- disability payments & other fixed income sources not keeping pace
- housing authority senior housing full
- challenge for people just outside of income limits
- single parent households
- more compact housing, apartments- save land
- any way that way concentrate housing
- unless people have a lot of wealth, they can't move to Mashpee (but also not unique to Mashpee)
- landlords are able to ask for a lot and get it.

Q3

- education on housing market- broader community conversation
- things to educate on: if developers can make more money they will
- development feasibility
- incomes necessary for housing
- workforce housing- teacher, police officer, etc. outside of 80% AMI→ impact on local economy

Q4

- people don't necessarily agree or disagree on most important issues
- development cannot exacerbate water quality issues. Sewer site selection needs to be cognizant of water quality. (Falmouth Rd- Leclare Village)

Q5/6/7

- Mashpee Commons- stagnant?
- Repurposing existing buildings
- Appetite for building up?
- Or out?

Table 4

Q1

- challenging to bring & keep young people, young professionals & families
- so many leave and can't return
- over 5000 families on waitlist
- only 6 units
- daily applications
- originally from Mashpee and can no longer afford
- if this trend continues → quality of schools impacted (hiring teachers)
- Disconnect/gap town jobs and who can afford to live and work here
- Police and fire
- Losing services
- social aspect: coming off cape and community takes time away

Q2

- Family housing missing → owning or renting
- Young professionals*
- Diverse inventory to meet diverse needs
- People to care for elderly → no staff for elder services*
- Missing middle: don't qualify for affordable but still can't afford
- Elderly → only 24 units 56 units under tax credit
- Aging and staying in home → not able to maintain
- People can enjoy space! → noise barrier between units → multi-units → making sure to address environ impacts
- Tiny homes? → solve noise issue not use too much land → sewer ← zoning

Challenge 1

- in vicinity of schools, services, grocery stores
- identify foreclosure prop.
- identify seasonal properties & reach out to owners/neighbors/realtors

Opportunities #1

- traffic on 209: address concerns, always an issue → maybe start with traffic study
- misconception about who needs affordable housing: working and employed not just waiting for homes
- share for AMI: people don't understand how much avg cost house/rent → show gap between
- agree: housing crisis, there is a need, need to do something → impact town overall
- worried about: property values, drug issues, crime = misconceptions to clarify w/ DATA

#2

- phases of sewer infrastructure: identify parcels w/in

Challenge 2

Yes

- assessors could help identify
- survey on tax bill?
- incentives to switch from STR
- partner with developers

Mashpee Housing Production Plan Community Meeting #1 Summary

Challenge 3

- incentives in commercial district to allow housing
- agree w/ more flexible zoning
- what is implication on environment?
- lower carbon footprints w/in design & construction

Other:

- Sharing w/ community early to discuss potential parcels
- Engaging w/ schools
- Shrinkage in schools
- Engagement w/ tribal community → what are their needs, own housing dept
- Building relationship & trust ↑↑
- Meeting w/ just tribal community center ↑↑
- Maintaining historical value
- people often not forthcoming about their real issues w/ affordable housing
- mechanisms to retain units
- accountability for implantation
- churches

Table 5

1. Yes
2. Tribal members, keep in Mashpee
everyone who meets 80 AMI +income gap to meet housing ???
elderly have to move from home
young adults→ missing contractor demands
we educate folks & they leave
lack of municipal employees b/c they can't afford to live in town
disabled adults
Types: starter homes→ 1 & 2 bedroom/1.5 baths/1200 SF ranch style
:multigenerational homes→ expanding on existing lands/bedroom counts
Meet the needs: consider zoning changes (higher density in center)
→ housing product in a walkable community (??? Phase 2)
→ rental & ownership & have limited rules on seasonal rentals

Opportunities for building issues

1. homeowners need to understand property value will not decrease if its by them
Educating on total costs of what goes into seasonal rentals
Bring incentives to flip people from seasonal housing to year round
Tap into ??? properties
Hearing from business communities
AH folks do work!
Educating on the numbers now
Show who can afford the rents. Education on FMR
Have mixed income units
Explain the variety of resources that help off set rent
Training & advocats
2. look into the future of the sewer & prioritize the pipes→ active engagement w/ ??? property owners, zoning conversation

Group Consensus/Report-Out

1. Need for balance, mixed income, enviro vs housing, people growing up in Mashpee pushed off Cape
2. Existing stigma around affordable housing, policies considerate to sense of place felt my community reflective of quality of life for tenants & neighbors
3. Any future development or redevelopment cannot impact water quality broad housing needs (not necessary unique)
4. Diverse needs/types misconceptions, people need to enjoy homes→ noise barrier
5. Lack of housing on all fronts, attack w/ diff levels, height restriction, density, considerations for water quality
6. Projects should fit into community. Change zoning in res districts for multi fam/small lots. Town not aggressive/opportunities in getting land. Rentals need ??? clean water! Mashpee Commons few pieces.



Town of Mashpee
Housing Production Plan
2025-2030

APPENDIX F

Appendix F

Community Meeting #2 Summary

Mashpee Housing Production Plan Update

Summary of Community Meeting #2

Background

Mashpee residents were invited to attend a second community meeting for the Mashpee Housing Production Plan on **October 26, 2023**. This meeting was in-person and located at the Mashpee Public Library. **There were eleven people in attendance**, not including members from the Affordable Housing Committee, Town Staff, and consultants. The consulting team designed and ran the meeting while Town staff and the Affordable Housing Committee provided support.

The meeting had two main components: a presentation and open house activity. The presentation began with a brief overview of the required components of a Housing Production Plan and the project background and timeline. Next, the presentation introduced preliminary findings from the Housing Needs Assessment and discussed Mashpee's regulatory framework. Attendees were then invited to participate in the open house activity which included three stations. Each station and the received comments are described below.

Station 1: Strategies for Housing

Station 1 asked participants to provide their opinions on different strategies to facilitate the creation of affordable housing in Mashpee by adding dots according to color, with **green stickers** indicating agreement, **red stickers** indicating disagreement, and **yellow stickers** indicating that the participant needed more information. These strategies were organized into the broad categories of Regulatory Reform, Policy & Capacity, and Community Resources & Education, and included actions such as create a multifamily "overlay" district to encourage multifamily rental development in certain areas of Town, explore funding mechanisms to support housing opportunities for households earning over 100 percent AMI, and launch a community education program regarding Mashpee's housing needs; include other communities and organizations where possible to encourage regional conversation. For a majority of these strategies, opinions were mixed. Among the least popular strategies were increasing allowed building height in certain areas of Town and setting aside additional CPA funds (beyond the 10 percent required for affordable housing) as standard practice. More popular strategies included developing a strategic plan for the Affordable Housing Trust and creating community education programs around affordable housing.

REGULATORY REFORM

Increase allowed building height in certain areas of Town. (Where?)
Note: Allowed building height is generally 35' in all districts. Under OSID, buildings can be up to 45' and in Popponesset Overlay up to 30'.

1

2

Reduce dimensional requirements in certain areas of Town. (Where?)
Note: 40,000 sq ft lots are required in all districts except Res D (80,000 sq ft); 150 ft of frontage is required in residential districts and 200 feet of frontage is required in commercial and industrial districts.

Require the inclusion of affordable units in *all* new residential development and redevelopment.
Note: current zoning encourages and incentivizes including affordable units in OSID and Cluster Developments only.

3

Consider reducing parking requirements, particularly for multifamily development (currently 2 spots per dwelling unit)

Create a multifamily "overlay" district to encourage multifamily rental development in certain areas of Town. (Where?)

5

4

6

Other? Use sticky notes.

7

Key for Handwritten Notes

1. Only in commercial industrial
2. In mixed use areas with form-based structures
3. For deed restricted
4. Only with open space mitigation
5. Multifamily cluster subdivision with open space
6. Very few areas!
7. Consider P-town rental policies! Implementing \$ for rental cert.

APPENDIX F

Mashpee Housing Production Plan Community Meeting #2 Summary

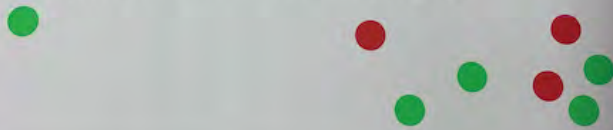
GREEN = AGREE

RED = DISAGREE

YELLOW = NEED MORE INFO

POLICY & CAPACITY

Explore feasibility of adding a Housing Coordinator or similar position (which can be supported with CPA funds).



Consider setting a policy to set aside additional CPA funds (beyond the 10% required for affordable housing) as standard practice.



Why so many no's?
explain

9

Establish criteria for evaluating properties for residential development or redevelopment.
Note: this criteria can be used either for evaluating current town-owned property or when considering an acquisition opportunity.



8

Develop a 3-5 year strategic plan for the Affordable Housing Trust.



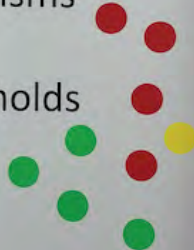
10

All affordable housing should be in perpetuity

11

AHT meets regularly

Explore funding mechanisms to support housing opportunities for households earning over 100% AMI.



Other? Use sticky notes.

Key for Handwritten Notes

- 8. Redevelop greyfields
- 9. Why so many no's? Explain.
- 10. All affordable housing should be in perpetuity
- 11. AHT meets regularly

COMMUNITY RESOURCES & EDUCATION

Encourage creation of ADUs by establish a revolving loan fund to provide small forgivable loans to property owners to construct an ADU.

12

ADUs for full-time rentals

Encourage creation of ADUs by holding educational events to inform property owners of permitting process for ADUs.

16

14

landlord and tenant training

15

introduce shared housing products

ADUs - If they are used for year round housing - not to increase housing [?] or AirBnB

Explore feasibility of establishing housing assistance programs such as a first-time homebuyer downpayment program, rental assistance, or assistance with first/last/security, either as Town-sponsored programs or in collaboration with regional partners.

13

ADUs for full-time rentals

Launch a community education program regarding Mashpee's housing needs; include other communities and organizations where possible to encourage regional conversation.

17

people already know spending more \$ on education isn't worth what it could be spent on construction

Other? Use sticky notes.

18

Pass the Housing Bond Bill
Make Mashpee a Seasonal Community
Housing for Mashpee residents, not the 40,000 people commuting to the Cape for work.
Meet housing needs without adding to our water pollution problems and traffic congestion, place housing on Rt 130, downstream from ponds and far from rivers
Ensure fair & equitable housing
Create & preserve housing where seniors, vulnerable (elderly, poor, disabled)
Create housing linked with businesses/jobs in Mashpee
Ensure environmentally considerate/friendly housing
Encourage joint ventures with Mashpee Wampanoag tribe to bring displaced tribal citizens back to Mashpee

Key for Handwritten Notes

12. ADUs for full-time rentals
13. Affordable housing trust
14. Landlord and tenant training
15. Introduce shared housing products
16. ADUs – If they are used for year round housing – not to increase housing [?] or AirBnB
17. People already know spending more \$ on education isn't worth what it could be spent on construction.
18. Pass the Housing Bond bill
 - Make Mashpee a seasonal community
 - Housing for Mashpee residents, not the 40,000 people commuting to the Cape for work.
 - Meet housing needs without adding to our water pollution problems and traffic congestion, place housing on Rt 130, downstream from ponds and far from rivers
 - Ensure fair & equitable housing
 - Create housing linked with businesses/jobs in Mashpee
 - Ensure environmentally considerate/friendly housing
 - Encourage joint ventures with Mashpee Wampanoag tribe to bring displaced tribal citizens back to Mashpee

Station 2: 2015 Housing Production Plan Revisited

The second station gave participants the opportunity to share their thoughts on the four goals and accompanying objectives from the previous Housing Production Plan. The small group of participants largely agreed with each of the goals and objectives and believed them to still be relevant for Mashpee today. One participant believed engaging the community in discussions on affordable housing to bring attention to the issue and attract community support to be no longer relevant, and one participant disagreed with the objective to seek opportunities for mixed-use development. Additionally, many of the objectives were deemed by some to be high priority including “Seek additional opportunities for mixed-use development (commercial/residential) within Mashpee’s commercial center and commercial corridors” and “Seek opportunities to convert existing properties, motels, and seasonal homes to more productive, long-term use as affordable year-round housing.” Some participants provided additional comments such as increased density should only be allowed if in compliance with the Flow Neutral Bylaw or if accompanied by donations of open space. *(Note: for this exercise, the colors of the dots were irrelevant; participants were asked to add stickers to the objectives from the previous HPP based on the column headings -- agree/disagree/no longer relevant/need more info.)*

For each objective from the 2015 HPP, add a dot sticker in the column that aligns with your opinion. If you agree with an objective, indicate whether it is a high priority in the last column. Please use sticky notes to add additional thoughts. Note: this is a partial list and some objectives have been shortened for brevity or updated to reflect current status.

Goal 1: Promote the development of affordable housing for both rental and purchase that meets the needs of present and future residents of Mashpee.

OBJECTIVE	AGREE	DISAGREE	NO LONGER RELEVANT	NEED MORE INFO	IF AGREE: HIGH PRIORITY
Increase the town's affordable housing stock to ten percent of year-round housing. (Currently, 4.66% of Mashpee's year-round housing meets the state's definition of "affordable" under Chapter 40B.)	10 dots (7 green, 3 yellow)	0 dots	0 dots	0 dots	1 dot (green)
Provide for a balance of affordable rental and ownership units to meet a range of incomes, including low- and moderate- income households.	8 dots (6 green, 2 yellow)	0 dots	0 dots	0 dots	1 dot (green)
Ensure the distribution of affordable housing through mixed income developments and throughout the town's residential neighborhoods.	10 dots (7 green, 2 yellow, 1 red)	0 dots	0 dots	0 dots	0 dots
Identify and begin to address barriers to affordable housing development. (Consider factors under the Town's control – what can Mashpee do to make creating affordable housing easier?)	10 dots (8 green, 2 red)	0 dots	0 dots	0 dots	1 dot (green)

APPENDIX F

Mashpee Housing Production Plan Community Meeting #2 Summary

Goal 2: Encourage a mix of housing densities, ownership patterns, prices, and building types to serve diverse households consistent with the small town character of the community.

OBJECTIVE	AGREE	DISAGREE	NO LONGER RELEVANT	NEED MORE INFO	IF AGREE: HIGH PRIORITY
Seek additional opportunities for mixed-use development (commercial/residential) within Mashpee's commercial center and commercial corridors.			19	Only w/ donations of open space	
Identify areas of town suitable for increased density and multifamily housing, considering infrastructure, wastewater management, and other factors.			20	Only w/ donations of open space only in compliance with Flow Neutral Bylaw	
Encourage the development of affordable housing units in all new residential development and redevelopment projects. (Currently the Open Space Incentive Development and Cluster Development bylaws are the only sections in the Town's zoning that incentivizes providing affordable units.)					
Explore zoning incentives for the creation of affordable housing for households that work in the local economy.					

Goal 3: Provide regulatory and financial incentives that maximize affordability for the most vulnerable segment of Mashpee's population, including but not limited to families in poverty, the very low income, single heads of households, and others with special needs.

OBJECTIVE	AGREE	DISAGREE	NO LONGER RELEVANT	NEED MORE INFO	IF AGREE: HIGH PRIORITY
Continue to identify surplus town-owned property for the development of "friendly" 40B affordable housing.					
Maintain a fund to assist special needs families with the move-in costs (first and last months rent plus security fee) for an affordable rental housing unit.			21	Not much left	
Assure all contributions from the development of housing projects are placed in the Affordable Housing Trust Fund.				22	
Seek opportunities to convert existing properties, motels, and seasonal homes to more productive, long-term use as affordable year-round housing.					

Key for Handwritten Notes

19. Only w/ donations of open space

21. Not much left

20. Only w/ donations of open space

22. PWS Mortgage assistance

Only in compliance with flow neutral bylaw

APPENDIX F

Mashpee Housing Production Plan Community Meeting #2 Summary

Goal 4: Pursue joint ventures with the development community and collaborations with local and regional agencies who are resources for information, public financing and technical assistance.

OBJECTIVE	AGREE	DISAGREE	NO LONGER RELEVANT	NEED MORE INFO	IF AGREE: HIGH PRIORITY
Establish a plan framework and design guidelines for the development of future "friendly" 40B projects.					
Work with regional agencies, private entities, and the Mashpee Wampanoag Tribe to develop cooperative arrangements for affordable or mixed income housing projects.					
Engage the community in discussions on affordable housing to bring attention to the issue and attract community support.					

Station 3: Housing Types

Station 3 asked participants to give their opinions on different types of housing: single-family clustered cottages, accessory dwelling units, two-family homes, mixed commercial and residential use ("top of the shop"), townhouses and small multifamily, and larger multifamily. In addition to whether they liked the style of housing and why, participants were asked to share the areas of Mashpee they would like to see these housing types. The majority of participants did not have time to respond to this station, and only five comments were received. Three participants were most interested in seeing additional mixed use, "top of the shop" style housing due to the access to services and utilization of existing infrastructure this type of housing would allow for. A third participant did not want to see more of this type of housing because it would increase retail which the Town cannot maintain. Additionally, this participant did not want to see any larger multifamily complexes because "elderly town meeting voters and aging board members" do not allow these projects to pass through town meetings. This participant was in favor of accessory dwelling units and two-family homes as they would fit into the current look of the Town and could provide needed housing for single and two-person renters. They also stated that townhouses and small multifamily homes could work near Town center and in North Mashpee, though other residents typically push back against clustering.

Housing Types

Single family clustered cottages
(Some duplexes may be included in images)



Accessory dwelling units



Two-family homes



Mixed comm/res use
("Top of the shop")



Townhouses and small multifamily



Larger multifamily



Responses

Response 1:

- 5,6,7
- 8,9,10
- 11
- 14,16
- 21

Response 2

Against: 11, 12, 13

- Commons are a good example of how this has worked in town however any more would increase retail which the town can't maintain at this moment, we need homes not retail space
- 20-23: large complexes are known to be too big on Cape. I'd rather support projects that are likely to pass through the elderly town meeting voters and aging board members
- *Also from town meeting its clear ADUs are good but only if the owner can rent how and when they want so why put renters through that

In favor: 5,6,7,8,9,10,14-19

- People are afraid and will argue over ugly size for any apartment that looks like 20-23! "Capecod charm" matters to the aging population

APPENDIX F

Mashpee Housing Production Plan

Community Meeting #2 Summary

- 5,6,7,8,9,10: easily blends with current town vibe or look. Also can house the smaller population of single/two person renters.
- 14-19: location could work near town center/North Mashpee. The problem would be clustering which towns people seem to not like

Response 3

- Highly recommend 11 and 12 mixed use “top of the shop”
- By definition infrastructure, roads, sewer, etc already in place

Response 4

- 11-12 good options as they provide good utilization and access to many services

Response 5

What I liked:

1. Superior architecture
Two stories
2. Superior architecture; likes of open space
Superior site
4. Central walkway
9. Nice massing of units
- 11, 12, 13. Like top of the shop
19. Superior architecture
- 20, 21, 23. Ugly
22. Very nice architecture
- 17, 18, 19
- 5, 6, 7 - What about tiny living neighborhoods
- 8 - could help with multigenerational
- 11 - renovate some strip shop areas and accommodate living space

Large multifamily like the new Hanover Bldgs in Hanover near Hnv Mall



Town of Mashpee
Housing Production Plan
2025-2030

APPENDIX G

Appendix G

Focus Group Summary

Mashpee Housing Production Plan Update Summary of HPP Focus Groups

Background

During the first two weeks of December 2023, the consultant team held five virtual focus groups with community members familiar with barriers to housing development and redevelopment in Mashpee. The fourteen participants included members of the Affordable Housing Committee, Planning Board, Select Board, Community Preservation Committee, Human Services Committee, Sewer Commission, Mashpee Chamber of Commerce, two private developers, and staff representation from the Health Department and Natural Resources Department. Participants received draft HPP strategies in advance and provided feedback that was incorporated into revised strategies. The summary below includes common themes from these conversations.

Zoning and Water Quality

- Participants were most concerned about the impact of zoning changes on the Town's water quality and whether any proposed amendments would contradict the Town's Comprehensive Wastewater Management Plan. Based on this feedback, the draft plan expanded its discussion of revised Title 5 regulations, the Town's Flow Neutral Bylaw, and the Town's phased sewerage project as part of the CWMP. In addition, the strategies section clarifies that any zoning changes do not negate the need for compliance with Board of Health or Sewer Commission regulations regarding wastewater management. These regulations focus on bedrooms per acre rather than housing units, still allowing freedom for zoning to allow more diverse housing types provided the bedroom count does not exceed the allowable amount based on lot size.
- Participants were generally not in favor of reducing minimum lot sizes in residential districts (or in specific areas within residential districts), but there was some willingness to inventory buildable land and to determine the potential buildout impacts of such proposed changes.
- One participant favored the use of the Town's Cluster Development Bylaw or a new Transfer of Development Rights Bylaw for allowing additional housing types to ensure that increased housing density would be paired with a required open space component.

Use of Town-Owned Land

- Multiple participants stressed that Town-owned land should be used specifically for "friendly 40B" LIP projects.
- One participant also commented that this should be paired with specific affordable housing standards for LIP projects and that the Town should work to promote and encourage these opportunities.
- Another participant strongly felt that 40B should be emphasized as the primary vehicle for creating affordable housing; as a result, strategies focused on 40B were moved up in the revised HPP.

Mashpee Housing Production Plan Focus Group Summary

Other Comments

- One participant suggested collaboration with the Cape Cod Regional Transit Authority when developing affordable housing projects to determine if additional stops could be added to existing routes.
- One participant noted that the Chamber of Commerce advocates for broader housing needs than just the seasonal workforce because local employers struggle year-round to find and retain employees; as such, a strategy relating to collaborating with both the local and regional CoCs was expanded to clarify this point.
- There was substantial confusion about the benefits of establishing a community land trust model. Upon discussion, the AHC elected to retain the strategy, as it could be explored in a subsequent HPP update if not implemented during this plan's timeframe.



Town of Mashpee
Housing Production Plan
2025-2030

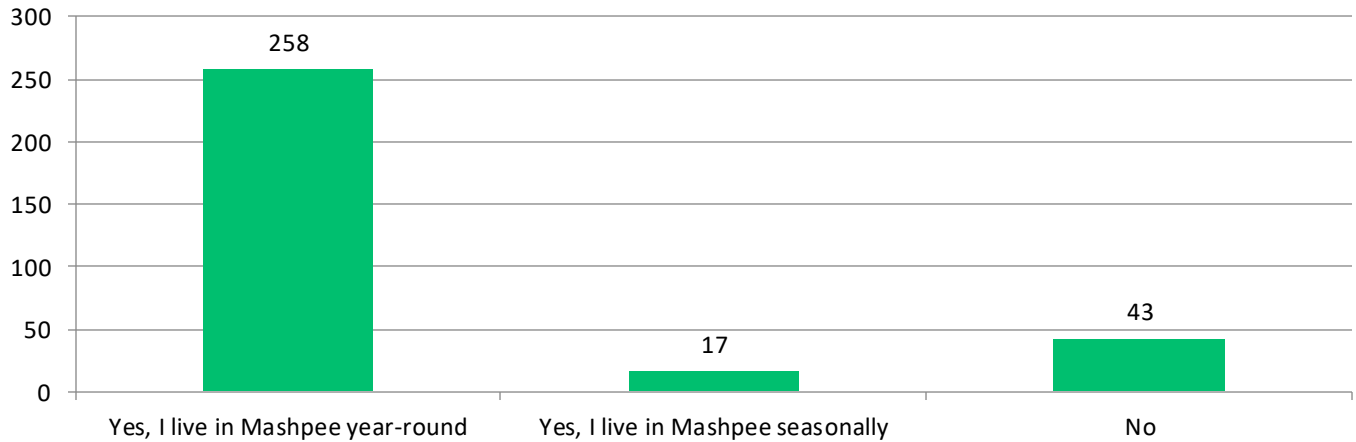
APPENDIX H

Appendix H

Community Survey Summary

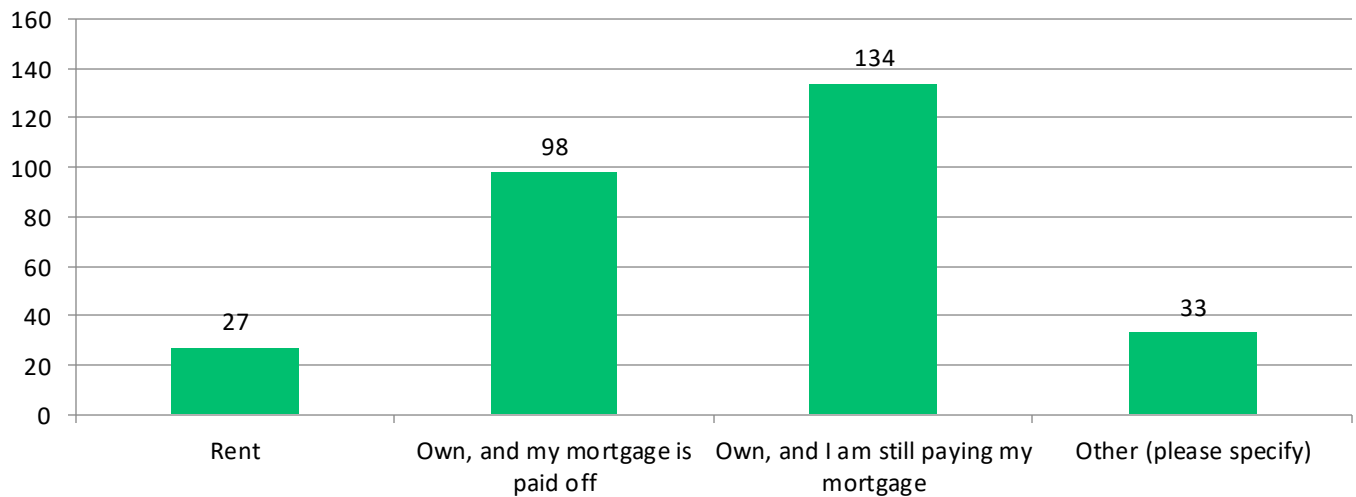
APPENDIX H

Do you currently live in Mashpee, either seasonally or year-round?

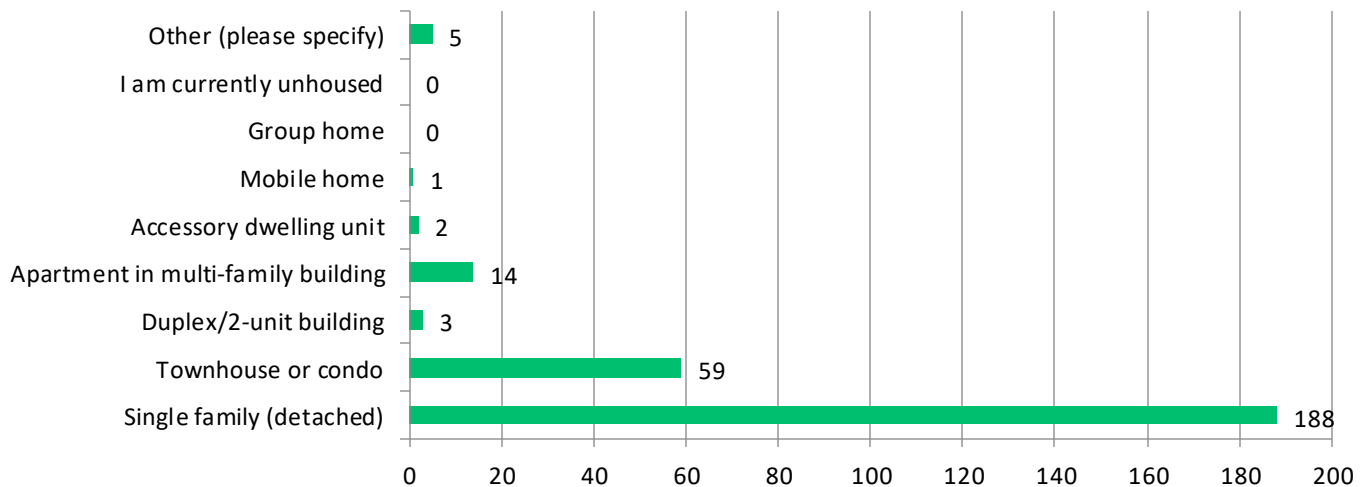


Residents Only

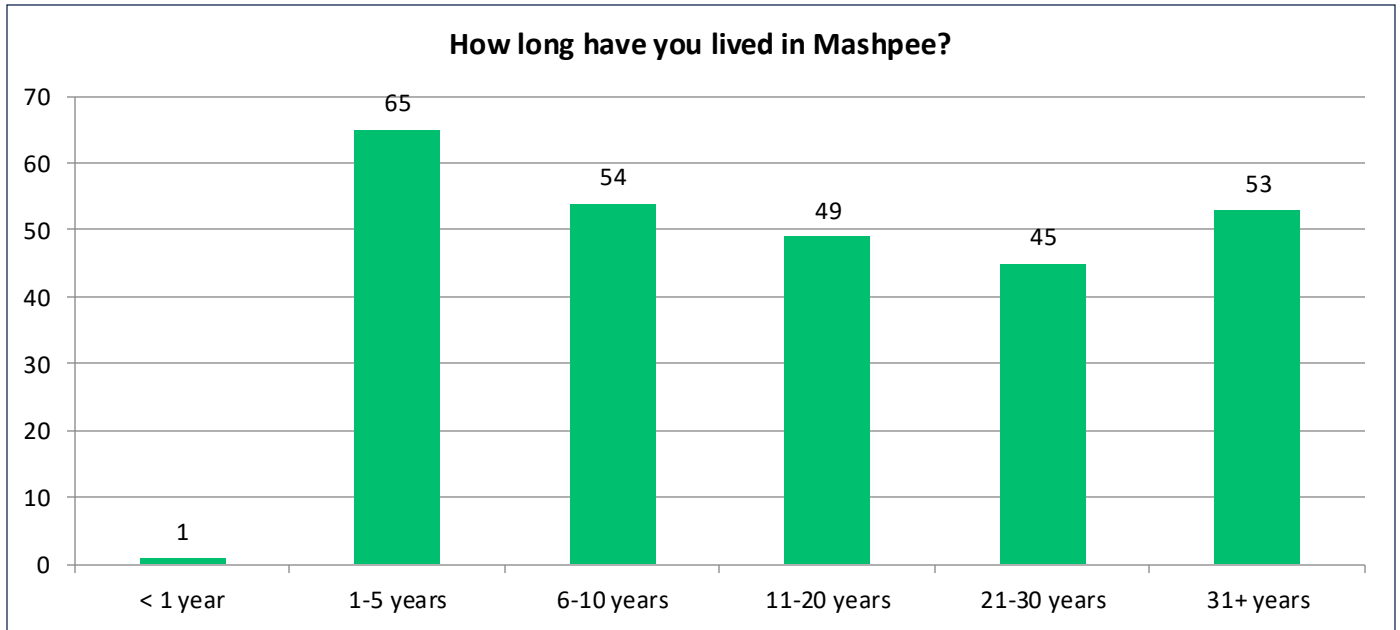
Do you rent or own your home in Mashpee?



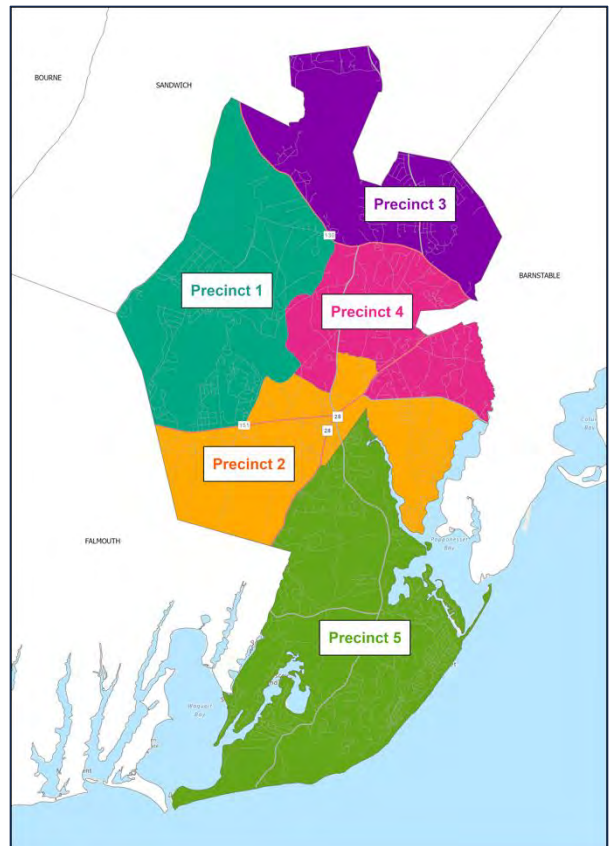
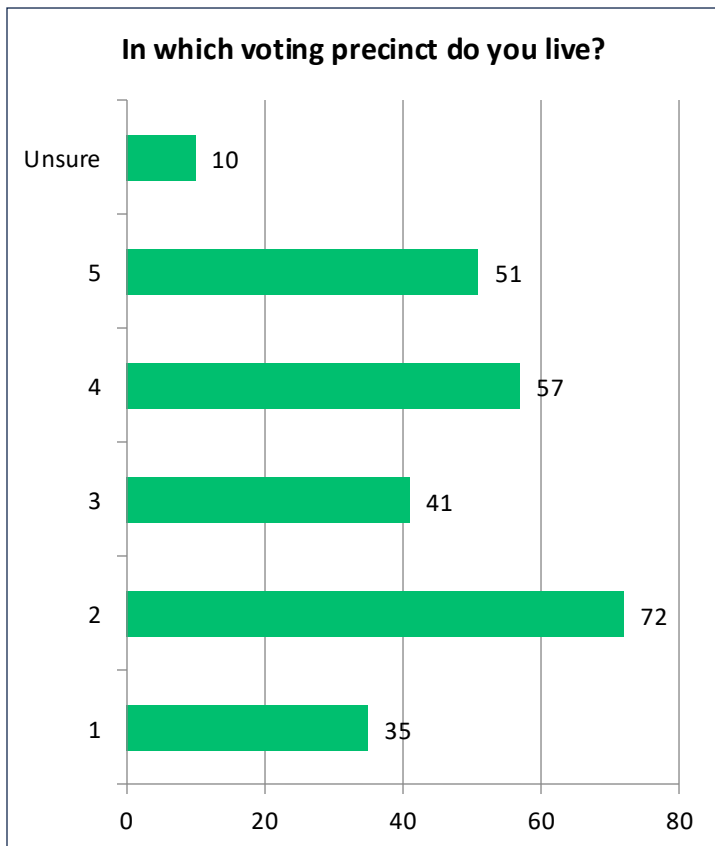
What type of home do you live in?



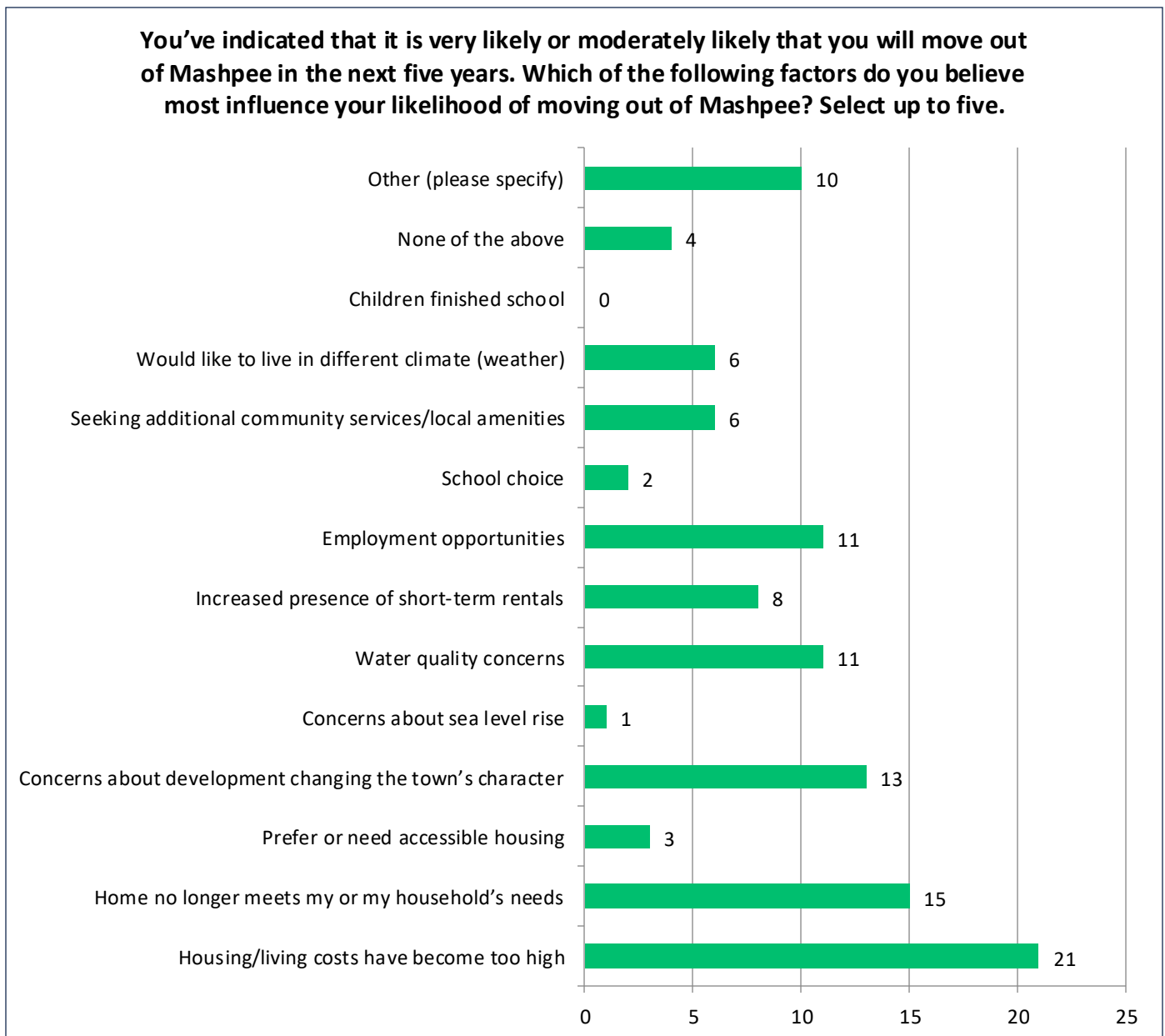
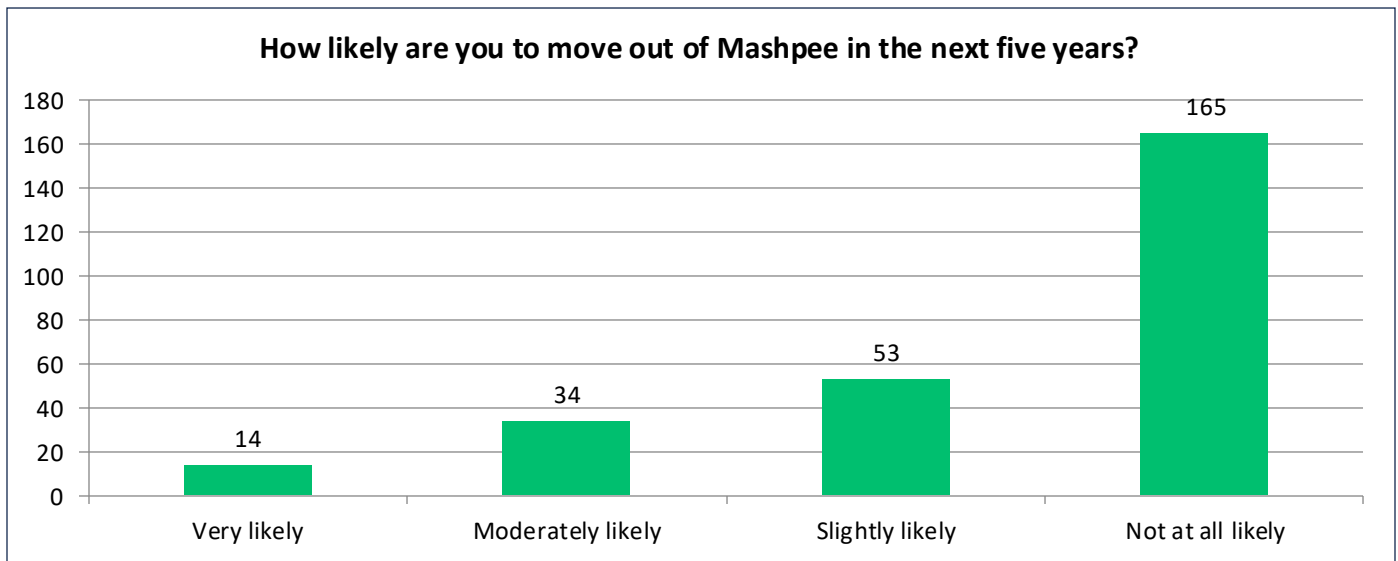
Mashpee HPP Community Survey Summary



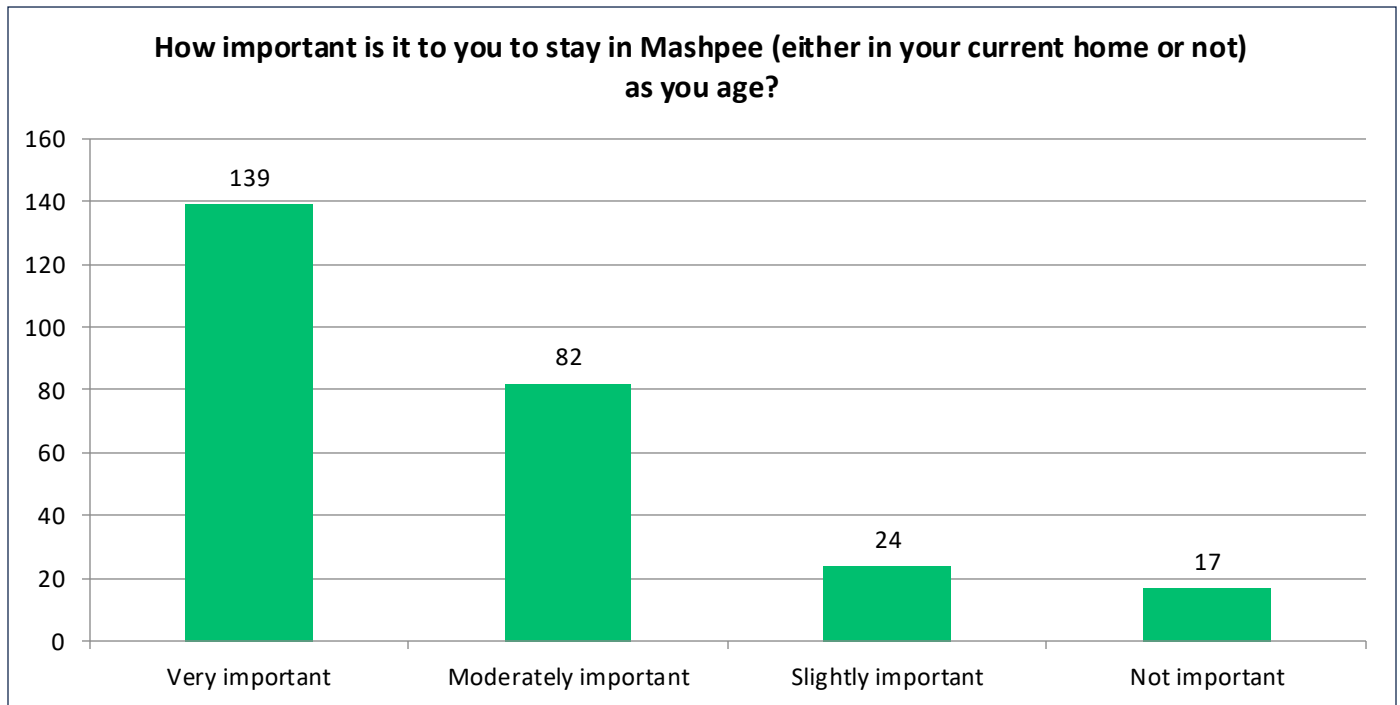
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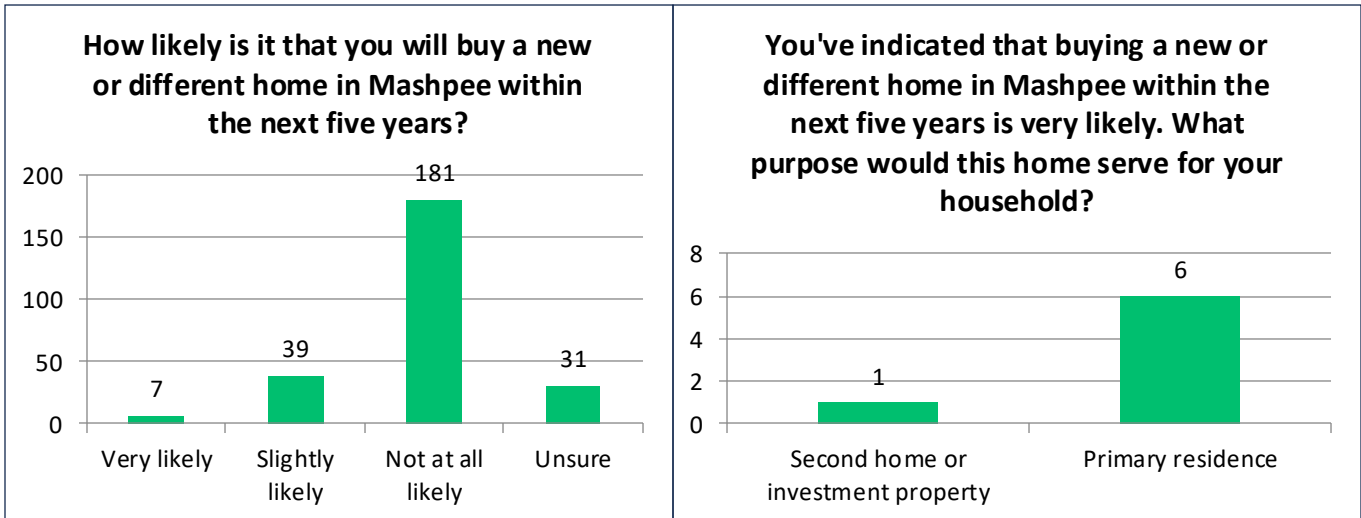
Residents Only



You've indicated that it is very important or moderately important to stay in Mashpee as you age. What factors need to change/improve to enable you to stay in the community as you age? Select up to five.

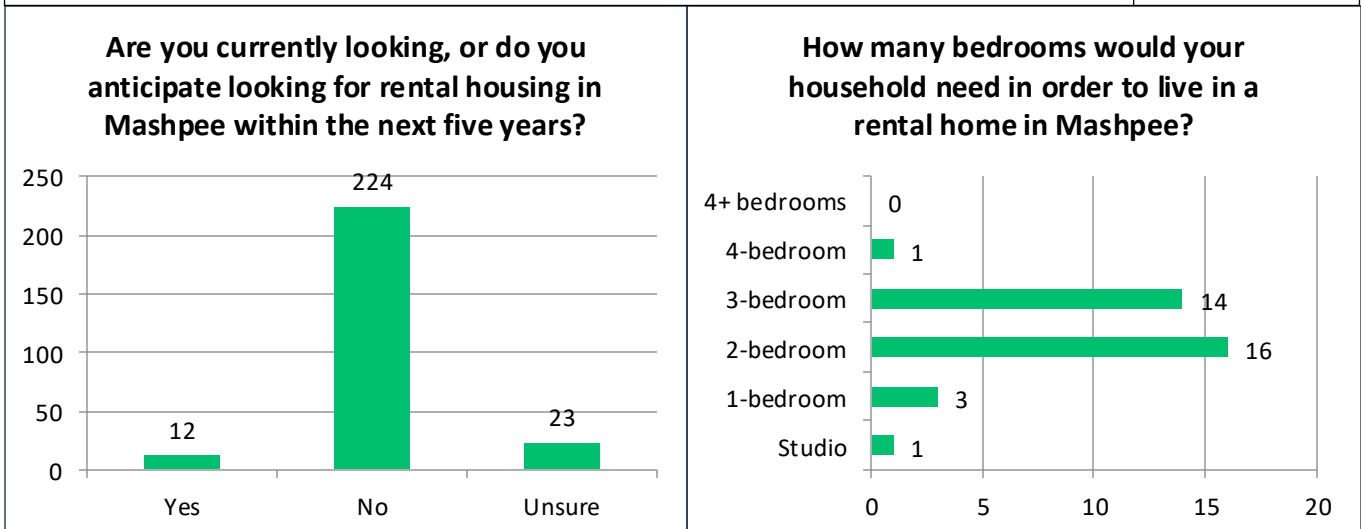
Answer Choices	Responses
Improved water quality	72
Affordability of housing costs	68
None; I do not foresee any challenges that would limit my ability to remain in Mashpee.	61
Expanded community services (e.g., health and wellness services/programs)	51
More transit options (e.g., buses, ride shares/taxis)	42
Accessibility improvements to home (e.g., installation of ramps, grab bars, first floor bedroom or bath)	41
Availability of "service-enriched housing" (i.e., offers a set of services intended to meet residents' evolving needs) or expanded home-based services	40
Availability of housing in walkable neighborhood	40
Availability of "lifestyle housing" (i.e., designed for active older adults, including single-family and/or multi-family with social or recreational amenities such as clubhouses)	39
Other (please specify)	27
None of the above	10
Answered	216

Residents Only



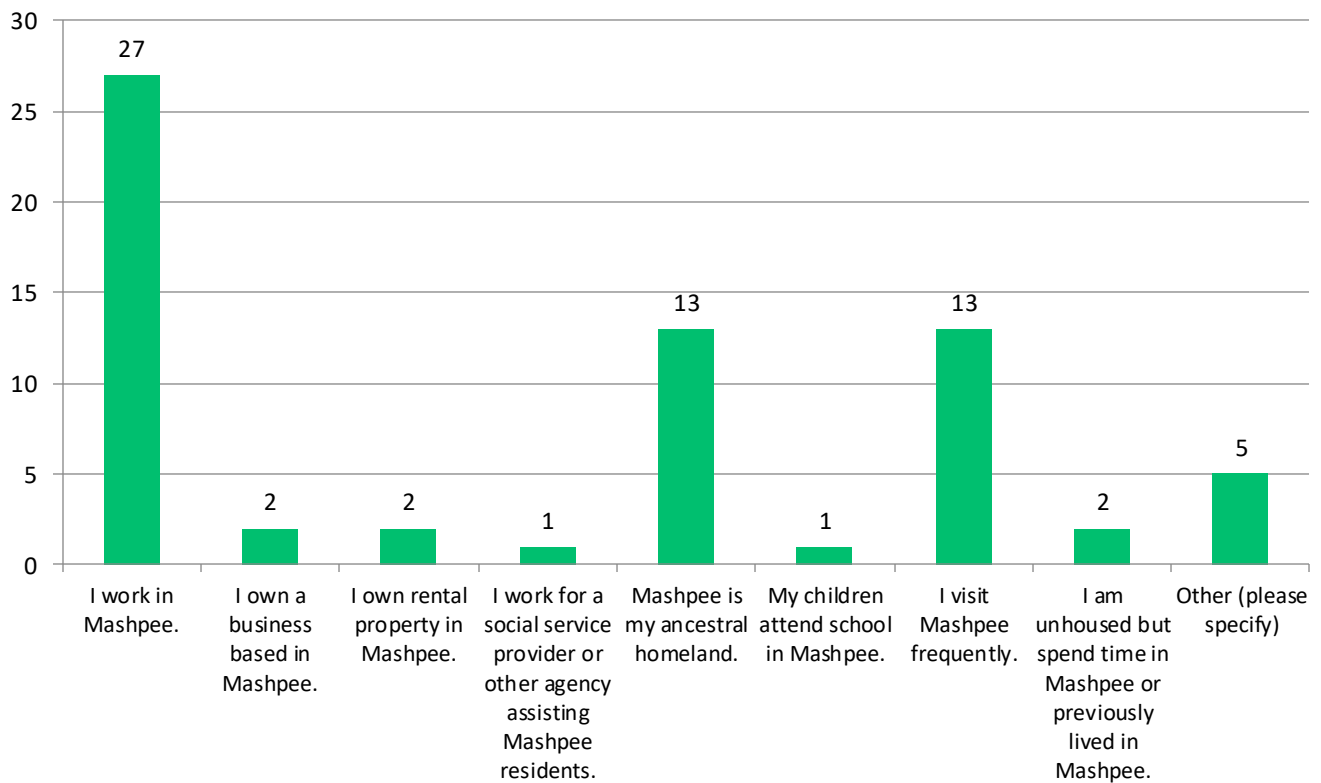
You've indicated that buying a new or different home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influence this decision? Check all that apply.

Answer Choices	Responses
I do not intend to move or to buy a new home in the next 10 years	135
Lack of available housing in my price range (location, size, quality, etc.)	56
Proximity to family and/or friends	44
Other (please specify)	26
None of the above	21
I plan on moving out of Mashpee	18
Extent and/or proximity of employment opportunities	16
Type/extent of local amenities (parks, recreation, libraries, houses of worship)	15
I do not qualify to buy a home	14
School options	7
Answered	242

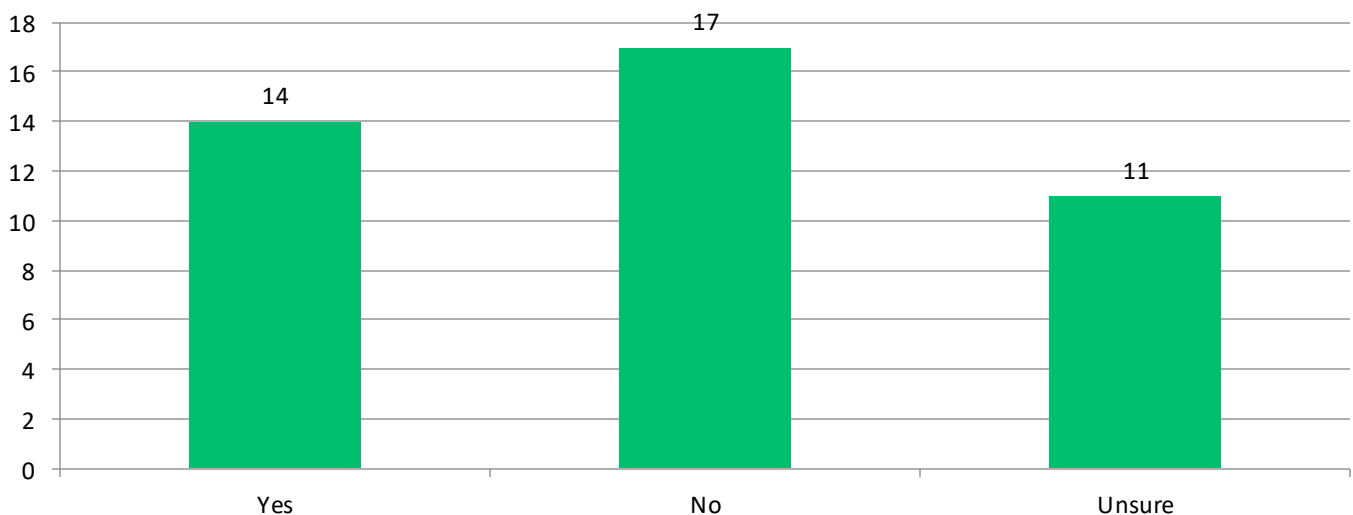


Non-Residents Only

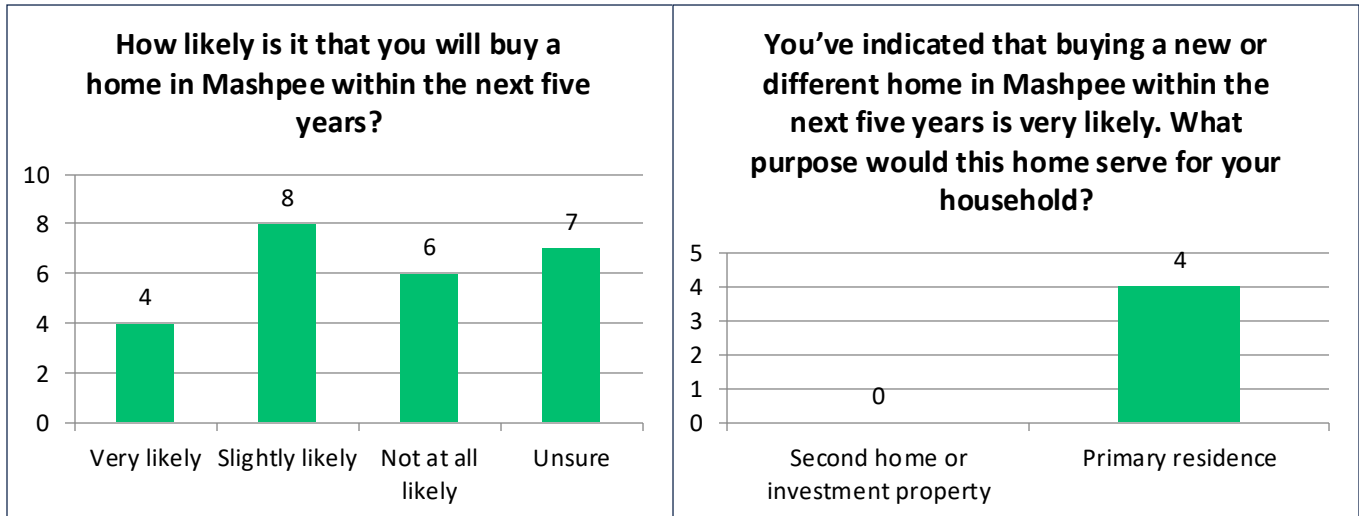
What is your connection to Mashpee? Check all that apply.



Are you considering moving to Mashpee or do you want to move to Mashpee within the next five years?

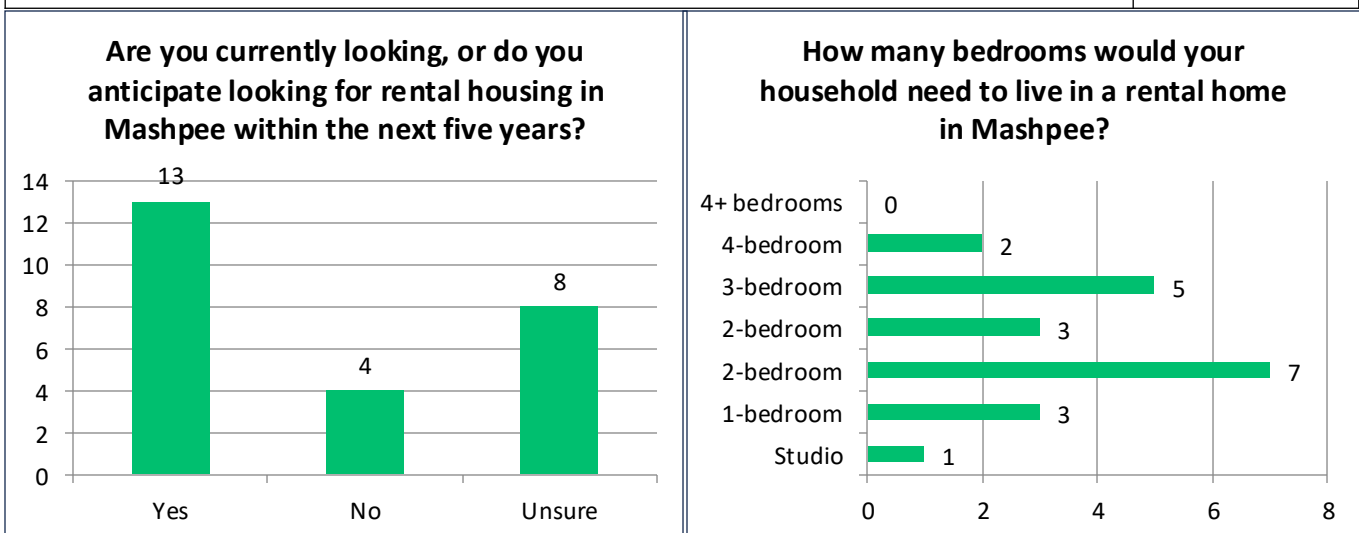


Non-Residents Only



You've indicated that buying a home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influences this decision? Check all that apply

Answer Choices	Responses
Lack of available housing in my price range (location, size, quality, etc.)	14
Proximity to family and/or friends	6
I do not qualify to buy a home	5
Extent and/or proximity of employment opportunities	3
I plan on moving out of the area	2
Other (please specify)	2
I do not intend to move or to buy a new home in the next 10 years	1
Type/extent of local amenities (parks, recreation, libraries, houses of worship)	1
School options	0
None of the above	0
Answered	19

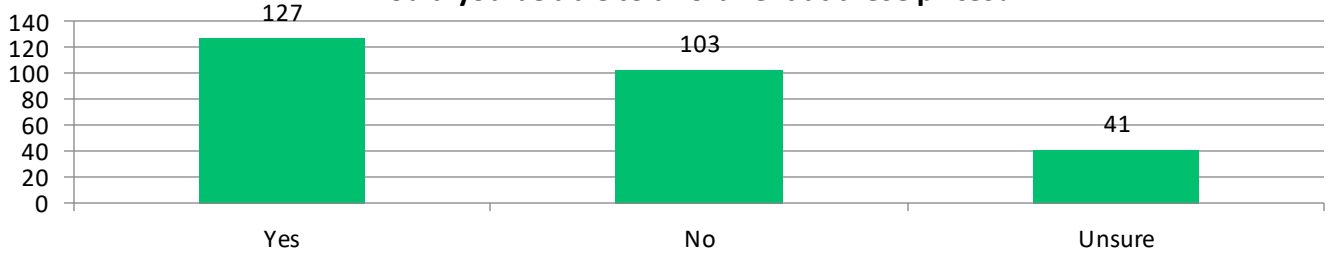


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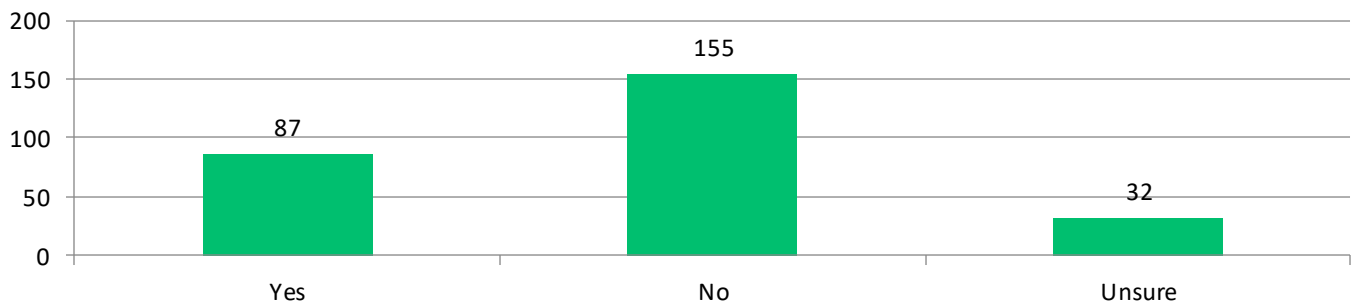
According to the U.S. Department of Housing and Urban Development (HUD), the 2023 “fair market rents” for Barnstable’s metropolitan statistical area (MSA) are as follows:

1-bedroom: \$1,553 2-bedroom: \$2,044
3-bedroom: \$2,501 4-bedroom: \$2,781

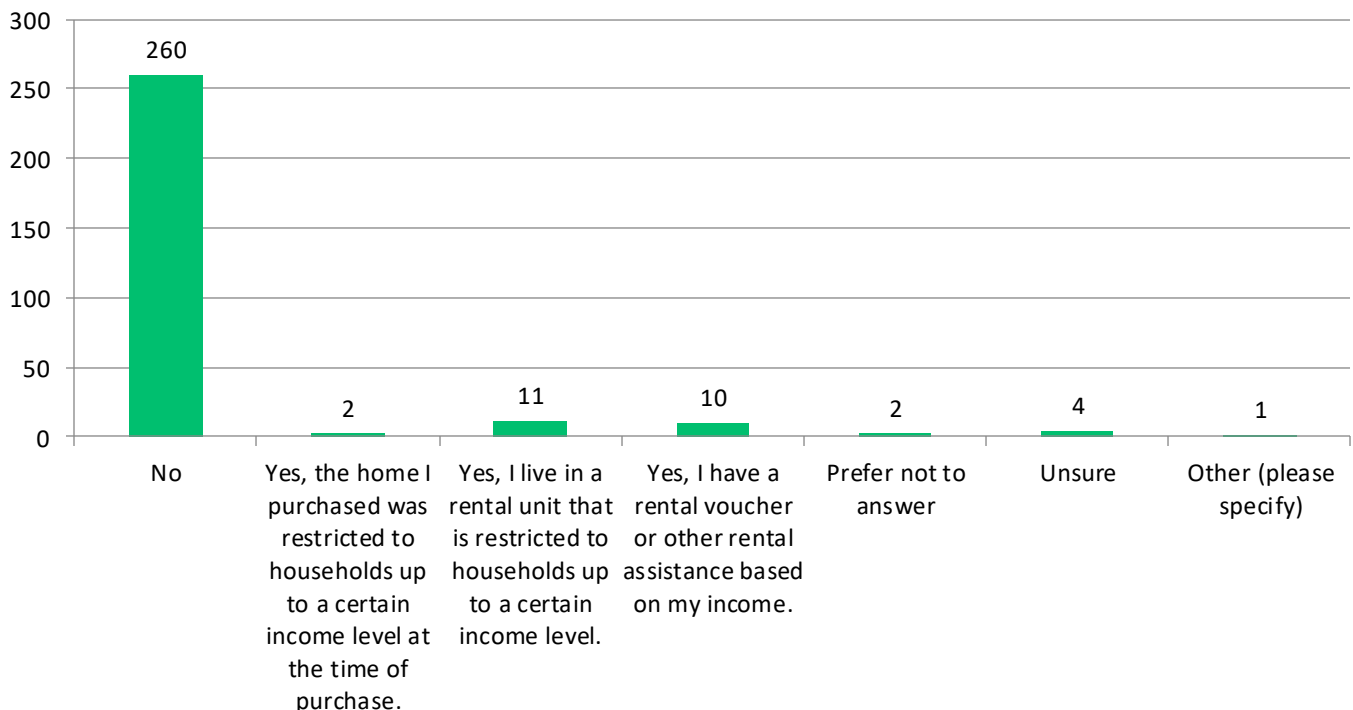
If you needed to seek rental housing today based on your household size, would you be able to afford rent at these prices?



The median sales price for a single-family home in Mashpee was \$675,000 in 2022. If you were to buy today, would you be able to afford to purchase a home in Mashpee at this price?

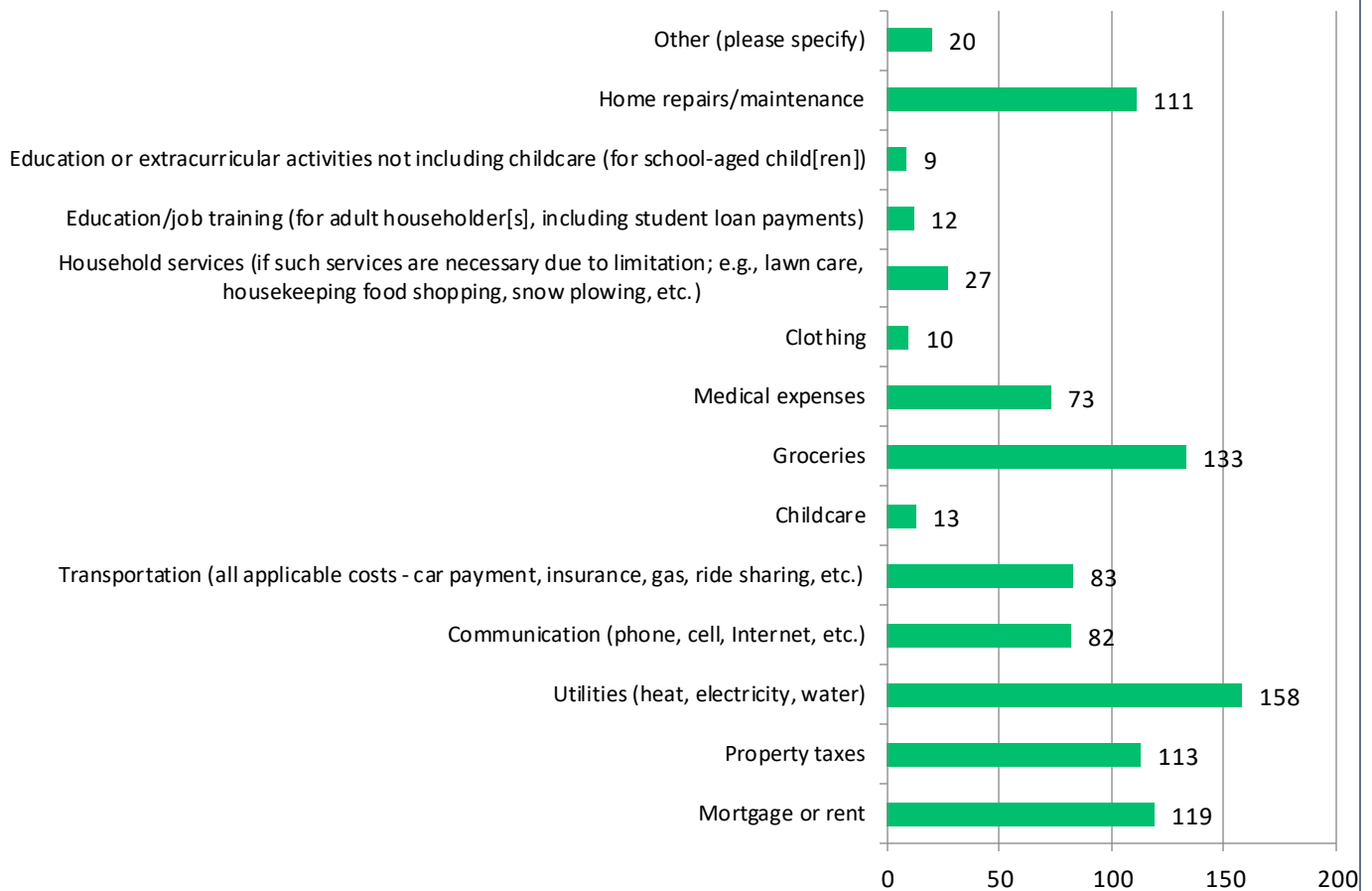


Do you live in a housing unit with income restrictions? (I.e., was/is your housing limited to households up to a specified income threshold?)

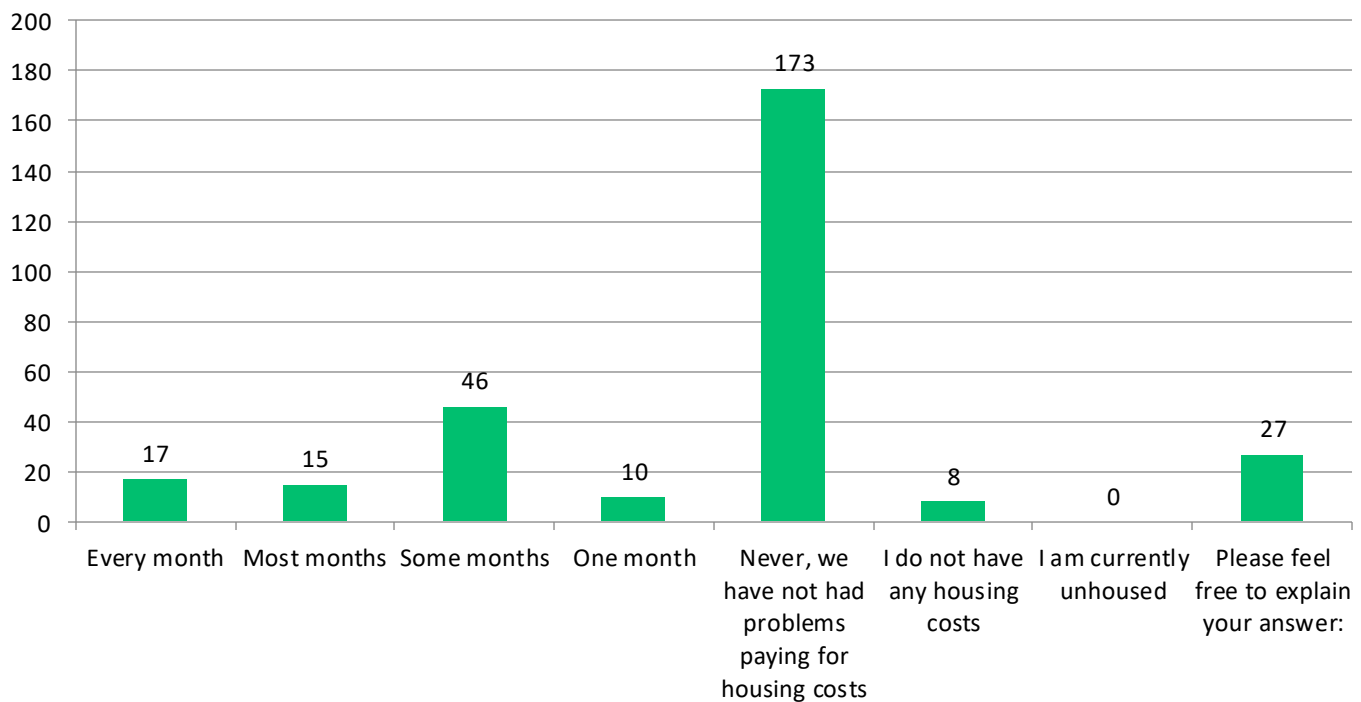


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What are the most burdensome expenses in your household's operating budget? Select up to five.



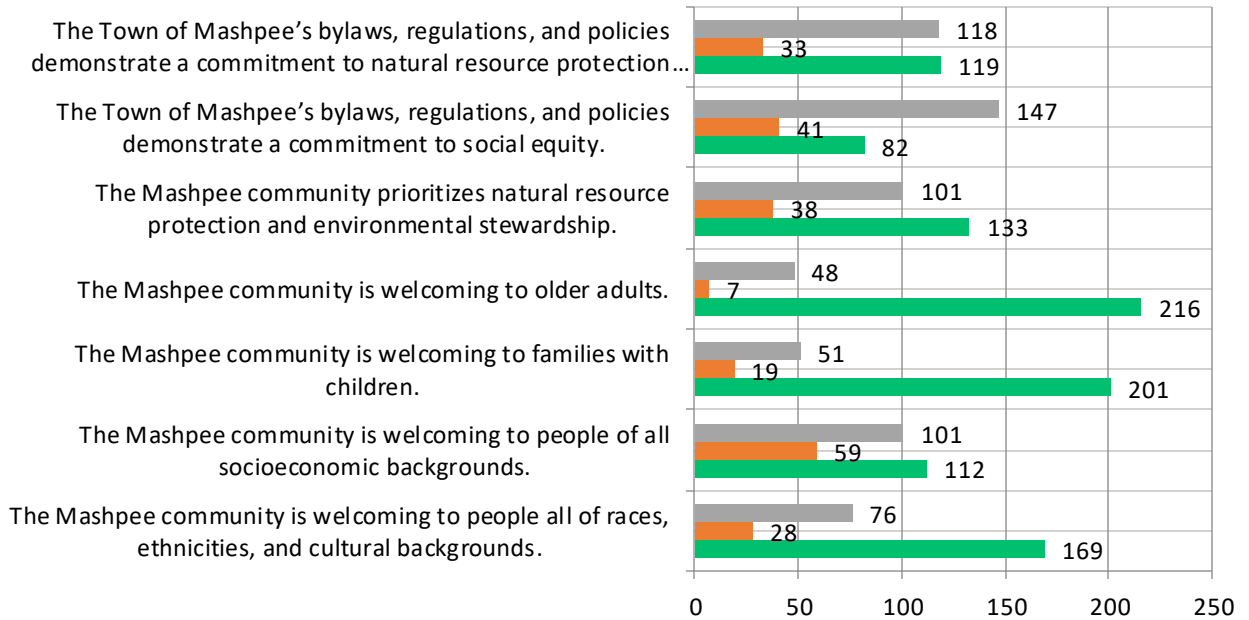
How often in the last 12 months did you find it hard to pay your rent, mortgage, or other housing costs?



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Please check off the box in each column that indicates your thoughts about each statement.

■ Unsure/Neutral ■ Disagree ■ Agree



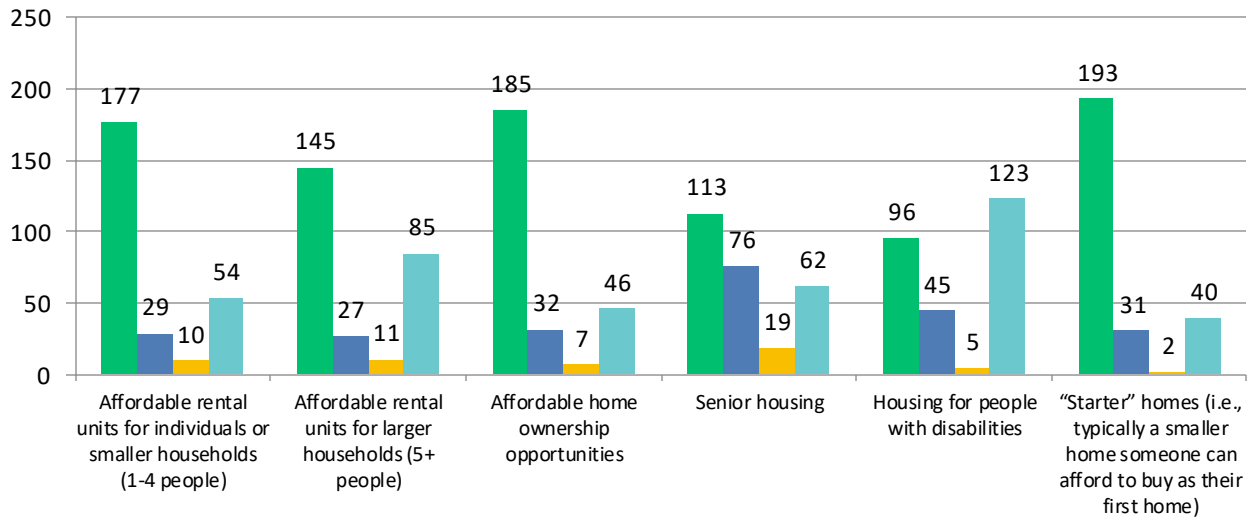
Which of the following housing initiatives are important to you? Please check up to five.

Answer Choices	Responses
Helping people stay in year-round housing that is affordable to them	171
Creating housing with convenient access to amenities	39
Incentivizing or encouraging year-round housing	71
Better monitoring or managing the impact of short term rentals on the community	58
Creating housing with a mix of price ranges	85
Creating more housing options/choices	74
Preservation of existing housing	58
Prioritizing municipal communication with the Mashpee Wampanoag Tribe regarding affordable housing opportunities	35
Ensuring that new housing is sustainably built (e.g., environmentally responsible, protects water supply, energy efficient, and resource-efficient design and materials)	127
Creating mixed-use development with retail on the ground level and residential space on upper floors	45
Making additional funds available to improve public housing	40
Attracting families with children	44
Helping people stay in the community as they age	123
Encouraging housing/lodging for seasonal employees	43
None of the above	15
Other (please specify)	12
Answered	273

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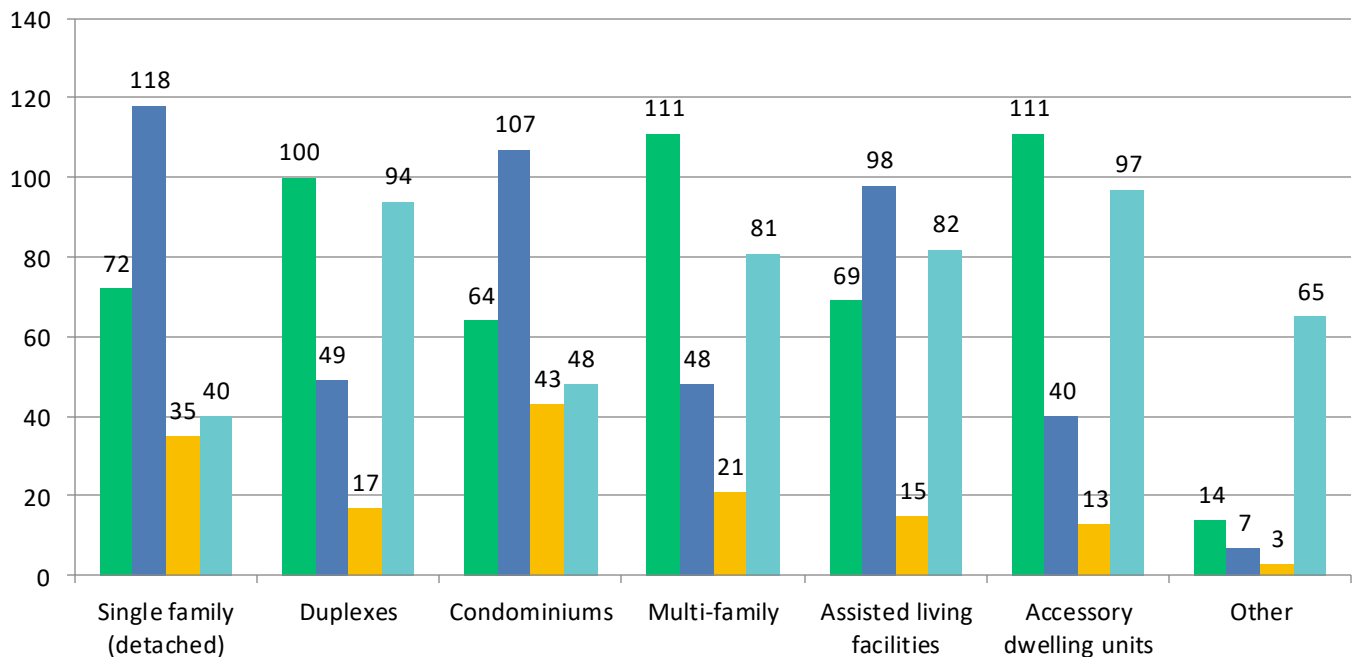
Do you think Mashpee has too much, too little, or just the right amount of the following specialized categories of housing? Please check off the box in each column that indicates your answer.

■ Not enough ■ Right amount ■ Too much ■ Unsure/No opinion



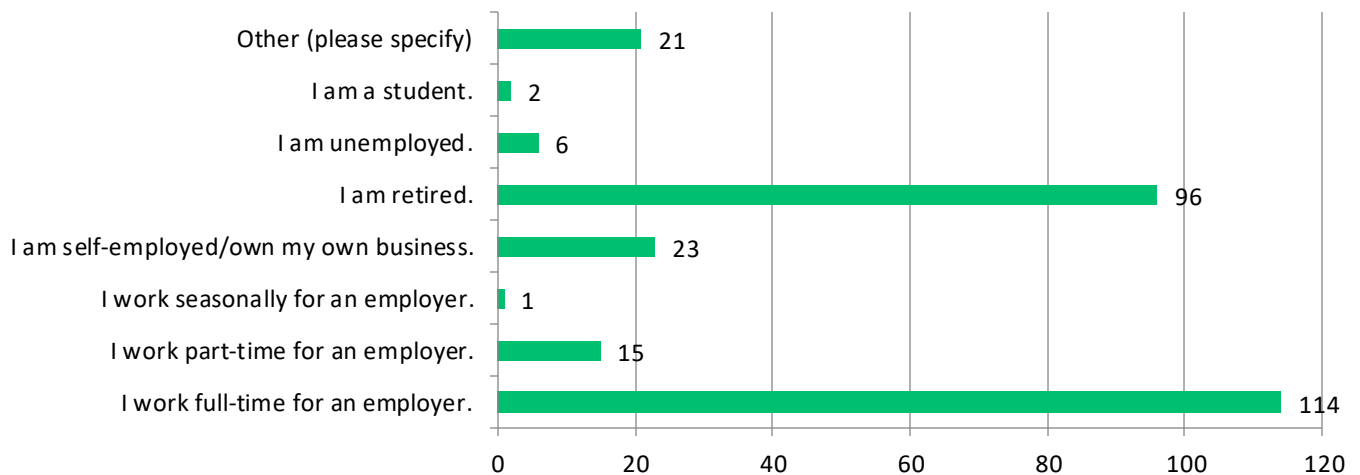
Do you think Mashpee has too much, too little, or just the right amount of the following types of housing?

■ Not enough ■ Right amount ■ Too much ■ Unsure/No opinion

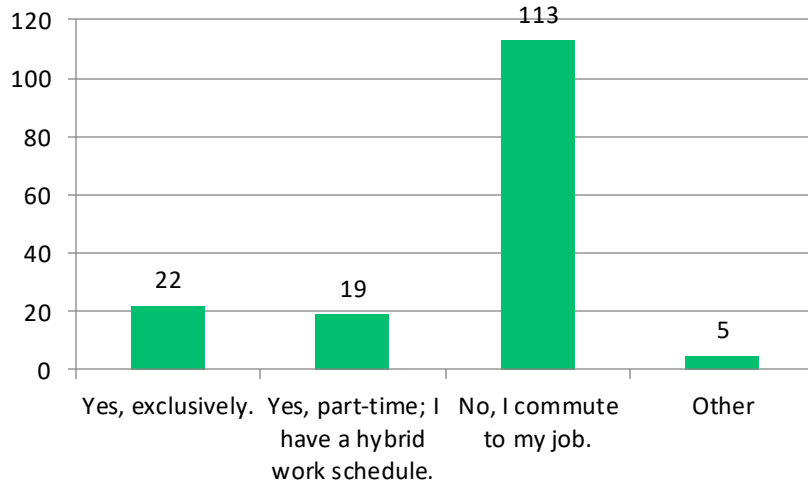


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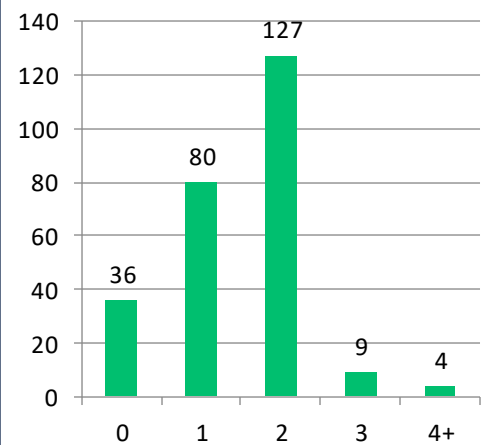
What describes your current employment status?



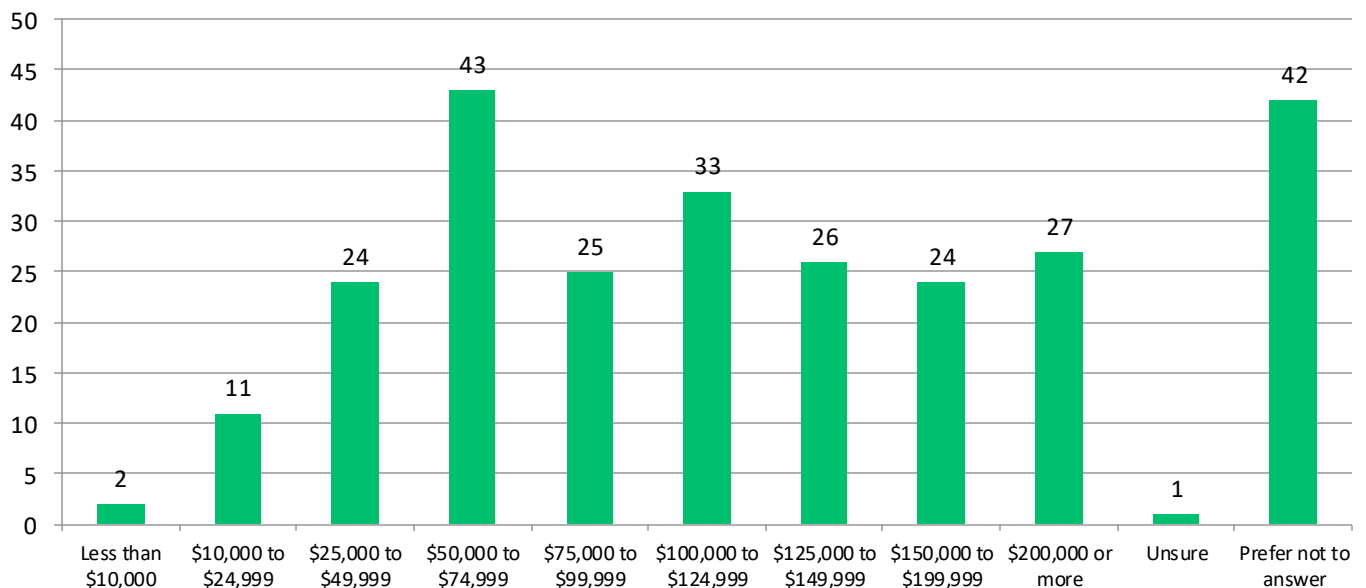
Do you work remotely/from home?



How many income earners are in your household?

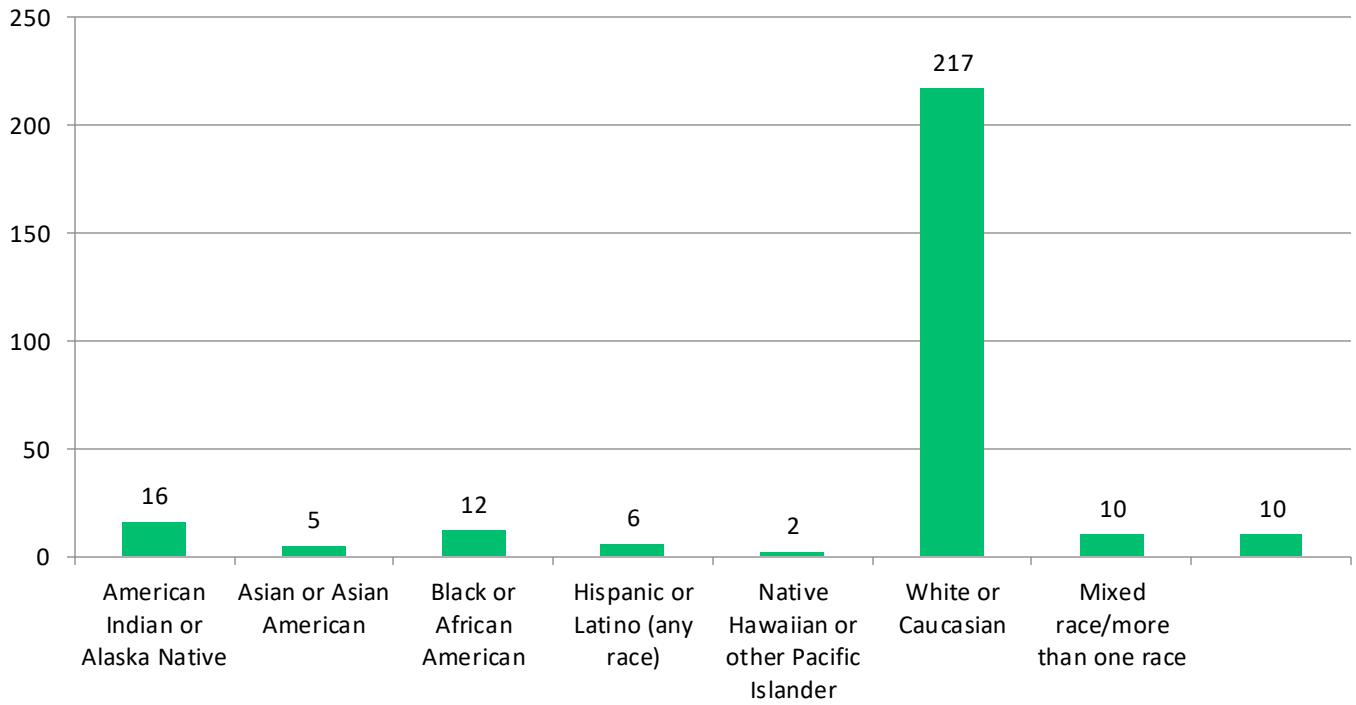


What is your gross (pre-tax) annual household income?

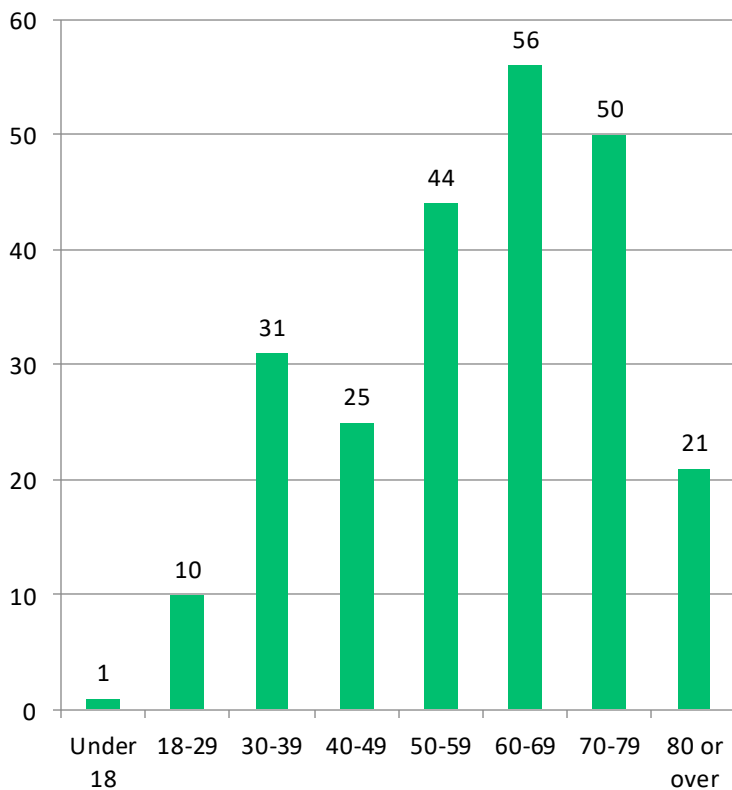


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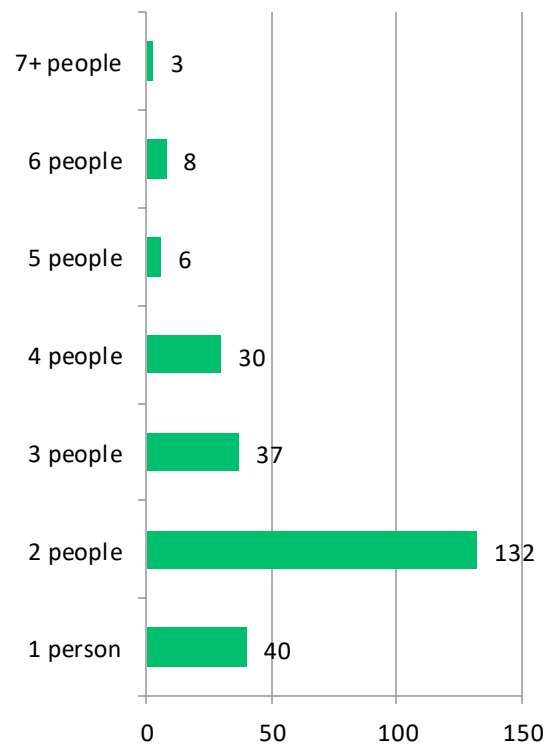
Which of the following racial or ethnic categories best describes you?
Check all that apply.



What is your age?

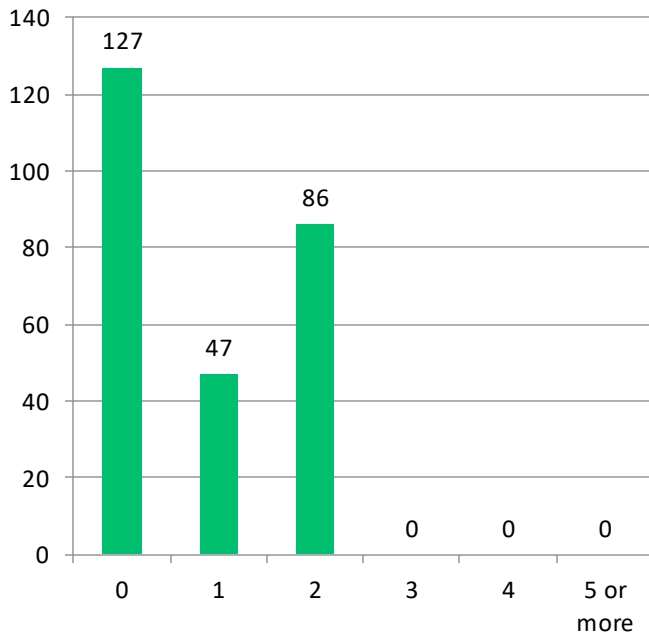


How many people (including yourself) live in your household?

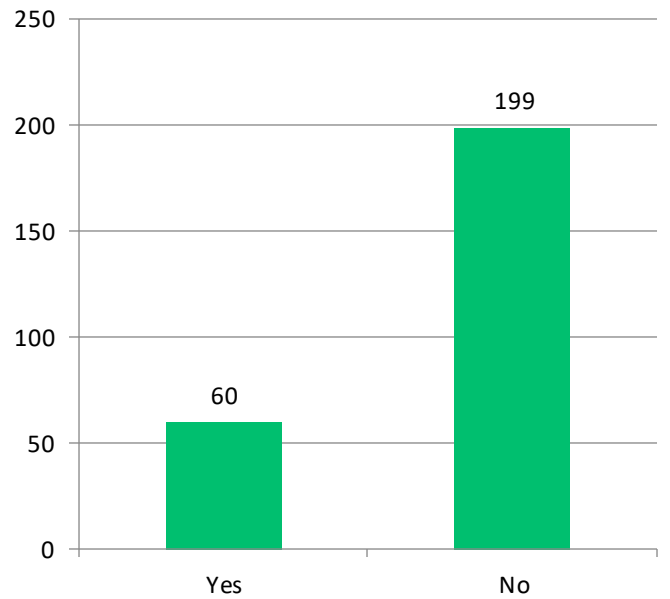


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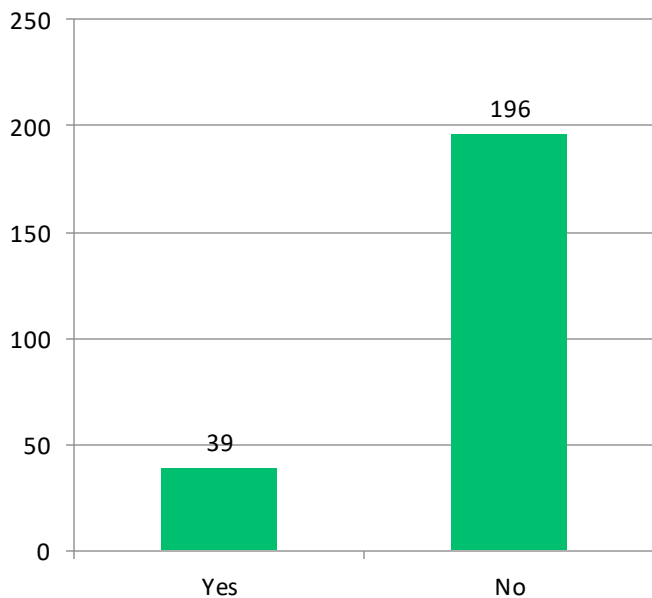
How many members of your household are 65 or older, including yourself?



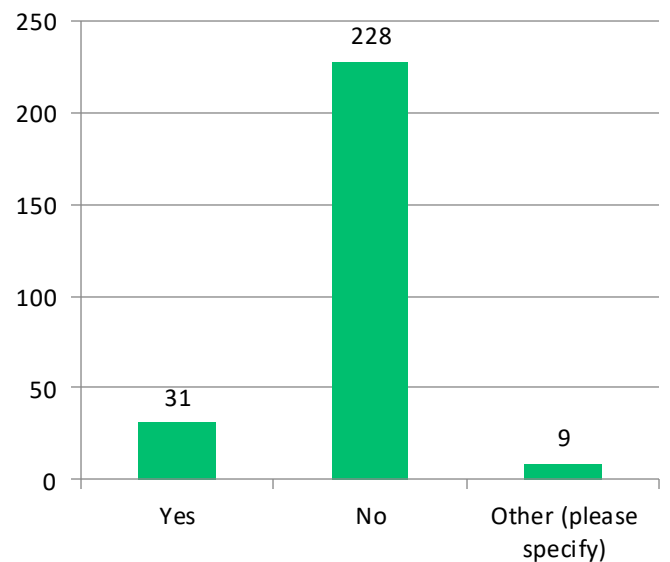
Do you have children under 18 who reside in your household for more than 3 months/year?



Do you have adult children of your own who reside in your household for more than 3 months/year?



Is your household a multigenerational household – i.e., children, parents, and grandparents living together, or some similar arrangement?





Town of Mashpee
Housing Production Plan
2025-2030

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Appendix I

2015 Housing Production Plan Goals & Strategies

II. Goals and Objectives

Goals are the first-order of policy that in a general manner state the desired results of the Plan's implementation. Objectives are the second order of translation that advances action toward each goal. Together, they provide the public with a basis for understanding the Affordable Housing Plan's intent as well as a framework for its planned production strategy and implementation.

Development of these goals and objectives was based in part on those originally adopted as part of the 1998 Comprehensive Plan and the results that emerged from the 2010 Comprehensive Plan Public Opinion Survey.

Goal 1: Promote the development of affordable housing for both rental and purchase that meets the needs of present and future residents of Mashpee.

Objectives:

- A. Increase the town's affordable housing stock to ten percent of all year-round housing based on the 2010 census. It is intended that this be done consistent with the DHCD .5% per year standard. Specifically, Mashpee will make every effort to produce at least 32 units annually.
- B. Provide for a balance of affordable rental and ownership units to meet the needs of low and moderate income households.
- C. Ensure the distribution of affordable housing throughout the town's residential neighborhoods as opposed to groupings or concentrations in one area.
- D. Identify and begin the task of addressing the barriers to the development of affordable housing.

Goal 2: Encourage a mix of housing densities, ownership patterns, prices, and building types to serve diverse households consistent with the small town character of the community.

Objectives:

- A. Continue to seek opportunities for mixed-use development within the town's commercial center and commercial corridors to add to the vitality of these areas as well as providing housing for small households within easy access to services.
- B. Analyze development and redevelopment opportunities in locations appropriate for increased density where the expansion of multifamily housing may be considered.
- C. Identify and promote innovative wastewater management technologies that would allow higher densities in selected residential areas.
- D. Expand the Town's zoning bylaw inclusionary provisions to encourage the development of affordable housing units in all new residential construction and redevelopment projects.

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- E. Explore the provision of zoning incentives for the creation of affordable housing for households that work in the local economy

Goal 3: Provide regulatory and financial incentives that maximize affordability for the most vulnerable segment of Mashpee's population, including but not limited to families in poverty, the very low income (50% of median income), single heads of households and others with special needs.

Objectives:

- A. Continue to identify and evaluate the use of surplus town-owned property for the development of "friendly" 40B affordable housing projects.
- B. Utilize appropriate funding sources in combination with town donated land to provide affordable rental housing opportunities (e.g. Ashers Path Apartments).
- C. Maintain a revolving loan fund to assist special needs families with the move-in costs (first and last months rent plus security fee) for an affordable rental housing unit.
- D. Assure all contributions from the development of housing projects are placed in the Affordable Housing Trust Fund to be used to further affordable housing initiatives.
- E. Create an Accessory Affordable Apartment bylaw that meets the state requirements for inclusion on the subsidized housing inventory.
- F. Seek opportunities to convert existing properties, motels and seasonal homes to more productive, long-term use as affordable year-round housing.

Goal 4: Pursue joint ventures with the development community and collaborations with local and regional agencies who are resources for information, public financing and technical assistance

Objectives:

- A. In collaboration with the town's Affordable Housing Committee and the Mashpee Housing Authority, establish a plan framework and design guidelines for the development of future "friendly" 40B projects.
- B. Work with regional agencies such as the Cape Cod Commission, Housing Assistance Corporation and the Barnstable County's HOME Consortium and Soft Second Loan Program as well as private entities like Habitat for Humanity to develop cooperative arrangements and projects to benefit those in need of affordable housing
- C. Engage the community in discussions on affordable housing to bring attention to the issue, offering information on housing needs and strategies to help attract community support.

IX. Production Plan for Affordable Housing

Summarized below are the criteria and assumptions regarding the planned production of new affordable housing units in Mashpee through the year 2020 (and extended to 2023).

1. As a result of changes to Mass GL Chapter 40B, annual goals for affordable housing changed from 0.75% of the community's year-round housing stock to 0.50% of its year-round units. Based on the 2010 Census count of year-round housing units (6,473), Mashpee will be required to produce at least 32 affordable units annually to demonstrate continued progress (our 10% target is 647 units).

With an approved Housing Production Plan (HPP), the town will be eligible for DHCD certification of compliance. A decision by the Zoning Board of Appeals to deny a Comprehensive Permit application will be deemed "Consistent with Local Needs" under MGL Chapter 40B and upheld by the Housing Appeals Committee. Certification lasts for one year if the community has produced 0.5% of year round housing units (32) or two years if it has produced 1.0% (65).

2. The Housing Demand for the period 2010–2020 establishes a projection of all new housing (495 units) that is likely to be produced in Mashpee during that time. With 298 affordable units as of 2015, some 39.8% or 197 units of the new housing construction must be affordable – that is, they should be subsidized housing that meets the SHI standard, if the town was to meet the 10% target by 2020.
3. Continued progress in meeting the town's fair share of affordable housing is critical to retaining its young adults and families and meeting the needs of the most vulnerable segment of the population. Therefore, the goal of this HPP will be to produce at least 32 affordable housing units annually. At that rate, we would achieve a 7.1% affordability rate by 2020, a substantial move forward. If successful in achieving the more aggressive targets of our Planned Production Plan, the town would raise its affordability rate to 8.5% by 2020 and exceed the 2010 10% target by 2023.
4. In furtherance of the goal of improving housing opportunities for families, the various state housing agencies entered into an interagency agreement effective January 17, 2014 that they will require that at least 10 per cent of all units in Affordable Production Developments (40B projects) funded, assisted or approved by a State Housing Agency shall have 3 or more bedrooms, excepting projects for age-restricted housing, assisted living, supportive housing for individuals, single room occupancy or other developments in which the policy is not appropriate for the intended residents. In addition, the State Housing Agency may waive this requirement where there is insufficient demand for such units, where it will render a development infeasible, or for projects of less than 10 units where specific factors applicable to the project make a waiver reasonable.

A number of assumptions are factored into the Planned Production Plan, all of which have been in play for some time. Mixed-use development has been established by Mashpee Commons and its traditional neighborhood concept with a mix of commercial and residential uses is the

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accepted plan for continued expansion. With less than 1000 acres of developable land remaining (including commercially-zoned land available for mixed-use development), Mashpee's continued growth will be constrained, adding more pressure to assure that it is done in a way that maximizes potential. Completion of the Southport Retirement Community will be accomplished by 2017, while the Wampanoag Tribe's proposed 52 unit Wampanoag Village affordable housing project should be completed in the next few years. The Mashpee Housing Authority / HAC 10 unit "Great Coves Community" project was recently completed.

Implementation strategies incorporate the adoption of a number of actions and the continued involvement of organizations that have played a big part in the town's development of its existing affordable housing units. These strategies include:

1. Adoption of an Affordable Accessory Apartment bylaw that meets the state requirements for inclusion in the subsidized housing inventory.
2. Utilization of suitable town-owned properties that can be committed for the issuance of requests for proposals to develop "friendly" 40B affordable housing projects. The Town is preparing a Request for Proposals from developers for approximately 64 units of affordable apartment housing on two larger parcels of tax-taking land in anticipation of securing Town Meeting approval of a sale or lease of the land at the October 2015 Town Meeting. A Town Lands Working Group has also reviewed all tax-taking lands for appropriate disposition and has identified 21 additional parcels which may be suitable for affordable housing units.
3. Development of the Mashpee Commons 40B housing project or "Jobs/Whiting Residential Neighborhoods", on 60.7 acres. As originally permitted, it included the following housing choices:

20 Patio Homes:	10 affordable rental
32 Rental Units:	16 affordable rental
78 Single Family:	9 affordable ownership
12 Duplex Units:	6 affordable ownership
151 Townhouse Units:	35 affordable ownership
58 Loft-Style Condos:	20 affordable ownership

A total of 96 affordable units – 26 rental and 70 ownership – were planned. This project was approved and permitted in February 2007 by the Zoning Board of Appeals. The permit has been extended a number of times and construction of the first phase was begun in November 2014. Under a modification of the Comprehensive Permit, Phase 1A now includes 52 apartments, of which 13 will be affordable. Proposed "live-work" units above shops have been eliminated. How the remainder of the project builds out may change depending on market demand and financing issues.

4. Collaboration with the Mashpee Housing Authority and Habitat for Humanity in their search for appropriate sites to build both affordable rental and ownership housing units.

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5. Identification of zoning districts or residential areas in the town where modification of current regulations, including density, could be considered for the purpose of creating more opportunities for multifamily housing development. At this point, apartment buildings are only allowed in an OSID or Commercial Center projects, requiring a special permit.
6. Continue to work with housing developers of private or non-profit 40B developments to maximize their responsiveness to community interests and its need to increase their affordability.
7. Implementation of regulatory and tax incentives that will provide the highest feasible level of affordability and access by the most vulnerable segments of the community.
8. According to current DHCD rules, if Mashpee has achieved certification within 15 days of the opening of the local hearing for a Comprehensive Permit, the ZBA shall provide written notice to the Applicant, with a copy to DHCD, that it considers that a denial of the permit or the imposition of conditions or requirements would be consistent with local needs, the grounds that it believes has been met, and the factual basis for that position, including any necessary supportive documentation. If the Applicant wishes to challenge the ZBA's assertion, it must do so by providing written notice to the DHCD, with a copy to the Board, within 15 days of its receipt of the ZBA's notice, including any documentation to support its position. DHCD shall thereupon review the materials provided by both parties and issue a decision within 30 days of its receipt of all materials. The ZBA shall have the burden of proving satisfaction of the grounds for asserting that a denial or approval with conditions would be consistent with local needs, provided, however, that any failure of the DHCD to issue a timely decision shall be deemed a determination in favor of the Town. This procedure shall toll the requirement to terminate the hearing within 180 days.

Housing Production Plan: 2015 – 2023

Production Strategy	2015	2016	2017	2018	2019	2020	2021*	2022*	2023*
(1) Affordable Accessory Apartments / Rental Units	0	0	2	2	2	2	2	2	2
(2) Habitat for Humanity / Ownership Units	2	2	2	2	2	2	2	2	2
(3) Mashpee Housing Authority / Rental Units	0	0	0	0	20	0	0	20	0
(4) Friendly 40B Projects Rental & Ownership Units	0	26	26	24	20	20	10	0	10
(5) Private 40B Projects Rental / Ownership Units	3	11	16	16	16	16	16	10	10
(6) Multifamily Afford- able Developments / Rental Units	0	0	0	0	0	0	20	0	20
2010 Total Year- round Housing Units	6,473.....								
Gap (in affordable units)	344	305	259	215	155	115	65*	31*	-3*
Number for 0.5%	32	32	32	32	32	32	32	32	32
Number for 1.0%	65	65	65	65	65	65	65	65	65
Total Annual Units Produced	5	39	46	44	60	40	50	34	44

(1) Assumes a new zoning bylaw allowing Accessory Affordable Apartments as a special permit will be developed by the Planning Board and adopted by Town Meeting

(2) Habitat for Humanity has been active in the community and there is every reason to believe they will continue to provide affordable ownership housing when and where possible

(3) Mashpee Housing Authority will continue to seek opportunities where town-owned land and tax incentives can be combined to produce affordable rental units

(4) Includes the proposed 52 unit Wampanoag Village project by the Mashpee Wampanoag Tribal Council and the 24 and 40 unit apartment projects being proposed on Town lands

(5) Assumes the Mashpee Commons previously approved and permitted 382 unit 40B housing project will be built during this timeframe, with affordable units including 26 rental units and 70 ownership units. Affordable units counted do not include the full number of apartments proposed under the 40B, which may count on the DHCD 40B inventory, only those designated for affordable rentals.

(6) Assumes development of a new multifamily zoning bylaw following completion of a study to determine best locations for higher density residential use. If not a 40B project, these units must be locally assisted or funded under the Community Preservation Act or involve some other qualifying "local action" to count toward Mashpee's 10% goal, such as a special permit or provisions of an inclusionary housing by-law.

*Reflects 2010 10% target, which will be increased once 2020 US Census data becomes available.

XI. Implementation Program

The proposed Implementation Program recommends four policy areas and a number of actions to help address the town's affordable housing needs, re-establish working relationships with all organizations involved in promoting housing, give special consideration to meeting the housing needs of the disadvantaged and take the initiative to explore a regional solution to the affordable housing crisis. This program adopts the Cape Cod Commission Regional Policy Plan goals for affordable housing and supports the region's Minimum Performance Standards.

Policy 1: Community Commitment

Most people agreed in the 2010 Comprehensive Plan Public Opinion Survey that there is a need for more affordable housing in Mashpee. But to be successful in addressing this issue, there must be a commitment by elected officials to publicly demonstrate their support. In addition, the town's leadership must utilize its resources to fully embrace the goal of 40B and begin work to overcome the barriers to supplying the community with improved housing choices and affordability.

Action – 1: As the chief elected officials of Mashpee, the Board of Selectmen should formally adopt and publicize the Affordable Housing & Planned Production Plan as a means of validating that affordable housing continues to be one of the Town's top priorities.

Completion Time: 2015
Responsible Agency: Board of Selectmen and the Town Manager

Action – 2: Design and implement an outreach program to educate Mashpee residents about the importance of affordable housing

Completion Time: 2016
Responsible Agency: Mashpee Affordable Housing Committee

Action – 3: Continue to assess opportunities for the donation of town-owned lands to the Housing Authority or nonprofit organizations for the development of affordable housing projects

Completion Time: 2015 – 2020
Responsible Agency: Affordable Housing Committee, Board of Selectmen, Town Manager and Town Planner in consultation with affordable housing providers

Action – 4: Establish a mechanism to ensure that all eligible affordable housing units are reported to the Department of Housing and Community Development for inclusion on the Subsidized Housing Inventory

Completion Time: 2015
Responsible Agency: Town Manager, Planning Dept., ZBA and Inspections Dept.

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Action – 5: Consider allocating up to 50% of uncommitted Community Preservation Act funds for the production of affordable housing

Completion Time: 2016

Responsible Agency: Community Preservation Committee and Town Meeting

Action – 6: Restore a revolving loan program, which was funded initially through an appropriation from the CPA for three years and administered by the Mashpee Housing Authority, to assist qualified households with covering the move-in costs for affordable housing

Completion Time: 2016

Responsible Agency: Community Preservation Committee, Town Meeting and Housing Authority

Action – 7: Provide ongoing and continuing staff support to the Town's Affordable Housing Committee

Completion Time: Ongoing

Responsible Agency: Town Manager

Action – 8: Update the Affordable Housing Production Plan every 5 years and present for approval to the Planning Board and Board of Selectmen for submission to DHCD

Completion Time: 2020

Responsible Agency: Planning Dept. and Affordable Housing Committee

Policy 2: Production of Affordable Housing

Under the requirements of Chapter 40B, cities and towns must provide their fair share of affordable housing. This goal is 10% of the town's total year-round housing stock. As of May 2015, Mashpee was credited with 298 units providing an affordability rate of only 4.6 percent. Based on the 2010 Census, the unmet demand for affordable housing is 349 units. While every effort will be made to reach this number, Mashpee will explore all avenues to assure progress is made each year.

Action – 1: As a minimum, add 0.50% of need, or 32 units of affordable housing, annually through 2020

Completion Time: 2015 - 2020

Responsible Agency: Board of Selectmen, Planning Board, Affordable Housing Committee, Housing Authority, Town Meeting, private and non-profit developers

Action – 2: Encourage the dispersal of affordable housing in Mashpee such that each of the town's residential neighborhoods are represented.

Completion Time: 2015 - 2020

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<i>Responsibility:</i>	Affordable Housing Committee and Zoning Board of Appeals
<i>Action – 3:</i>	Grant a reduction in permitting fees to contribute to the financial feasibility of the conversion of existing housing units to affordable rental units
<i>Completion Time:</i>	2016
<i>Responsible Agency:</i>	Board of Selectmen and Building Department
<i>Action – 4:</i>	Develop an expedited permitting process for all housing projects that include a specified percentage of affordable housing units
<i>Completion Time:</i>	2016
<i>Responsible Agency:</i>	Planning Board in collaboration with the Planning Dept.
<i>Action – 5:</i>	Explore feasibility of tax abatement on existing homes for income eligible households who agree to a permanent affordability agreement.
<i>Completion Time:</i>	2016
<i>Responsible Agency:</i>	Board of Selectmen, Town Manager and Board of Assessors
<i>Action – 6:</i>	Develop a plan to identify privately owned land and buildings that might be purchased for affordable housing use
<i>Completion Time:</i>	2016
<i>Responsible Agency:</i>	Assessor's Office, Planning Dept., Affordable Housing Committee and Housing Authority
<i>Action – 7:</i>	Develop a friendly 40B proposal for private and non-profit developers that would provide substantially more affordable units than the required 25%. This might include such incentives as donated land, waiver of fees, relaxation of certain parking standards and assistance with wastewater collection and disposal.
<i>Completion Time:</i>	2015-16
<i>Responsible Agency:</i>	Affordable Housing Committee, Town Manager, Board of Selectmen, ZBA
<i>Action – 8:</i>	Monitor the progress in implementing this Affordable Housing Plan and track the status of the town's affordable housing inventory on a semi-annual basis
<i>Completion Time:</i>	2015 - 2020
<i>Responsible:</i>	Affordable Housing Committee in collaboration with the Building Department
<i>Action – 9:</i>	Search for opportunities where Town-owned properties can be used to provide additional affordable rental housing
<i>Completion Time:</i>	2015 - 20
<i>Responsible Agency:</i>	Affordable Housing Committee, Town Lands Working Group, and Selectmen with input from affordable housing providers

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Action – 10: Seek opportunities to convert unused properties and lodging accommodations plus seasonal homes to long-term use as affordable year-round housing

Completion Time: 2015 - 2020

Responsible Agency: Affordable Housing Committee, Assessing Department, Town Planner, ZBA and Inspections Department with input from affordable housing providers

Policy 3: Planning and Zoning

The Town has approved several zoning provisions to promote housing choice and greater affordability. The OSID and Commercial Center by-laws allow mixed housing / commercial uses as well as apartment buildings/garden apartments, while the cluster bylaw contains an inclusionary provision stipulating that 10% of a project's total units must meet the affordability requirements of 40B. Accessory apartments have also been added as another housing choice. Despite these advancements, more remains possible.

Action – 1: Steer large affordable housing projects to locations near or adjacent to already built areas where the required infrastructure is more readily available.

Completion Time: 2015 – 2020

Responsible Agency: Planning Board, ZBA and Staff

Action – 2: Create an Accessory Affordable Apartment by law modeled after the town of Barnstable's program and adopted by a number of other Cape communities. The objective is to use existing owner-occupied dwellings for the creation of affordable apartments meeting the LIP/LAU guidelines within the unit or within an existing detached structure on the property.

Completion Time: 2016

Responsible Agency: Planning Board, ZBA and Town Planner

Action – 3: Consider creation of a zoning overlay district that is adaptable to both R3 and R5 residential districts for multifamily rental housing (six units or more) development by special permit

Completion Time: 2016

Responsible Agency: Planning Board and Town Planner

Action – 4: Consider establishment of a zoning overlay district adaptable to both residential districts for the development of studio and one bedroom residences that has an affordable home component of at least 25%

Completion Time: 2016

Responsible Agency: Planning Board and Town Planner

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- Action – 5:* Evaluate the town's density requirements in the R3 and R5 districts for opportunities to upzone (higher density) certain areas to achieve a better fit with actual development densities and, more importantly, to create financial incentives for the potential conversion of units to affordable status
- Completion Time:* 2016
- Responsible Agency:* Planning Board and Town Planner
- Action – 6:* Explore the provision of linkage fees, if found to be legal, whereby developers of non-residential projects contribute housing or fees for the construction of new housing units at affordable prices / rents
- Completion Time:* 2017
- Responsible Agency:* Planning Board and Town Planner
- Action – 7:* Consider density bonuses in appropriate locations for developments that provide the highest level of affordability and serve the most vulnerable segments of the community.
- Completion Time:* 2015-20
- Responsibility:* Planning Board
- Action – 8:* Consider the use of alternative septic technologies to offset impacts of higher density housing projects where connection to existing treatment facilities is not feasible.
- Completion Time:* 2015 - 2020
- Responsibility:* Planning Board, Board of Health