



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, MA 02649

Meeting of the Mashpee Planning Board
Monday, December 18, 2023; 6:00 PM
Mashpee Town Hall - Waquoit Meeting Room
16 Great Neck Road North, Mashpee, MA 02649

Broadcast Live on Local Channel 8

Streamed Live on the Town of Mashpee Website: <https://www.mashpeema.gov/channel-8>

Call Joint Meeting With Select Board to Order

- Pledge of Allegiance
- Moment of Silence

New Business

- Presentation of the draft Housing Production Plan by Evan Lehrer, Community Development Director and Alexis Lanzillotta, Barrett Planning Group.

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK
DEC 13 '23 PM4:18



Town of Mashpee
Housing Production Plan
2024-2029

**Draft Needs Assessment, Goals, and Strategies
For Planning Board & Select Board Review
December 18, 2023**

Prepared for the Town of Mashpee
by Barrett Planning Group



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Housing Needs Assessment

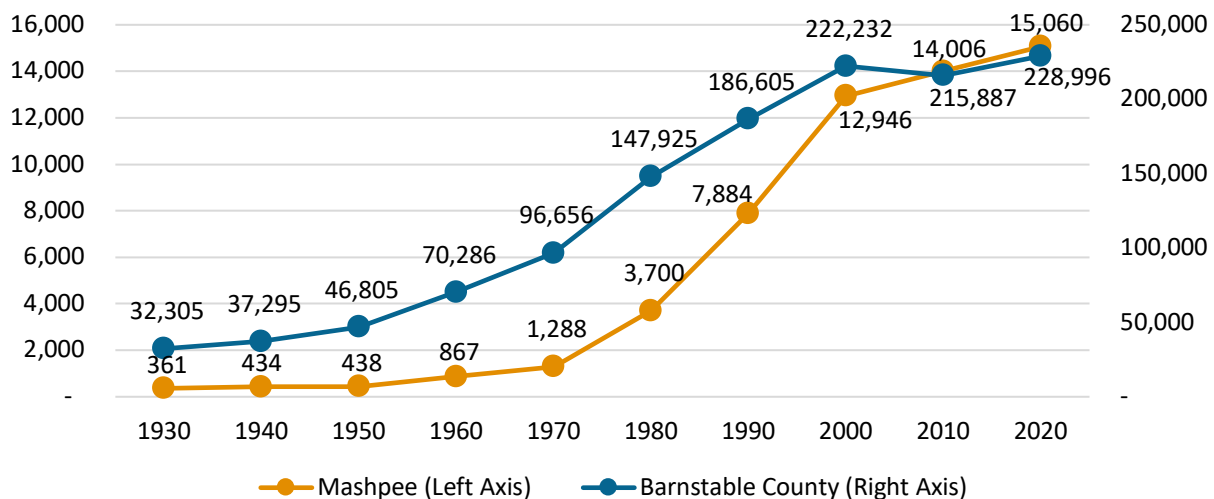
DEMOGRAPHIC PROFILE

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 1 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 6,340.¹

Figure 1. Total Population for Mashpee and Barnstable County, 1930-2020

Source: UMass Donahue Institute and US Census Bureau



The Metropolitan Area Planning Council (MAPC) recently released updated projections for household populations through 2050.² The **population in households** refers to the **total population** minus the **group quarters population**. Group Quarters include nursing homes, college dormitories, homeless shelters, correctional facilities, group homes, and all other arrangements where unrelated individuals live together with shared facilities or services. While Figure 2 is not a seamless transition from Figure 1 because it is

¹ 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.

² MAPC's methodology is detailed here:

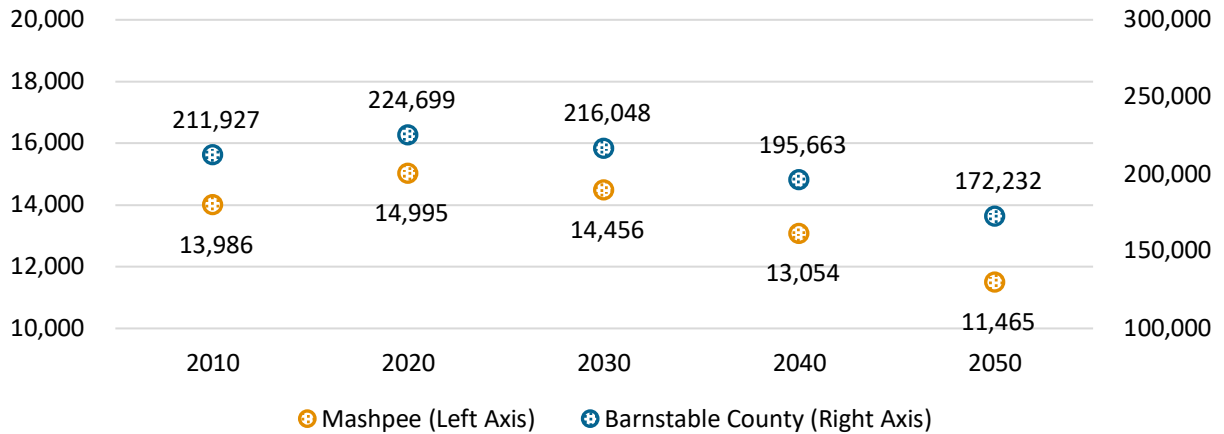
https://www.mapc.org/wpcontent/uploads/2023/10/MAPC_Projections_Methodology_Documentation_LRTP2023.pdf



based on population in households rather than the total population, it nonetheless shows an anticipated drop in residents for both Mashpee and Barnstable County from 2020 to 2050.

Figure 2. Projected Population in Households

Source: MAPC Population Projections, 2023



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 3). Conversely, the under-18 population has decreased each decade since 2000. While these trends are not specific to Mashpee, Figures 4A and 4B 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 3. Shifts in Population Age, 1990-2020

Source: Decennial Census, 1990, 2000, 2010 2020

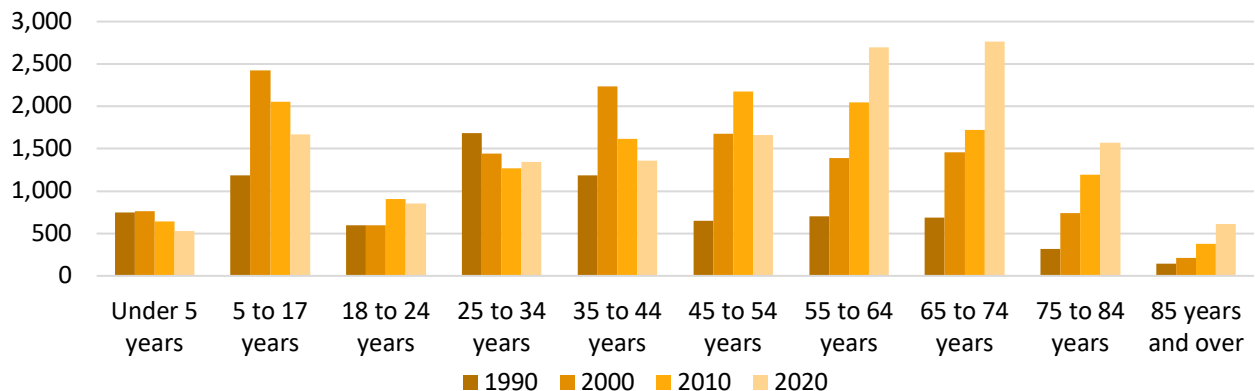




Figure 4. Percent Population Under 18 and Over 55, 1990-2020

Source: Decennial Census, 1990 and 2020

Figure 4A. Percent Under 18, 1990 - 2020

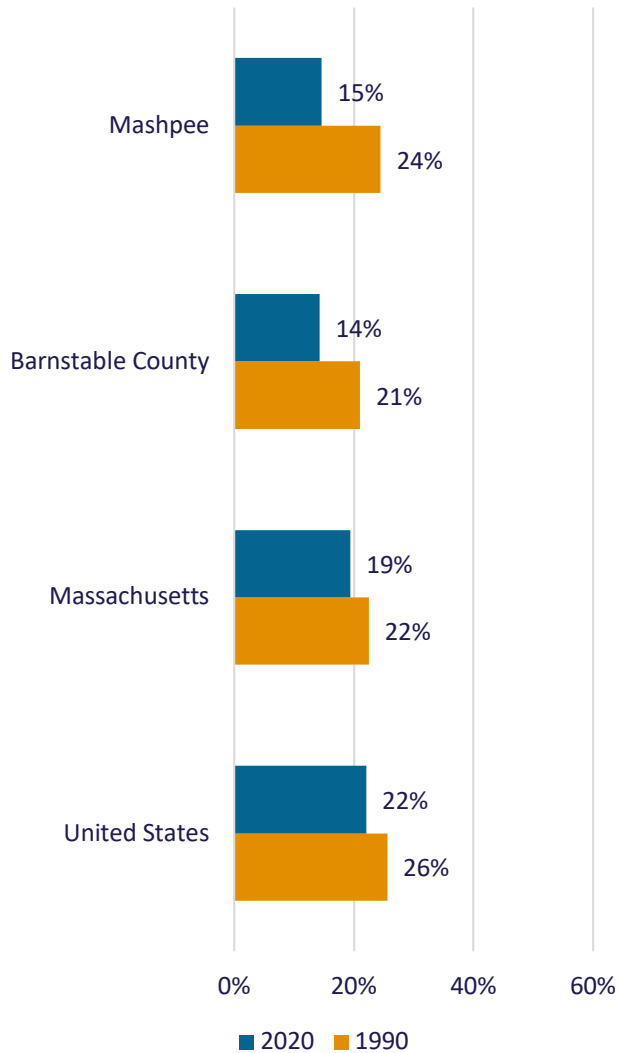
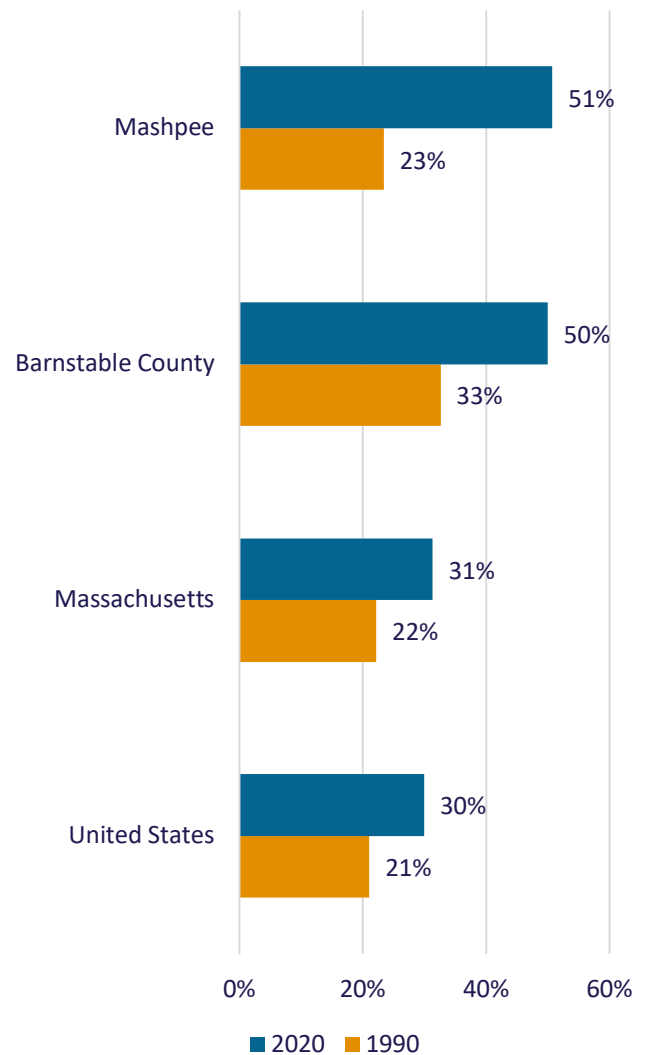
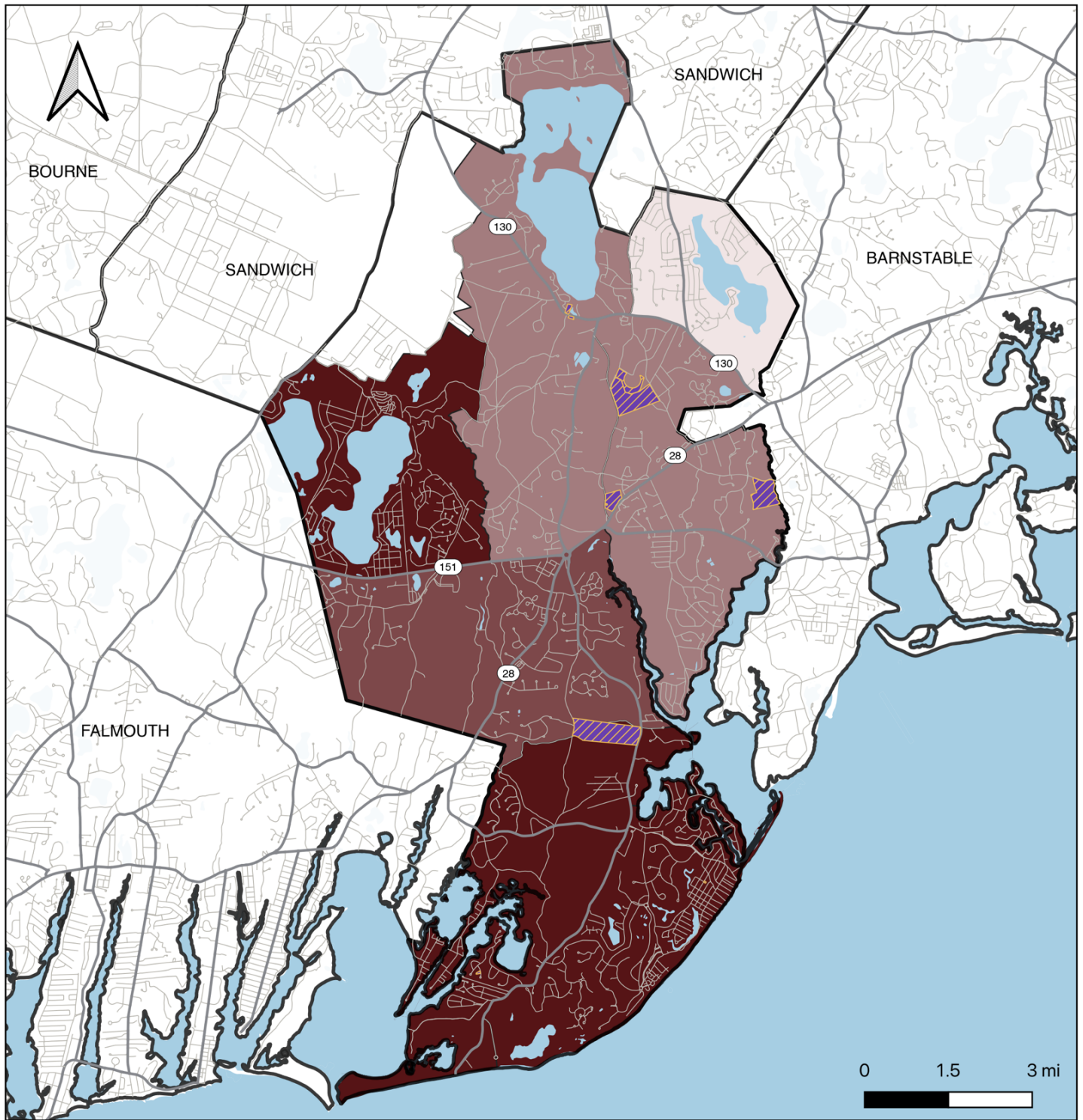


Figure 4B. Percent Over 55, 1990-2020






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

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 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



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.

RACE, ETHNICITY, AND CULTURE

Minority Population

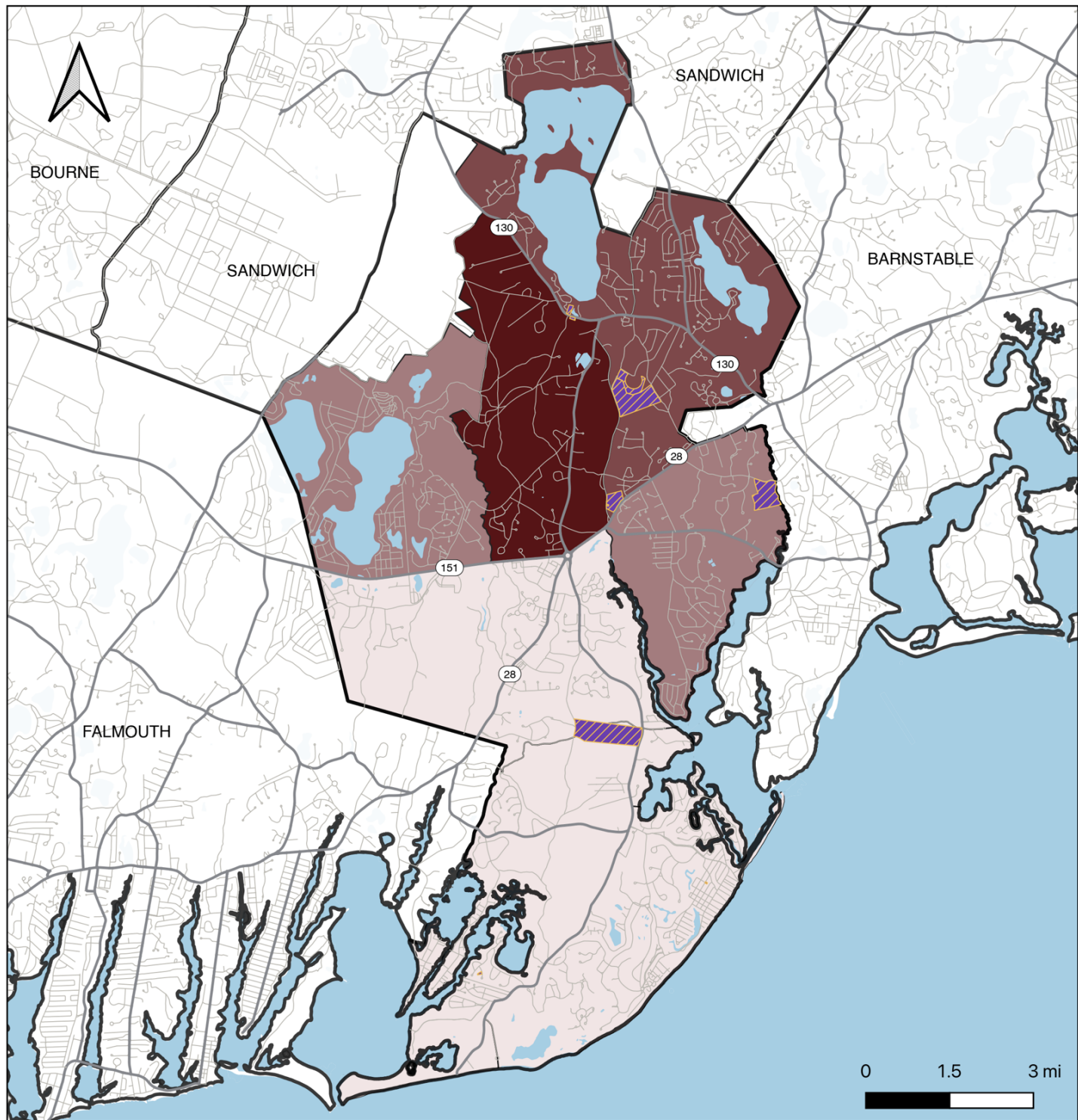
The percent of Mashpee’s population identifying as a racial or ethnic minority increased from about 12 percent to 16 between 2010 and 2020. Like the county and state, the largest specific minority group increase was across two or more races, increasing from 3 to 6 percent among non-Hispanic populations (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.³

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

³ “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.




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

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 Mashpee Wampanoag LAR

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 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.⁴ 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.⁵

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.⁶ 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.⁷

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).⁸ 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 independent living difficulties.

Table 2. Disability by Type for Mashpee Residents

	% of Non-Institutionalized Pop w Disability	% of Total Non-Institutionalized Pop
Hearing Difficulty	36.9%	4.4%
Vision Difficulty	15.2%	1.8%
Cognitive Difficulty	39.2%	4.9%
Ambulatory Difficulty	35.4%	4.5%
Self-Care Difficulty	11.1%	1.4%
Independent Living Difficulty	26.3%	3.5%

Source: ACS 5-Year Estimates, 2017-2021, Tables B18101, B18102, B18103, B18104, B18105, B18106, B18107

⁴ Mashpee Wampanoag Tribe. Accessed November 2023 at <https://mashpeewampanoagtribe-nsn.gov/>

⁵ US Census Bureau, 2020 Decennial Census, Table DP1. Respondents identifying as “American Indian/Alaska Native” may not be members of the Mashpee Wampanoag tribe.

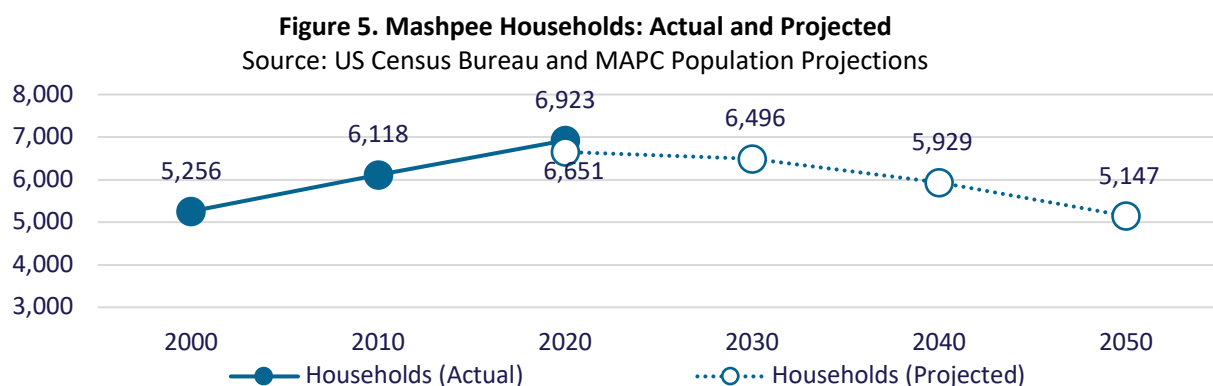
⁶ US Census Bureau, American Community Survey 5-Year Estimates, 2017-2021, Table B05007

⁷ Ibid., Table C16002

⁸ 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.

Households

Just as Mashpee's household population is expected to decline leading up to 2050, so are the total number of households (Figure 5). However, the 2020 Census figures exceed the projected households for 2020, so this trend may shift from these projections.



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 person	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

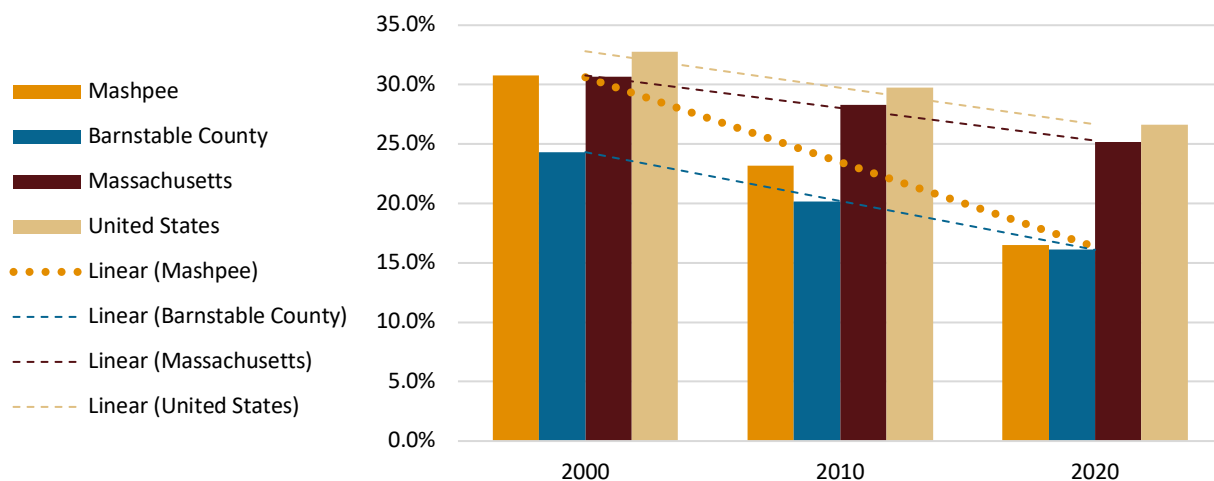
Mashpee's percentage of households with children decreased from 31 percent in 2000 to 17 percent in 2020, outpacing the county which saw a reduction of households with children from 24 percent to 16 percent during the same period. The linear trend lines in Figure 7 show that this shift has been more 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 trends.

Schools⁹

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 merged due to declining enrollment (Figure 8).

Figure 7. Percent Households with Children Under 18, 2000-2020

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

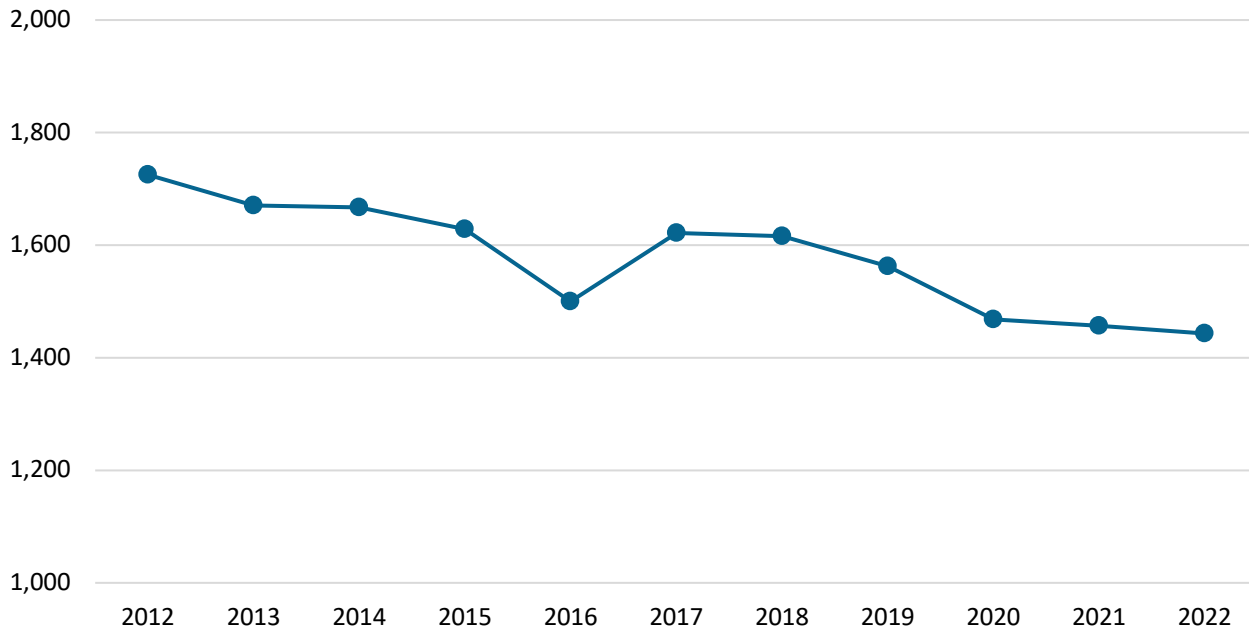


⁹ School capacity should not be considered a limiting factor for housing development or when setting housing policy out of consideration for the Fair Housing Act, which provides protections based on familial status (among other factors).



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).¹⁰ Based on DESE records, there were also nineteen homeless youth receiving McKinney-Vento services enrolled in the Mashpee Public Schools during the 2021-2022 school year, the most recent year for which this data is available.^{11,12} The school districts on Cape Cod with higher numbers of known homeless youth for the 2021-2022 academic year are Barnstable (107), Dennis-Yarmouth (100), Falmouth (40), Monomoy Regional School District (40), and Bourne (22).

Figure 8. Mashpee Public Schools - Total Student Enrollment
Source: MA Department of Elementary and Secondary Education, District Profile



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 9). Under local

¹⁰ MA Department of Elementary and Secondary Education, Mashpee Public Schools Profile, 2022-2023.

¹¹ 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.

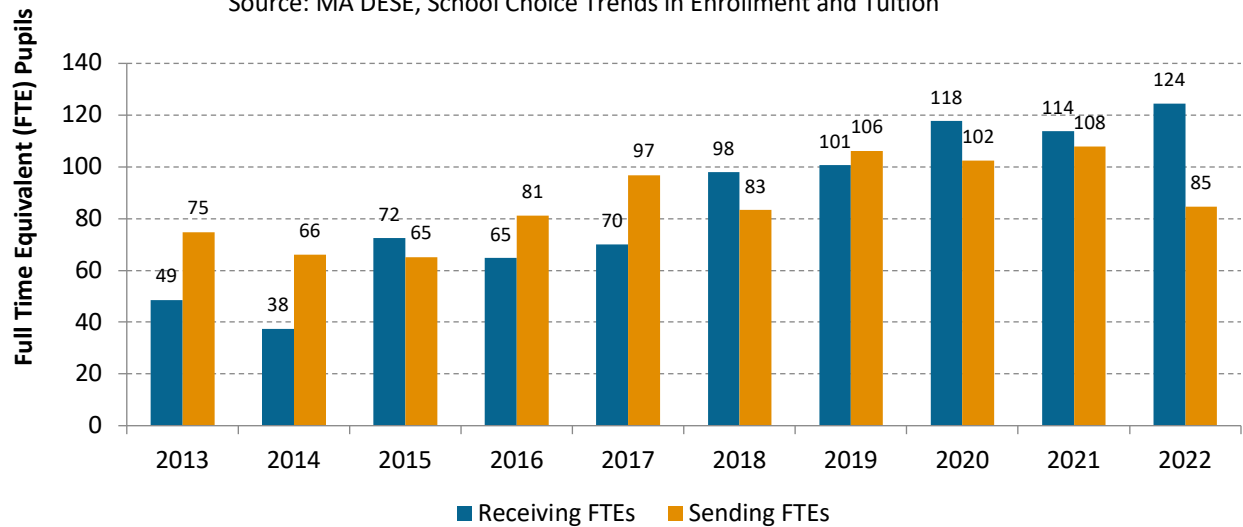
¹² Under the McKinney-Vento Act, funding is provided to school districts to provide select services to homeless youth to ensure their continued education. The definition of homeless under McKinney-Vento includes students in households who are “doubling up” (i.e., multiple households temporarily sharing a single housing unit) due to loss of housing. In Mashpee’s case, twelve of the nineteen homeless students accounted for were doubling up.



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

Figure 9. School Choice Enrollment Trends for the Mashpee Public Schools

Source: MA DESE, School Choice Trends in Enrollment and Tuition



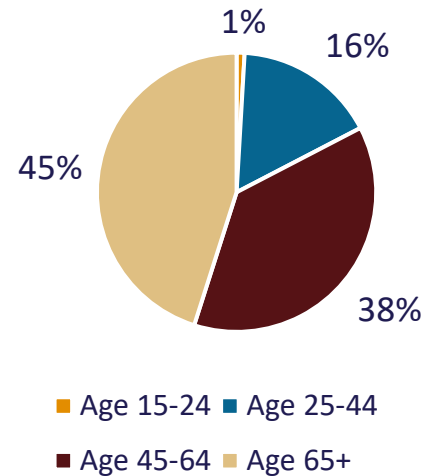
Mashpee.

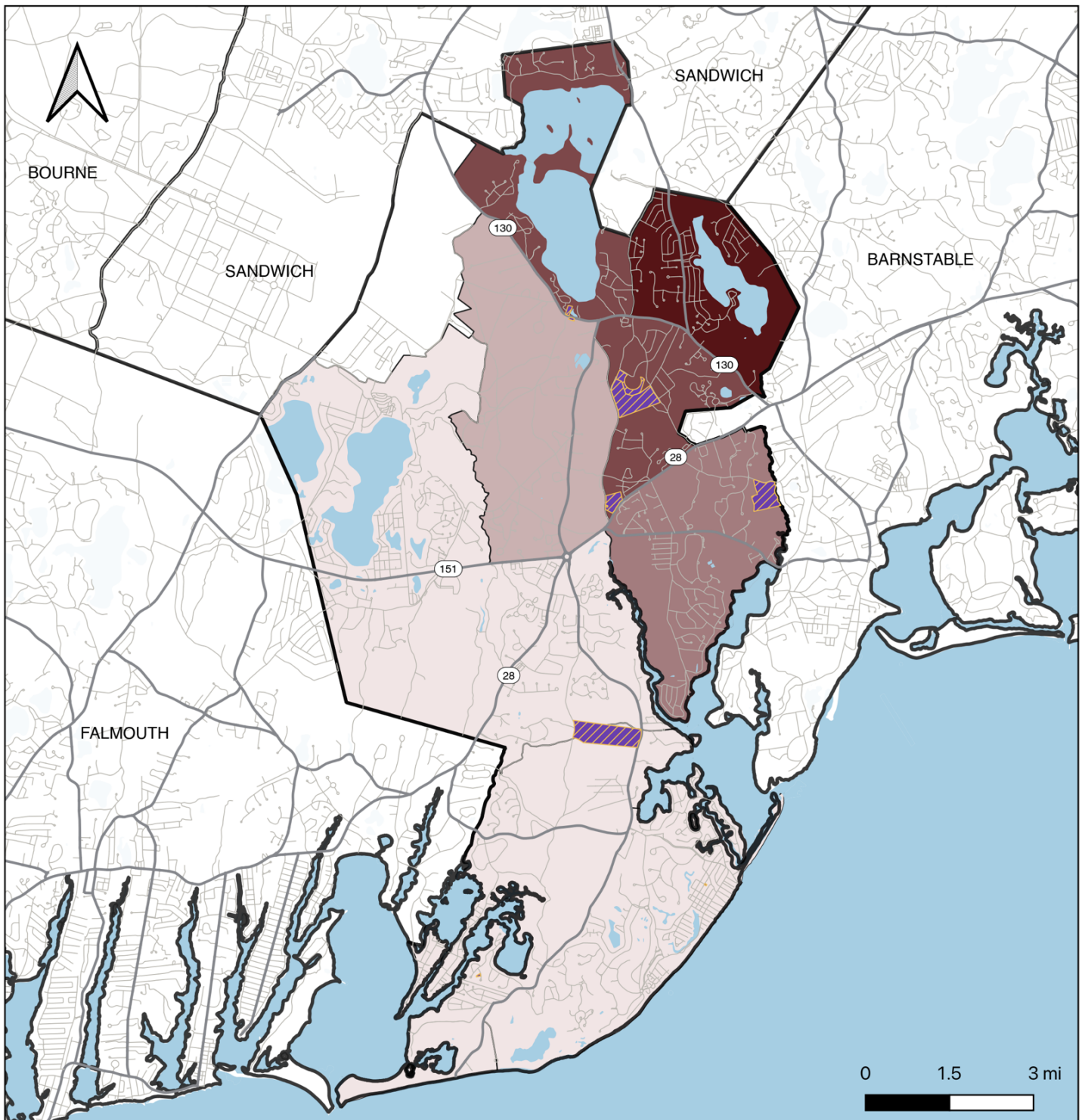
AGE OF HOUSEHOLDER

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 10. 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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 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


Households w Own Children

 10.2-13.8%

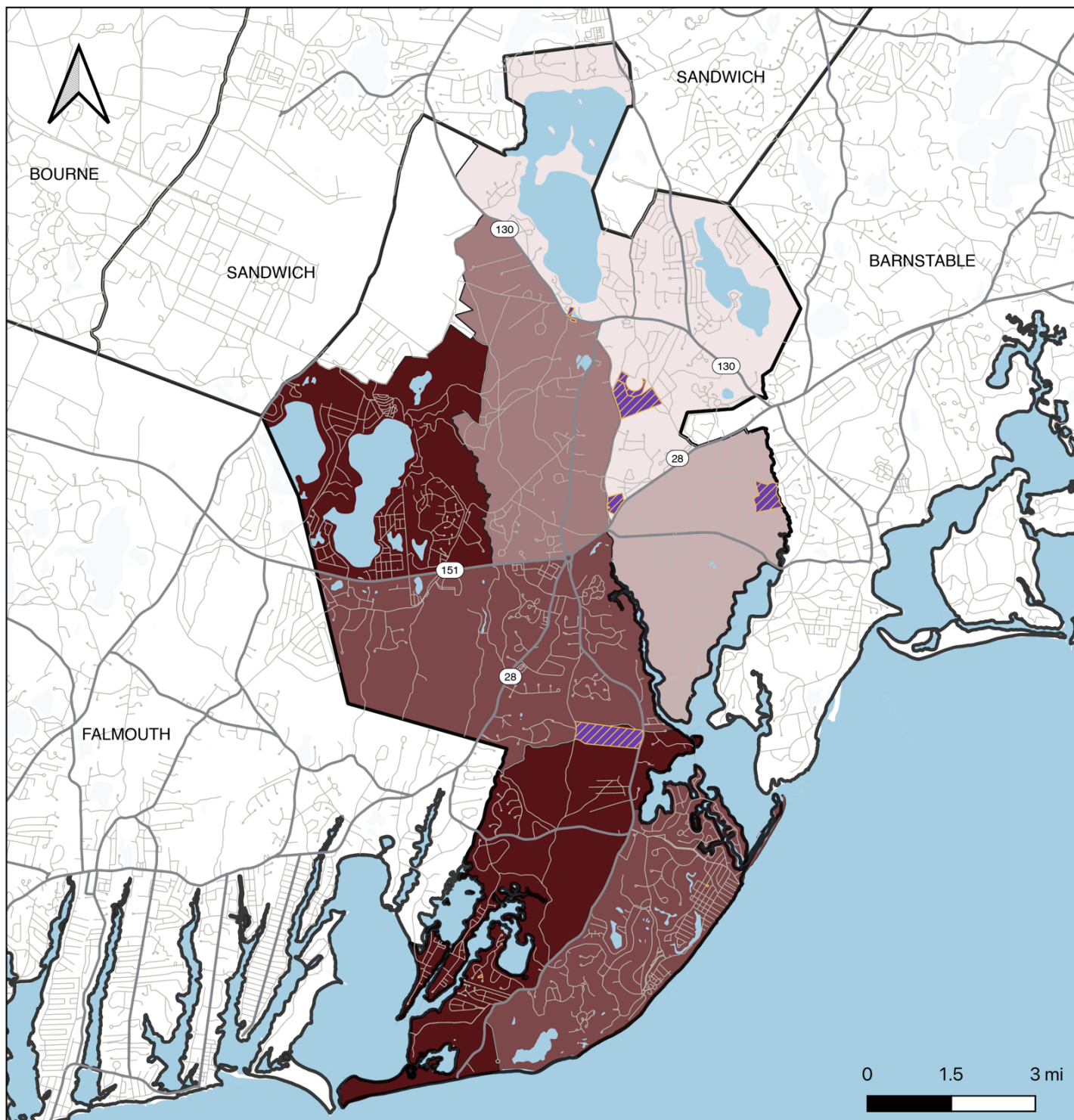
 13.8-17.3%

 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

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 Mashpee Wampanoag LAR

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 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. 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 economic base?

An economic 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.

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 2010, the HAMFI for Barnstable County has increased by \$35,000, as shown in Figure 11.

Figure 11. HUD Area Median Family Income (HAMFI) for Barnstable County, 2010-2023

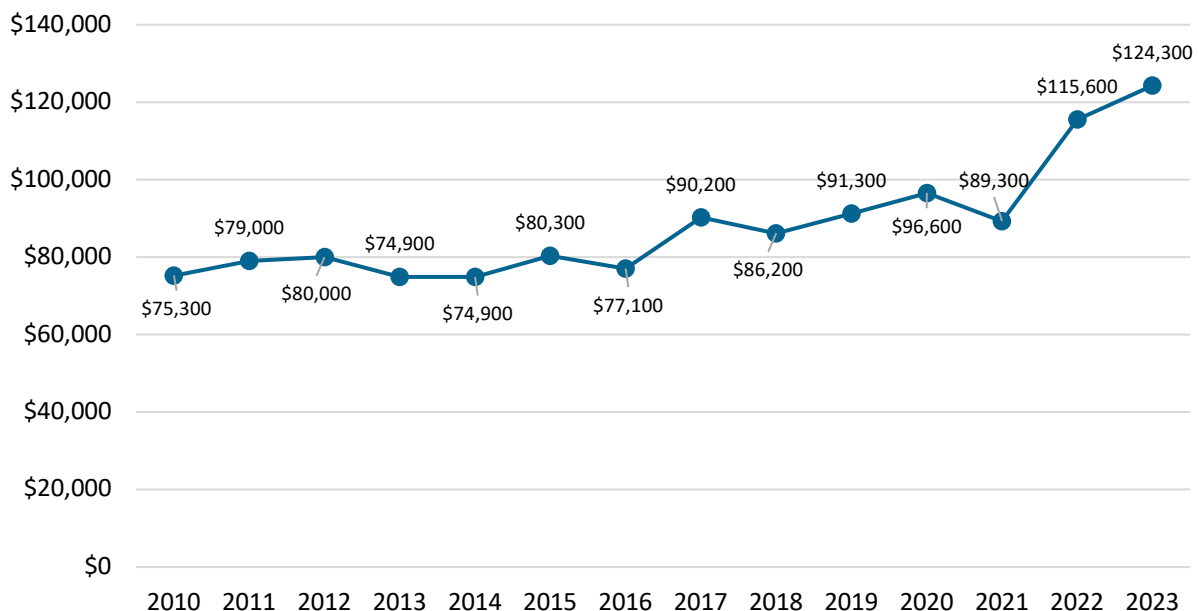


Table 5 below expands upon the HAMFI to show the income limits by household size and pairs this with sample households to provide local context. The assumed wage data for sample households is based upon 2022 Employment and Wages Reports (ES-202) from the MA Department of Economic Research, as well as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

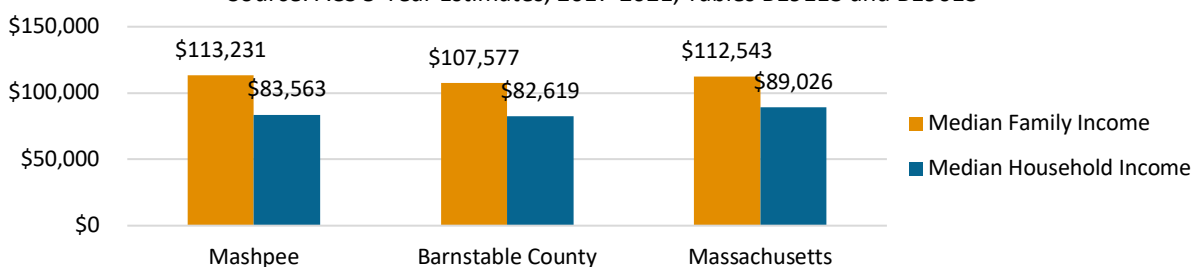
Household Type		Elderly Family	Small Family (2-4 persons)	Large Family (5+ persons)	Elderly Non-Family	Other Household Type
Count		1,590	2,130	250	1,575	1,025
% of All Households		24%	32%	4%	24%	16%
Income	Up to 30% HAMFI	2%	10%	8%	25%	24%
	>30% to 50% HAMFI	10%	12%	26%	23%	19%
	>50% to 80% HAMFI	20%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

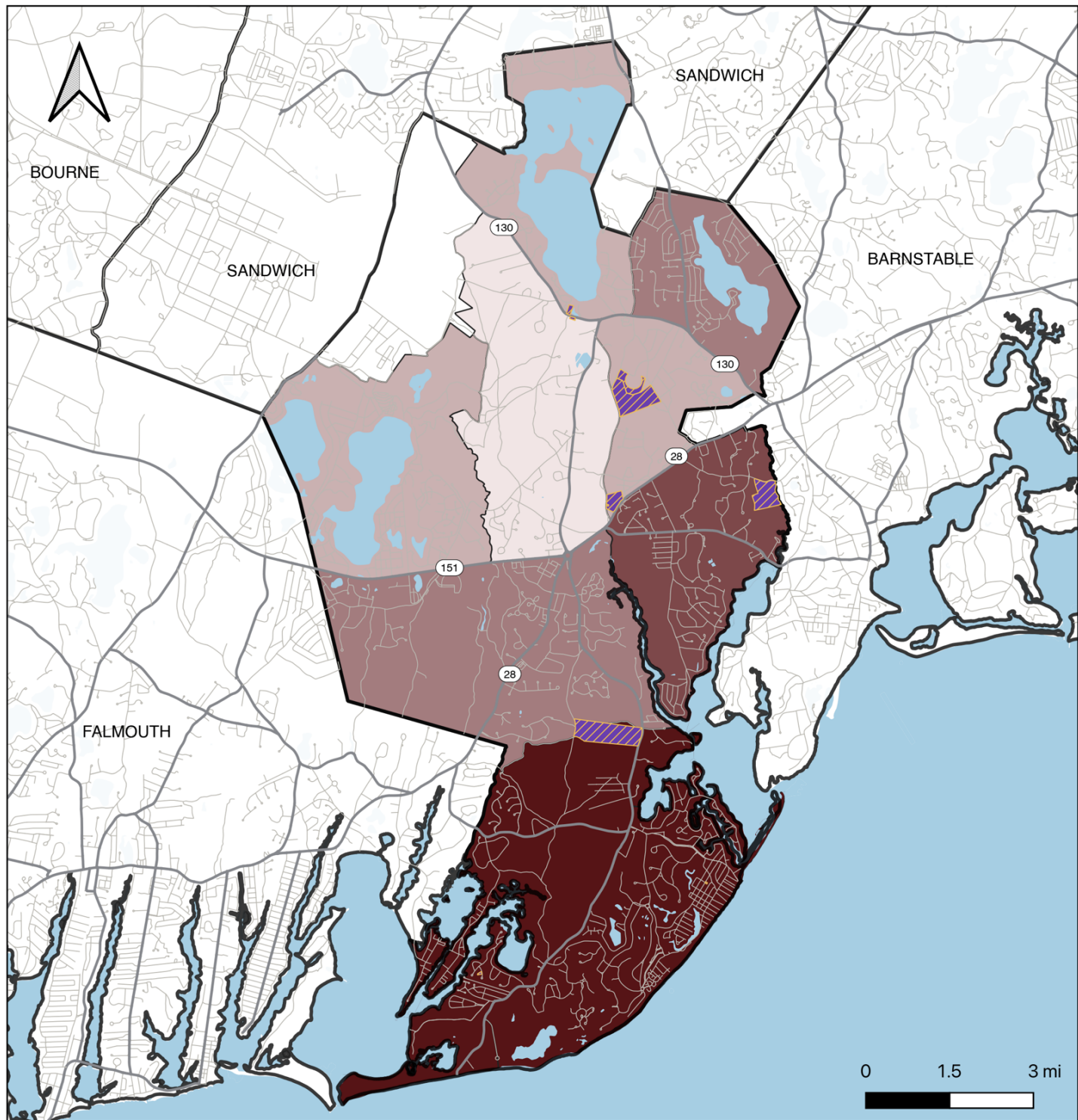
Source: CHAS 2016-2020, Table 7

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 11 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.

Figure 11. Median Family and Median Household Incomes

Source: ACS 5-Year Estimates, 2017-2021, Tables B19113 and B19013






Map 6. Median Household Income by Census Block Group

Mashpee Housing Production Plan


Date: November 20, 2023

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 Mashpee Wampanoag LAR

 Water Body

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 Limited Access Highway


 Multi-Lane Highway, Not Limited Access


 Major Road


 Minor Street or Road


Median Household Income

 \$58,523 - \$69,838

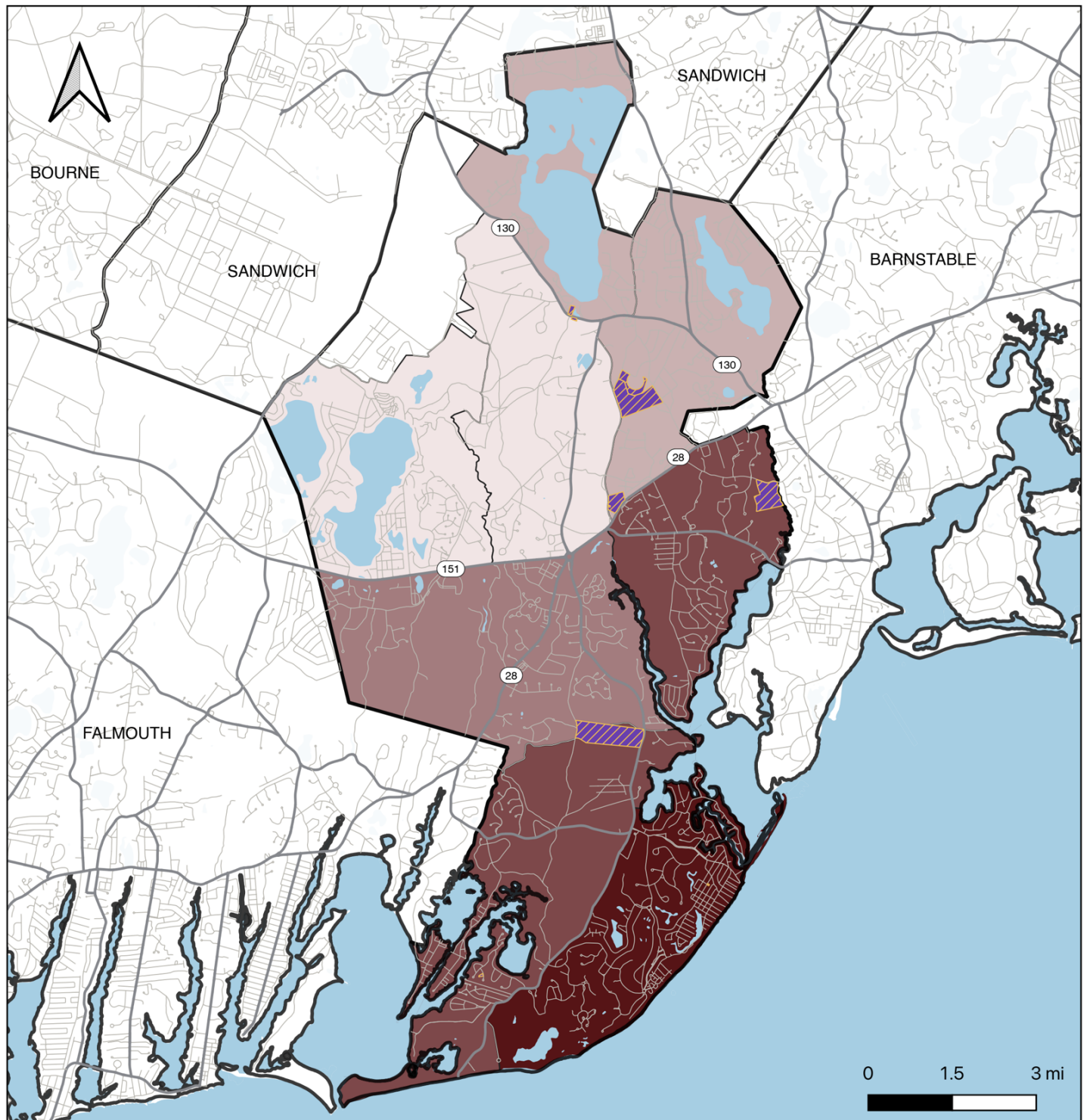
 \$69,838 - \$81,152

 \$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).¹³

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.¹⁴ ACS estimates indicate that over 27 percent of Mashpee's labor force is employed in educational services, health care, or social assistance, as shown in Table 8. 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).¹⁵ This difference reinforces feedback from the community engagement process that people who work in Mashpee may struggle to afford to live in the community.

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

Industry	% Resident Labor Force
Educational Services; Health Care and Social Assistance	27.3%
Professional, Scientific, Management; Administrative and Waste Management Services	14.2%
Retail Trade	13.9%
Arts, Entertainment, And Recreation, And Accommodation And Food Services	8.4%
Construction	7.7%
<i>All Other Industries Combined</i>	28.6%

Sources: ACS 5-Year Estimates, 2017-2021, Table B12006, Barrett Planning Group

¹³ ACS 5-Year Estimates, 2017-2021, Table B17017

¹⁴ ACS 5-Year Estimates, 2017-2021, Table B12006

¹⁵ ACS 5-Year Estimates, 2017-2021, Table B08009

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.¹⁶ 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. 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 \$740.¹⁷ Table 9 displays the percentage of Mashpee's employment base within select industries, broken down into year-round and seasonal timeframes. Table 9 also displays the average weekly wages by industry within Mashpee as compared to Barnstable County. In other words – for every dollar earned by Barnstable County's employment base, a participant in Mashpee's employment base earns \$0.87.

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	20%	21%	19%	\$740	\$846	0.875
Health Care and Social Assistance	15%	16%	14%	\$1,107	\$1,313	0.843
Accommodation and Food Services	13%	12%	15%	\$601	\$722	0.832
Arts, Entertainment, and Recreation	8%	6%	13%	\$812	\$802	1.012
Construction	8%	9%	7%	\$1,330	\$1,411	0.943
Administrative and Waste Services	6%	6%	6%	\$1,038	\$1,141	0.910
Other Services, Except Public Administration	6%	6%	5%	\$944	\$920	1.026
Wholesale Trade	4%	4%	4%	\$1,268	\$1,567	0.809
Professional and Technical Services	4%	4%	3%	\$1,376	\$1,626	0.846
Real Estate and Rental and Leasing	2%	2%	2%	\$1,255	\$1,201	1.045
Manufacturing	1%	1%	1%	\$541	\$1,410	0.384
Finance and Insurance	1%	1%	1%	\$1,788	\$2,204	0.811
All Jobs	5,231	4,975	6,001	\$1,003	\$1,155	0.868

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

¹⁶ 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

¹⁷ ES202

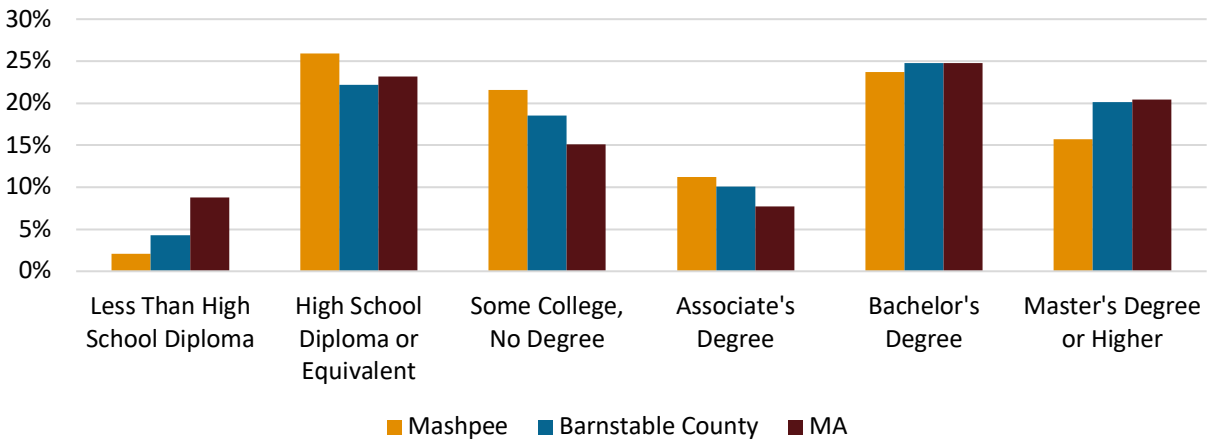


EDUCATION

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 11). 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.¹⁸

Figure 11. Educational Attainment for Population Age 25+

Source: ACS 5-Year Estimates, 2017-2021



¹⁸ ACS21_5yr:B15003. Educational Attainment For The Population 25 Years And Over



HOUSING CHARACTERISTICS

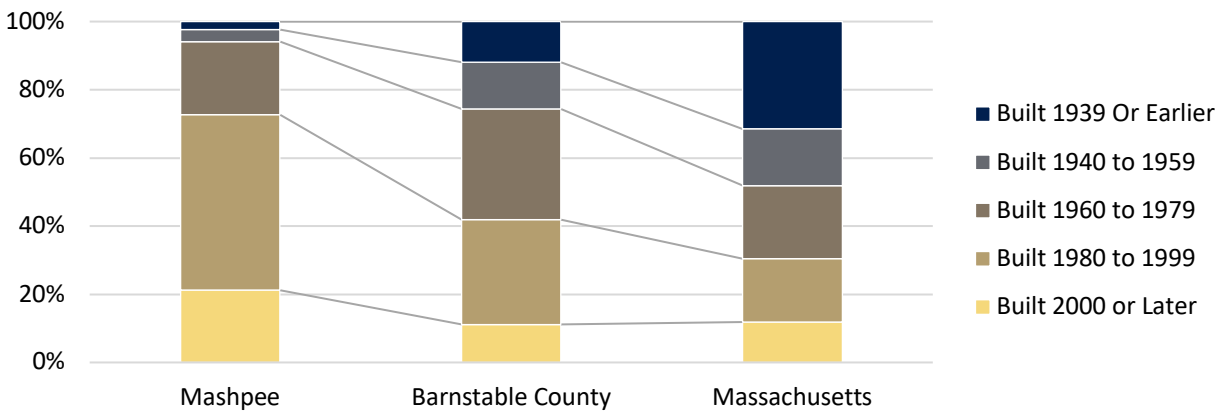
This section provides an overview of Mashpee’s current housing stock, including its growth over time and characteristics including housing type, size, and age. Over the past thirty years, Mashpee’s housing unit count has grown by over 3,700, rising from 7,002 units in 1990 to 10,757 in 2020.¹⁹ An estimated 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).²⁰ 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 12). 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 1980.²¹ 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.²²

Figure 12. Year Residential Structure Built for Mashpee Housing Units

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



¹⁹ US Census Bureau, Decennial Census, 1990 and 2020, Housing Units

²⁰ ACS 5-Year Estimates, 2017-2021, Table B25024

²¹ ACS 5-Year Estimates, 2017-2021, Table B25034

²² 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

As shown in Table 10, Mashpee has a much higher share of "single family attached" units (such as townhouse condominiums) than neighboring communities. Of the upper cape communities, Bourne has the next highest share at an estimated 7 percent, and Sandwich has the lowest share at 3 percent.²³

Assessor's records reveal a similar picture, although there is some difference and overlap in definitions. To wit, what ACS refers to as "1, Attached" is typically thought of as a townhouse – that is, an attached single-family unit with no other residential units above or below, and sharing an internal wall from ground to roof with an adjacent unit. These units may be rented or (more commonly) owned. When they are owned, they are considered a condominium *for assessing purposes*, whereas when such a unit is rented, it is likely part of a two- or three-family structure assessed as one property. Likewise, "1, Detached" refers to a single family detached structure – yet for assessing purposes, these physical structures may be held in a condominium form of ownership (whereby inside of the unit is owned and maintained by an individual owner, whereas the exterior of the building and the surrounding property is separately owned, generally by a condominium association). Despite these overlaps in definitions, the connection between local Assessor's records and ACS estimates is clear, with 27 percent of Mashpee's residential units considered condominiums for assessing and an estimated 14 percent of units considered attached single family – both figures higher than surrounding communities. Table 11 lists residential structures by type according to Mashpee's Assessor's records, and Map 8 displays these properties.

Table 10. 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%

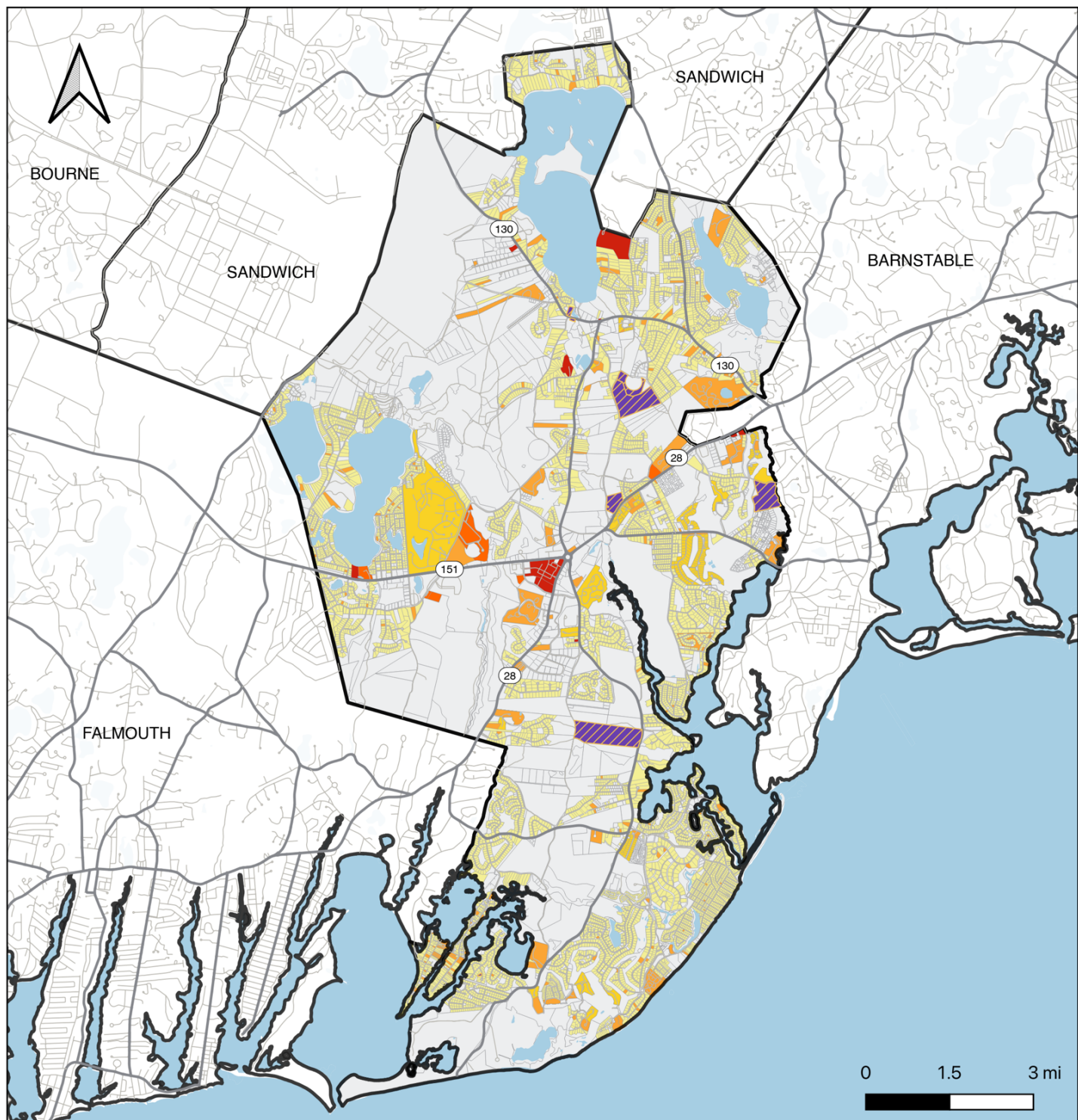
Source: ACS 5-Year Estimates, 2017-2021, Table B25024

Table 11. Mashpee Residential Structures by Type

	# Properties	Est. # Units
Single Family Detached	7,257	7,257
Condominium	2,825	2,825
Two-Family	50	100
Three-Family	2	6
Multiple Homes on One Parcel	36	72
Apts (Incl. Housing Authority)	6	210
Mixed Use	11	75
Total	10,187	10,545

Source: Town of Mashpee Assessor's Records, FY2023

²³ Ibid.



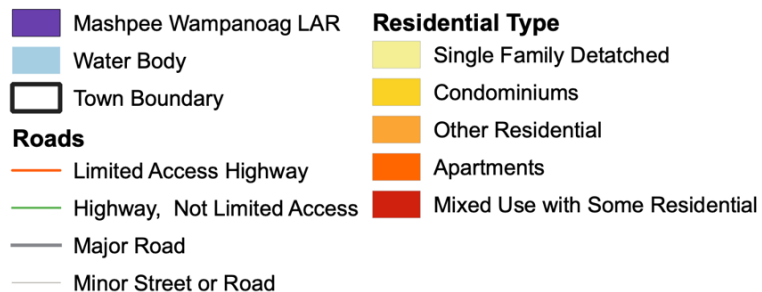
Map 8. Residential Type

Mashpee Housing Production Plan

Date: November 20, 2023

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

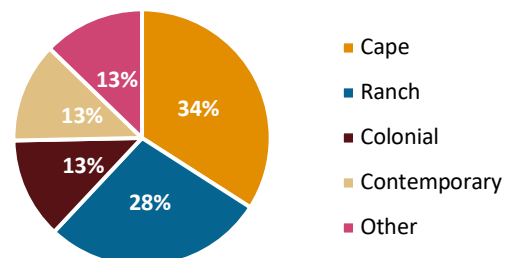
This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.



SINGLE FAMILY HOMES

As shown in Figure 13, Cape-style homes are most common among Mashpee's detached single-family homes (34%), followed by ranches (28%), colonials (13%), and contemporary (13%).²⁴ 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 13. 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.

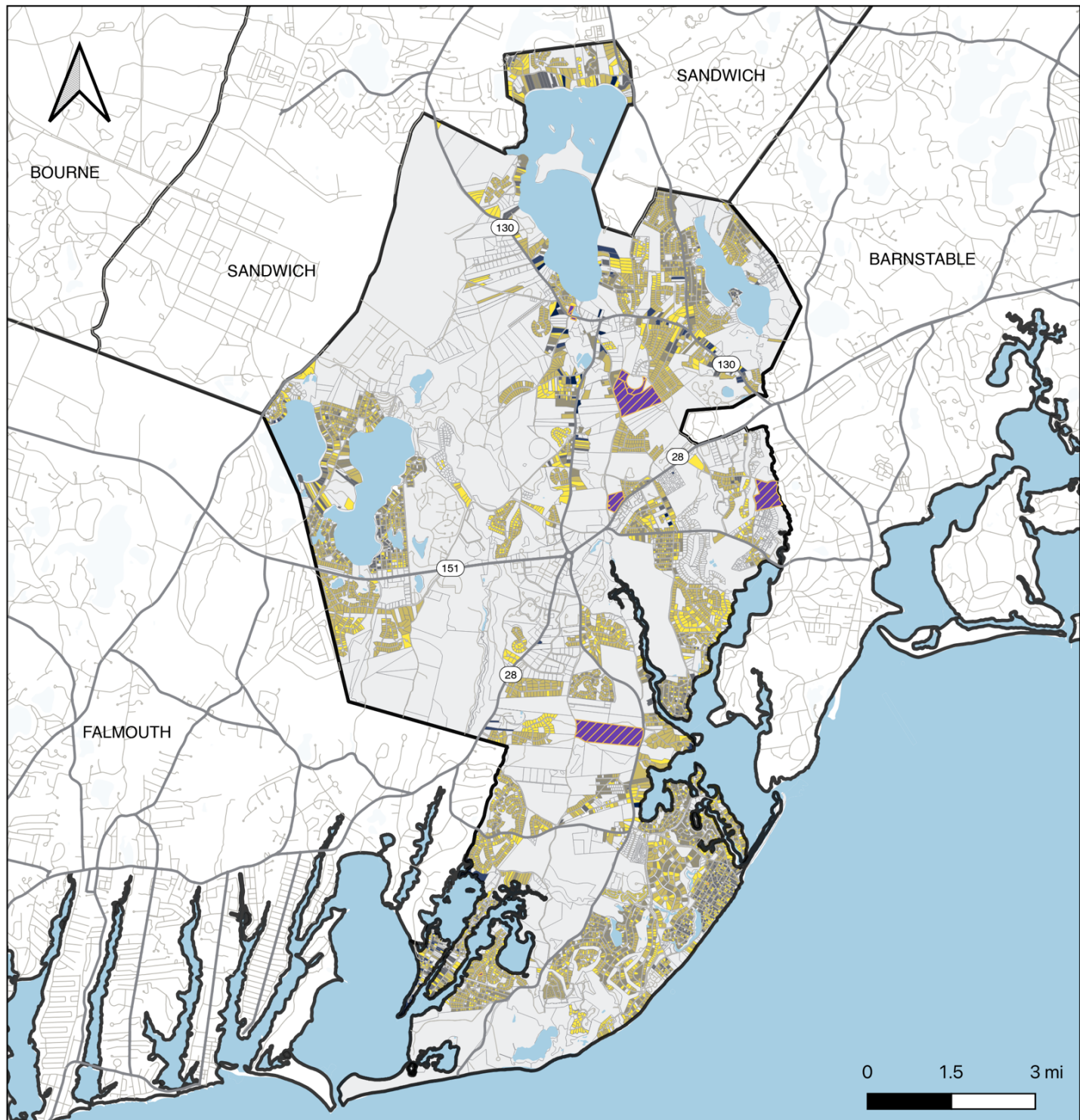
Table 12. Summary of Single-Family Homes in Mashpee

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.

²⁴ Town of Mashpee Assessor's Records, FY 2024.



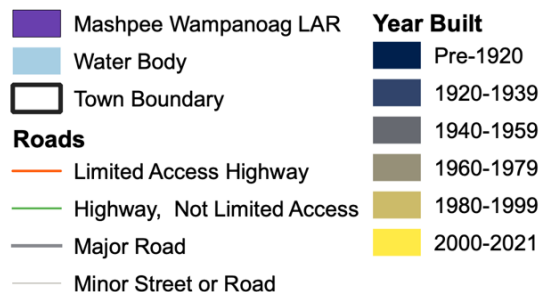
Map 9. Year Built for Single Family Homes

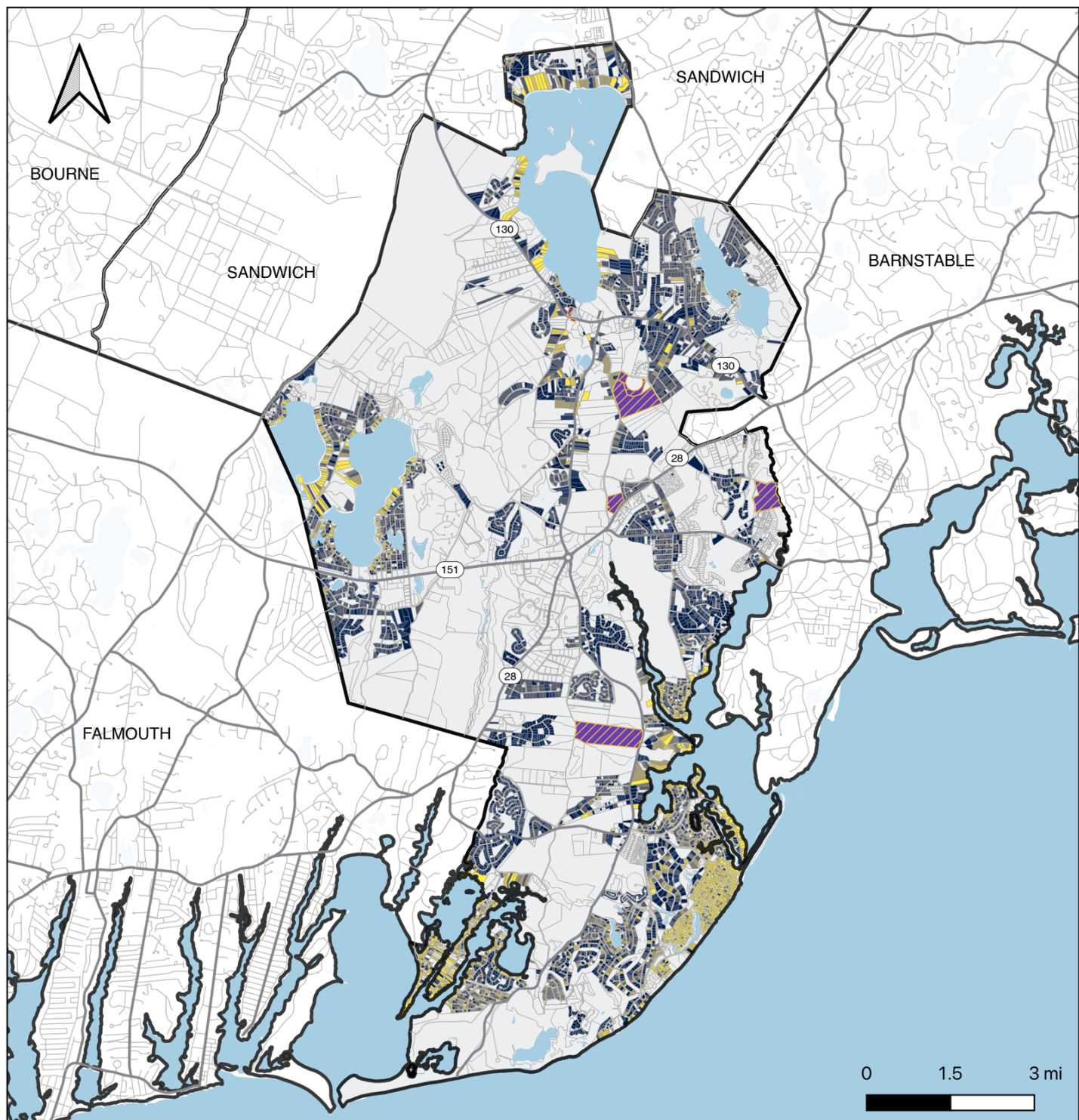
Mashpee Housing Production Plan

Date: November 20, 2023

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

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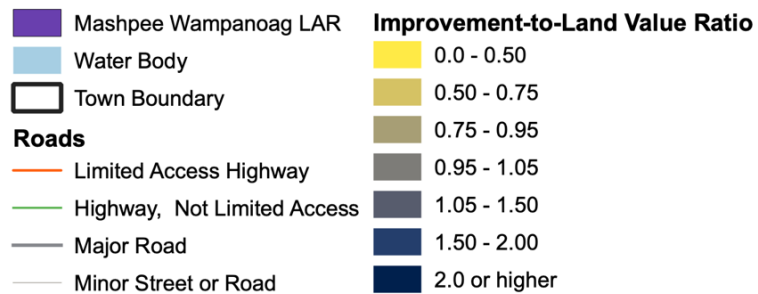
Map 10. Improvement Value to Land Value Ratio for Single Family Homes

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 11 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. While many condominiums exist in townhouse structures, they can also be detached single family structures. Condominium neighborhoods exist throughout Mashpee, with larger established neighborhoods include Southport, a recently built 55+ active living community with 749 condominiums; Windchime, 156 townhouse-style condominiums built in 2003; several condominium associations in the New Seabury area; and condominiums located at the Willowbend Country Club.

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. 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.²⁵

APARTMENTS

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

- The oldest of MAH’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.
- 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, MAH manages Great Cove Community, built in 2014 and consisting of ten two- and three-bedroom family units.²⁶

Other than MAH’s properties, Mashpee Village is the only other sizable example of multifamily housing in Mashpee. Mashpee Village was built 1974-1975 and includes 110 apartments surrounded by thirty-five single-family homes.

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

²⁶ Mashpee Housing Authority, “Properties Managed.” Accessed December 2023 at <https://mashpeehousing.org/properties>

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 14 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 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 15; for both the county and state, owner households earn more than two times as much as renter households.

Figure 14. Percent Owner Households by Age for Mashpee Households

Source: US Decennial Census 2020, Table H13

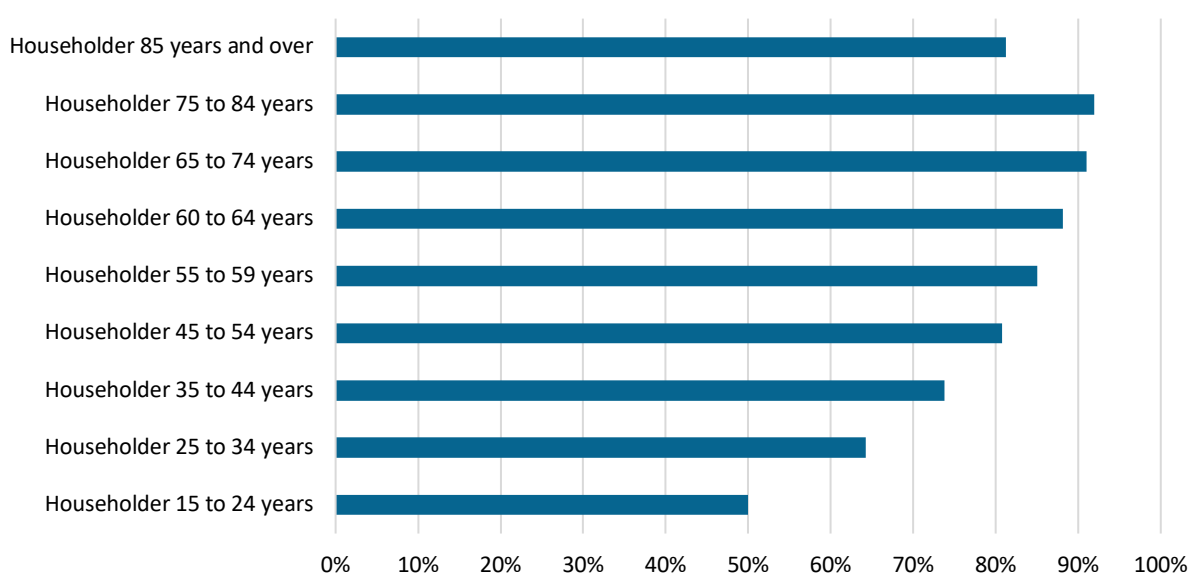


Table 14. Median Household Income by Tenure

	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

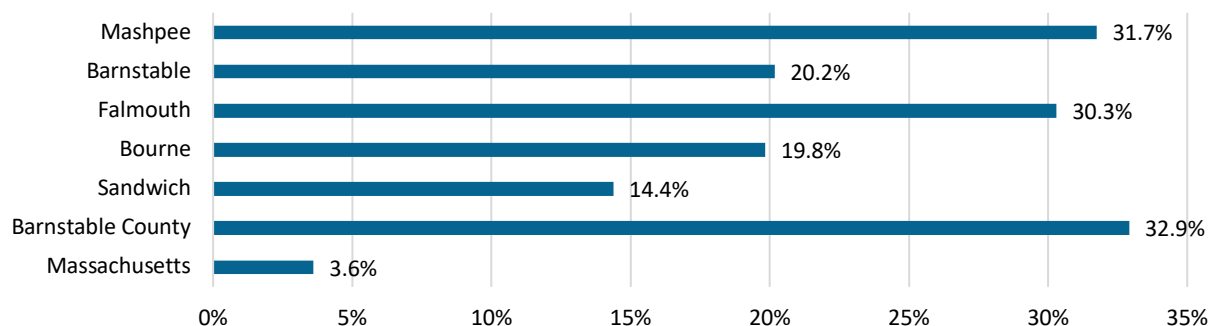
Source: ACS Five-Year Estimates, 2017-2021, Table B25119

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 15). 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 take into account the significant housing market shifts that have occurred since COVID.

Figure 15. 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, twelve 2-family homes, seventy assisted living units at Lauretude, and eleven accessory apartments.²⁷ While the barriers analysis later in this section explains the regulatory constraints to creating any housing type other than single family homes or accessory apartments, 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.

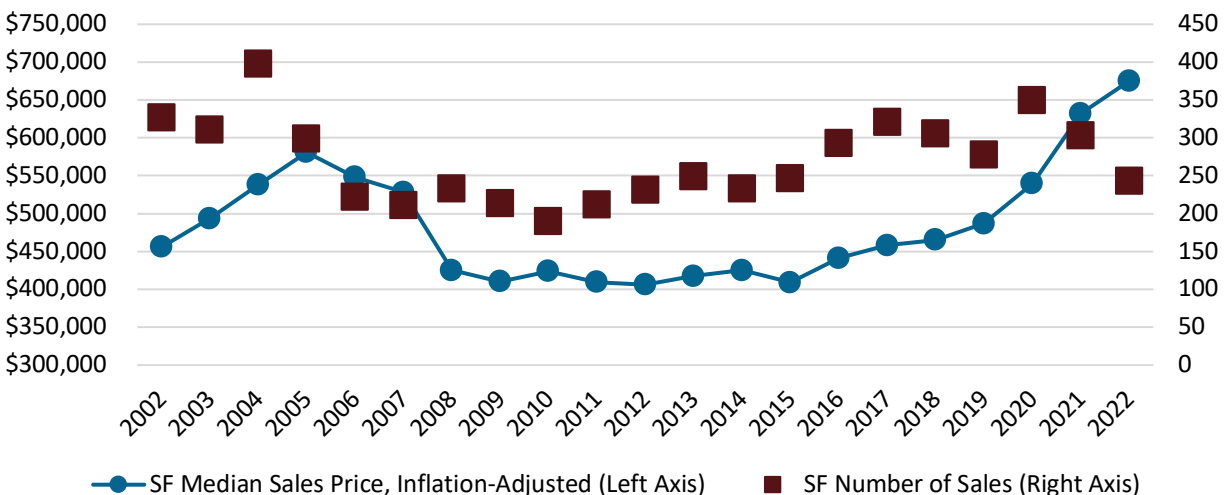
The most recently permitted affordable housing developments have included scattered ownership units developed by Habitat for Humanity of Cape Cod and thirty-two units of the Phase 1A Mashpee Commons 40B project, while a new 39-unit affordable development (LeClaire Village) is nearing completion.

Housing Sales Prices

Across the nation home prices rapidly increased in 2020 as a result of the COVID-19 pandemic. As Figure 16 shows, this trend is continuing despite the fact that the number of sales decreased after 2020. While Figure 16 only shows median sales prices for single family homes through 2022, as of October 2023, the 2023 median single family home price in Mashpee was over \$700,000, indicating that this trend is continuing.

Figure 16. Single Family Home Sale Trends for Mashpee

Source: Banker & Tradesman "Town Stats" Report



²⁷ Evan Lehrer, Town of Mashpee Town Planner, email to Alexis Lanzillotta, Barrett Planning Group 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

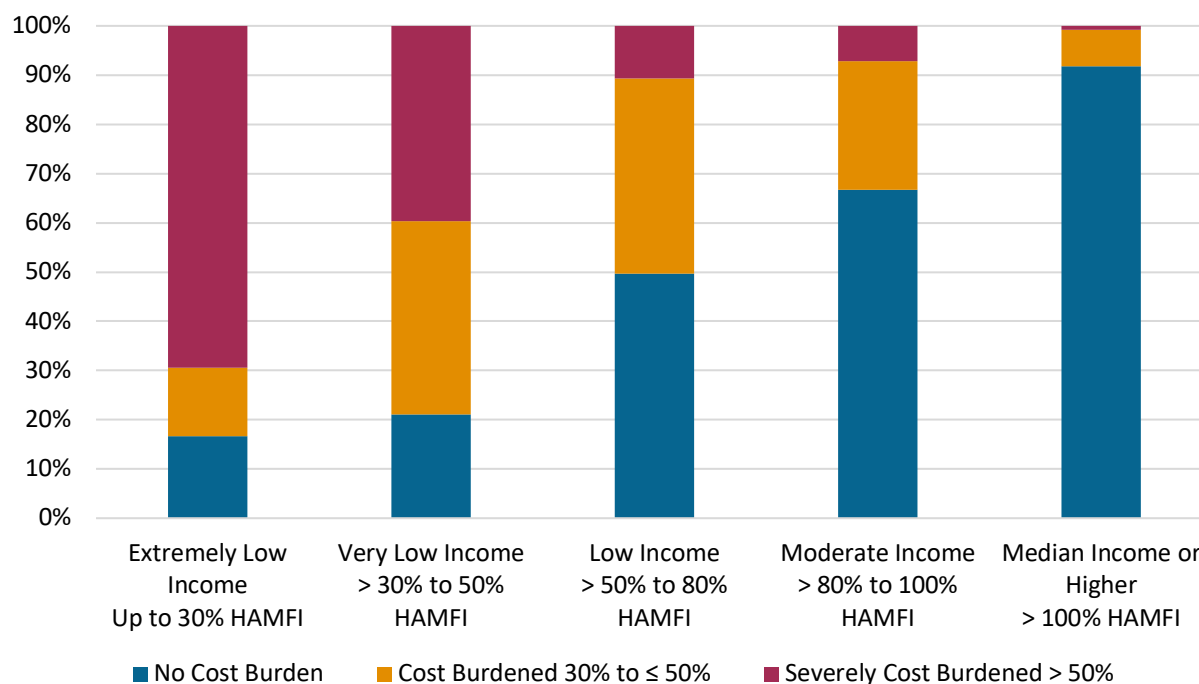
HOUSING COST BURDEN

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.²⁸ Figure 18 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.

²⁸ Comprehensive Housing Affordability Strategy (CHAS) data, 2016-2020.

Figure 18. 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.²⁹

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 breaks cost burden for owner households by income level, with the highest value in each cost-burdened category emphasized in bold. 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.

²⁹ 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 below breaks cost burden for renter households by income level, with the highest value in each cost-burdened category emphasized. 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.³⁰

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.

³⁰ 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 19.³¹ 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.^{32,33} 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); Barrett Planning Group

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 2023.³⁴

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.³⁵

³¹ 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).

³² ACS 5-Year Estimates, 2017-2021, Table B25119. Utility allowance of \$385 based upon u

³³ 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))

³⁴ MassLandlords, Inc., "Massachusetts Eviction Data and Housing Court Statistics." Accessed November 2023 at <https://masslandlords.net/policy/eviction-data/>

³⁵ MA Executive Office of Economic Development, "Foreclosure Trends Reports." Accessed November 2023 at <https://www.mass.gov/info-details/foreclosure-trends-reports>



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.³⁶

Chapter 40B authorizes the Zoning Board of Appeals (ZBA) to grant a comprehensive permit to pre-qualified developers to build affordable housing.³⁷ 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 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 734 units and is based upon the 2020 Census year-round housing count for Mashpee (7,342). At 5.16 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. The Town anticipates that one recently permitted project, LeClaire Village, will add 39 units to the SHI during the life of this plan.

³⁶ 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.

³⁷ 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					
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
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
CCC HOR Program	Great Neck Road North	Ownership	1	2024	No
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
Total SHI Current Units			342		
Anticipated Future Units					
Name	Location	Type	Units	Affordability Expires	40B Comprehensive Permit?
LeClaire Village	950 Falmouth Road	Rental	39	Perp	Yes
Mashpee Commons, Remaining Phase I Units	22 Steeple Street	Rental	127 ³⁸	Unknown	Yes
Total Additional Anticipated Units			166		
Anticipated Total			508		

³⁸ 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

The following section discusses the most significant constraints that may affect Mashpee's ability to address affordable housing and year-round housing needs. In Housing Production Plans, terms such as "barriers" or "constraints" are typically used as a value-neutral way to describe factors that objectively limit housing development. While some "barriers" such as sensitive environmental areas or historic resources can limit development, they are also valuable community assets — moreover, these barriers are unlikely to change if under special protections. Other "barriers" can be remedied or improved upon, particularly those stemming from local regulations and policies under the community's direct control. This analysis focuses on environmental, regulatory, and socio-political constraints to residential development.

Environmental Constraints

Information for this section is summarized from 2009 Open Space and Recreation Plan (OSRP), unless otherwise noted.³⁹

TOPOGRAPHY

Cape Cod is essentially a surficial geologic feature made up of sand and gravel, boulders, stones, and clays carried from the north by glacial action that occurred 15-25,000 years ago. The outer portion of a massive glacier became embedded with debris as it chipped away at mountains, valleys, and soils while traveling southward. The glacier then deposited these irregularly shaped materials as it melted, creating many of the visible geologic features that now make up Cape Cod. Fluctuations in the world's climate over the thousands of years during which this glacial retreat occurred caused the rate of this process to ebb and flow, quite literally shaping the terrain of the area by forming its notable moraines, kames, kettle holes, and outwash plains.

Cape Cod's **OUTWASH PLAINS** were created by the flow of glacial meltwaters that resulted in a generally flat, downward-sloping terrain. Outwash plains may include or be surrounded by irregular geologic features including moraines, kames, and kettle holes. **KAMES** are hills of debris that originally filled holes in the irregular surface of the unevenly melting glacier, resulting in uneven land surfaces as the lower ice melted away and left the debris behind. In Mashpee, kames predominantly exist in the New Seabury and Popponesset Beach area. **KETTLE HOLES** were created when large blocks of slowly melting ice dislodged and become surrounded by sands and gravel washed down by meltwaters. Eventually, these large blocks of ice melted and left "kettle holes" in the ground. Such kettle holes are the primary reason for the existence of Mashpee's ponds and isolated freshwater wetlands; kettle ponds exist where the groundwater rises higher than the bottom of the kettle hole. Over time, smaller kettle holes became filled with organic materials, creating marshes, meadows, swamps, and bogs.

³⁹ Town of Mashpee, *Open Space & Recreation Plan*, October 2008. Available at: <https://www.mashpee.ma.gov/planning-board/pages/open-space-conservation-recreation-plan>.

SOILS

Glacial outwash consists of stratified sand and gravel deposited by a twisting network of glacial meltwater streams, resulting in soils with very loose, wet lower layers. This makes up the largest portion of Mashpee's soil network and allows for a plentiful supply of water due to its permeability. Unfortunately, this quality also makes these soils ineffective at filtering wastewater and can negatively impact water quality as a result. While glacial outwash is the predominant soil type present in Mashpee, glacial till also appears in the New Seabury/Popponesset Beach area. This soil type is an unsorted mixture of clay, silt, sand, gravel, stones, and boulders deposited directly by the glacier (unlike outwash, which is deposited by the glacial meltwater). Glacial till can present occasional problems for both septic systems and land development.

WATER RESOURCES

Groundwater

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, which highlights the importance of natural processes that effectively filter and clean groundwater. Highly permeable soils may limit the effectiveness of this process — called natural attenuation — thereby resulting in poor water quality. The Infrastructure Considerations and Regulatory Considerations sections of this plan discuss measures taken at the local, state, and federal levels to counteract these challenges and protect groundwater quality.

Water & Wetlands

Wetlands include all areas where water covers the land either permanently or intermittently, or where groundwater levels are so high that plant roots must live in water for most of their lives. The US Fish & Wildlife Service categorizes wetlands into five basic systems: palustrine (freshwater vegetated wetlands), lacustrine (larger ponds and lakes), riverine (rivers, streams, and their channels), estuarine (estuaries, salt marshes, salt ponds, and beaches) and marine (the sea). Map 11, Natural & Built Environment, shows Mashpee's wetlands by type.

Mashpee's **PALUSTRINE** wetlands include its freshwater marshes, bogs, wet meadows, swamps, floodplains along rivers and streams, as well as small ponds under twenty acres. The majority of these inland wetland areas exist due to glacial activity that left behind kettle holes in the ground. While larger kettle holes created Mashpee's lacustrine larger ponds, shallower kettle holes where the bottom touches the groundwater table may form a bog or swamp. Mashpee's rivers are also surrounded by riparian wetlands along their floodplains. Map 11 shows that these palustrine wetlands exist throughout Mashpee. **LACUSTRINE** wetlands consist of lakes and larger freshwater ponds. These are a major defining feature in the northern

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.

Source: MA DEP, Final Massachusetts Integrated List of Waters for the Clean Water Act 2022 Reporting Cycle, Executive Summary

half of Mashpee and include Ashumet Pond (which extends into Falmouth), Johns Pond, Mashpee-Wakeby Pond, and Santuit Pond, all of which are used for recreational purposes. Wakeby Pond has established TMDLs under the federal Clean Water Act (see textbox), while the Mashpee, Ashumet, and Santuit Ponds have been identified as impaired waters requiring one or more TMDLs.⁴⁰

Mashpee's **RIVERINE** wetlands include its rivers, streams, runs, and brooks. Mashpee's three largest rivers — the Mashpee River, Santuit River, and Quashnet River — all flow into estuaries and eventually out to sea. The Mashpee river runs from Mashpee Pond down to Popponesset Bay, while the Santuit River eventually joins it, flowing from the Santuit Pond into the Shoestring Bay, a sub-embayment of Popponesset Bay. On the other side of Mashpee, the Quashnet River and Childs River flow into saltwater ponds of Falmouth before entering the Waquoit Bay. The Mashpee and Santuit Rivers have established TMDLs under the federal Clean Water Act, while Popponesset Creek has been identified as an impaired water requiring one or more TMDLs. **ESTUARINE** wetlands include estuaries (the tidal mouth of a larger river), saltwater marshes and ponds, beaches, and embayments. These features generally consist of brackish water resulting from freshwater flowing into saltwater. Prominent examples in Mashpee include its embayments -- notably Popponesset Bay and Waquoit Bay, the latter of which includes Mashpee's salt/brackish water ponds and is considered an Area of Critical Environmental Concern. Both the Popponesset and Waquoit Bays have established TMDLs under the Clean Water Act.⁴¹

What is an Area of Critical Environmental Concern?

Areas of Critical Planning 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.

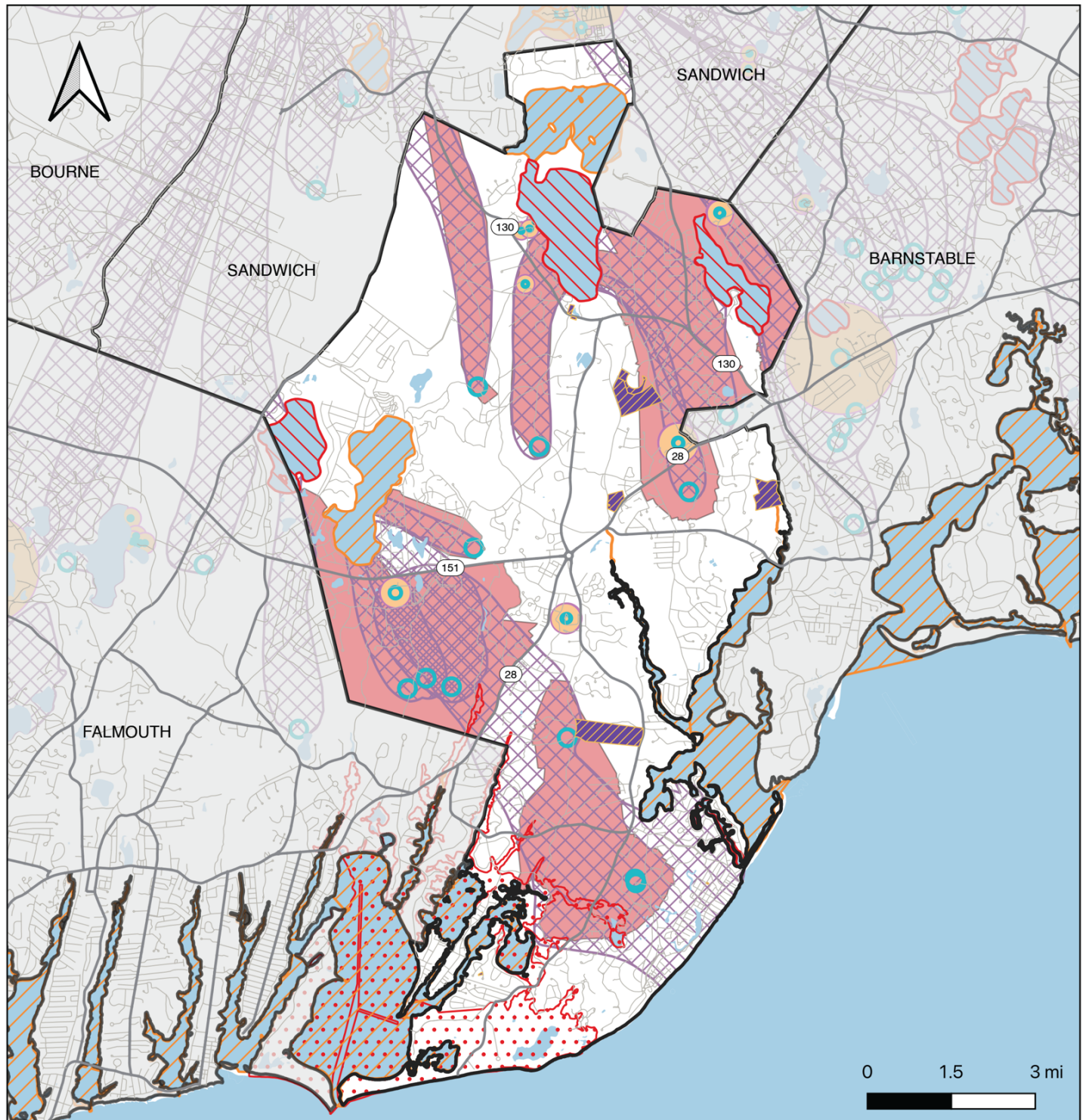
PROTECTED OPEN SPACE

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 and 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.⁴² Map 11, Natural & Built Environment, juxtaposes Mashpee's protected open space with its building footprint.

⁴⁰ MA Department of Environmental Protection, *Final Massachusetts Integrated List of Waters for the Clean Water Act 2022 Reporting Cycle*.

⁴¹ Ibid.

⁴² Town of Mashpee, *Open Space & Recreation Plan*, October 2008, p. 2-1.



Map 11. Water Quality & Protection

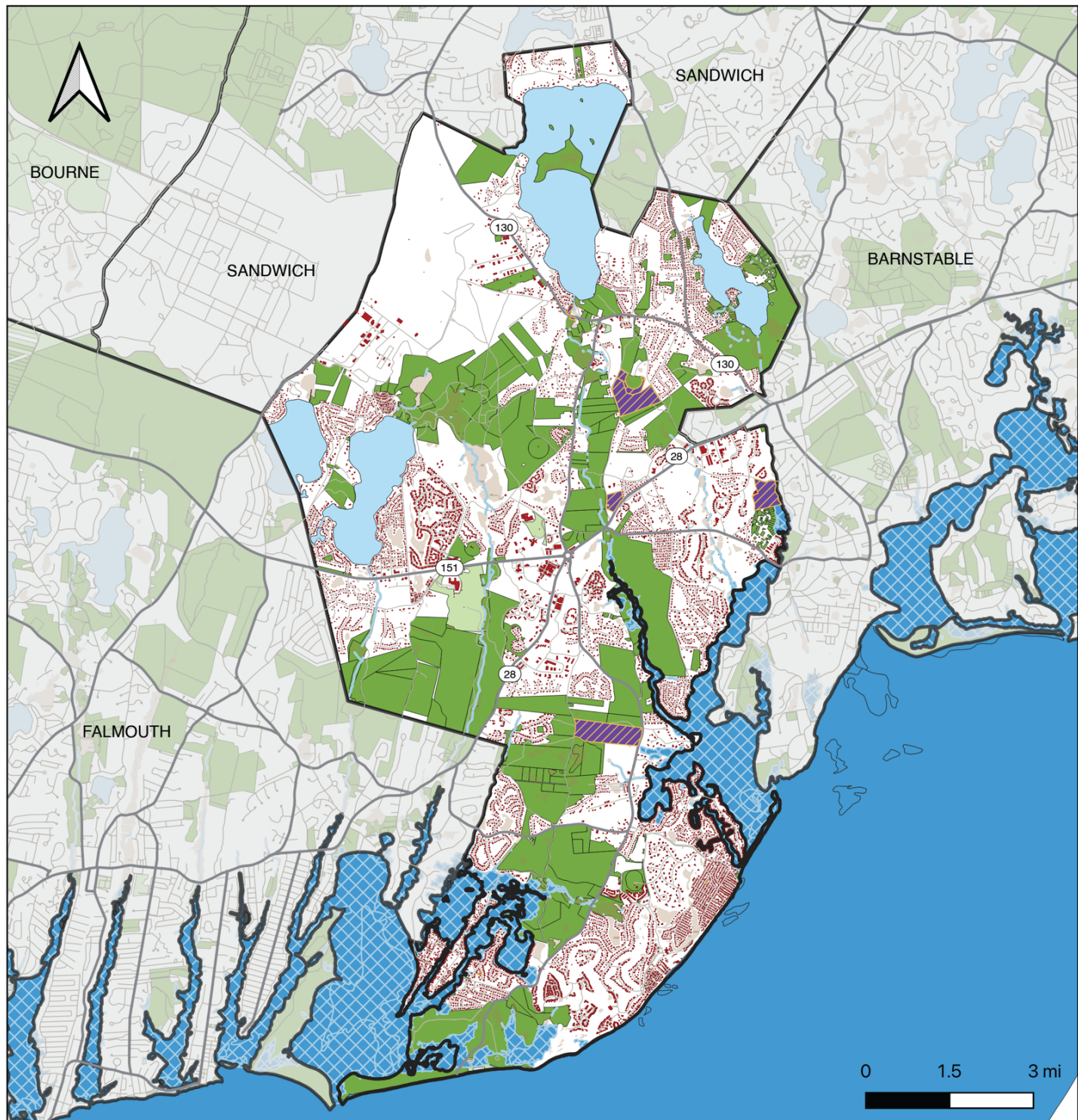
Mashpee Housing Production Plan

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.

- | | |
|---------------------------------|----------------------------------|
| Mashpee Wampanoag LAR | DEP-Approved Zone I |
| Water Body | DEP-Approved Zone II |
| Town Boundary | Interim Wellhead Protection Area |
| Groundwater Protection District | ACEC - Waquoit Bay |
| Roads | |
| Limited Access Highway | Impaired Waters |
| Highway, Not Limited Access | TMDL Established |
| Major Road | Requiring TMDL |
| Minor Street or Road | |



Map 12. Natural & Built Resources

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 Considerations

WATER AND WASTEWATER

Drinking Water

Drinking water in Mashpee originates from the Cape Cod Aquifer, a sole source aquifer replenished entirely by precipitation. 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 10,100 customers and operates seven wells.^{43,44} All seven 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.⁴⁵ 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). Any contamination of groundwater in a Zone II could impact drinking water quality at the public well drawing water from that area. 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 in gallons per minute.

Mashpee Water District's water quality testing results for 2023 indicate no current violations for a variety of contaminants.⁴⁶ However, these results do not necessarily convey the quality of the groundwater within Mashpee because they do not include drinking water on other public water supplies in Mashpee 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.⁴⁷

Wastewater

In 2015, the Town completed the Final Recommended Plan and Environmental Impact Report for its sewer planning process as part of the Town's Comprehensive Wastewater Management Planning (CWMP) process. This plan recommended a five-phase sewerage process, and the Town expects Phase 1 to be

⁴³ Mashpee Water District, *2022 Annual Report*. Accessed December 2023 at <http://www.mashpeewaterdistrict.com/annualreport/2023/2022-water-rpt.pdf>

⁴⁴ Mashpee Water District, "About Us." Accessed December 2023 at <http://www.mashpeewaterdistrict.com/about/index.html>

⁴⁵ MassGIS, data layer "MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA)," updated October 2023.

⁴⁶ Mashpee Water District, *2023 Mashpee Water Quality Report*. Accessed December 2023 at <http://www.mashpeewaterdistrict.com/waterquality/Mashpee%20Water%20Qual%20Rpt%201-16%20REV.pdf>

⁴⁷ 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>



complete in 2024.⁴⁸ 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.⁴⁹ Mashpee's CWMP included buildout assumptions based upon current zoning and developable land; thus, to remain eligible for future zero percent financing on eligible water pollution abatement projects, any change in wastewater flow assumptions would require an update to the CWMP.

The Flow Neutral Bylaw allows new single-family residences to have four bedrooms by right on lots smaller than 40,000 sq ft, and on lots over 40,000 sq ft, they may have one bedroom per 10,000 sq ft of lot area; for multifamily residences, the bylaw allows one bedroom per 10,000 sq ft of lot area by right. Any requests for additional bedrooms per 10,000 sq ft require a variance from the Board of Health if using on-site sewage disposal systems (e.g., septic systems or package treatment plants), or a variance from the Sewer Commission if on sewer.⁵⁰

In addition to these local regulations, Title 5 of the State Environmental Code was recently updated to identify Natural Resource Nitrogen Sensitive Areas (NSAs), a designation now applied to most of Mashpee. Under these revised state regulations, beginning in July 2024 any new construction in a Nitrogen Sensitive Area (NSA) that is not sewered must be on the Best Available Nitrogen Reducing Technology (BANRT) rather than a standard septic system. Current properties within an NSA must upgrade their existing septic systems to the BANRT by July 7, 2025 unless the Town submits an application for a Watershed Permit, which Mashpee is currently in the process of developing. Communities that apply for a Watershed Permit are given until July 7, 2045 for properties with an existing septic system to upgrade.⁵¹

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 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.⁵²

⁴⁸ Town of Mashpee, "Sewer Commission." Accessed December 2023 at <https://www.mashpeema.gov/sewer-commission>

⁴⁹ MGL c. 29C, Section 6(d)(5)

⁵⁰ General Bylaws of the Town of Mashpee, Updated as of May 1, 2023 Town Meeting. Chapter 108, Flow Neutral Regulation for Present and Future Wastewater Treatment Systems/Sewer Service Areas

⁵¹ Zackary Seabury, Town of Mashpee Health Agent, email to Alexis Lanzillotta, Barrett Planning Group dated December 4, 2023.

⁵² Cape Cod Regional Transit Authority, "Schedules & Services." Accessed Nov 2023 at: <https://capecodrta.org/schedules-services/>



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.⁵³

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 allow nitrogen from individual septic systems to become sufficiently diluted.⁵⁴ While large lot sizes limit development, allowing additional housing types can provide a regulatory mechanism for increasing housing affordability and choice. However, detached single family homes are the only allowed housing type in Mashpee other than accessory apartments unless an applicant seeks approval under the Town’s Open Space Incentive Development (OSID) by-law, a fairly restrictive bylaw that requires a significant amount of land (20 acres) as a starting point.^{55,56} **Thus, “missing middle” housing types including two-family homes, townhouses, and smaller apartment buildings cannot be built anywhere in Mashpee unless permitted under a particularly limiting bylaw.**

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

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.

Source: Missing Middle Housing: Thinking Big and Building Small to Respond to Today’s Housing Crisis, 2020

⁵³ GIS data layers: MassGIS-MassDOT “EOTROADS” and Town of Mashpee GIS Department, “Private Roads”

⁵⁴ OSRP 4-36

⁵⁵ In conjunction with the Town’s Commercial Center bylaw, bedrooms can be transferred from an OSID special permit to a Commercial Center special permit.

⁵⁶ Owner-occupied and breakfasts are also allowed by special permit in all districts except I-1.

LAND USE REGULATIONS⁵⁷

Article VI of Mashpee’s Zoning bylaws specifies allowable land uses by zoning district. As noted above, residential uses other than detached single family and accessory apartments are limited to special permit under the OSID bylaw.

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 21 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. 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 apartment	Y	Y	-	-	-	-
Manufactured home park or subdivision	-	-	-	-	-	-
*Accessory dwelling	SP	SP	SP	SP	SP	SP
Congregate care or assisted living facilities	-	-	SP	SP	SP	-

***Allowed only 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 units⁵⁸

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.

⁵⁷ Zoning Bylaws of the Town of Mashpee, Updated as of May 1, 2023 Town Meeting. Article VI.

⁵⁸ In addition, no more than 10 percent of the allowed new dwelling units per year can be permitted within one calendar month.

LAND SPACE REQUIREMENTS⁵⁹

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. At least 150 feet of frontage is required in all districts, and the maximum building height is 35 feet in all districts.

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 (see Map X). 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.⁶⁰
- Within the Groundwater Protection District, maximum impervious surface coverage is reduced to 15 percent.

PARKING⁶¹

For both single family and multifamily homes, two parking spaces are required per residential unit. Accessory apartments require an additional space. For mixed use, parking requirements are computed for

⁵⁹ Zoning Bylaws of the Town of Mashpee, Article VII.

⁶⁰ A majority vote of the Planning Board at a public hearing is required to determine historical appropriateness of the new proposed structure.

⁶¹ Zoning Bylaws of the Town of Mashpee, Article VIII



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.

SPECIAL PROVISIONS AND FLEXIBLE DEVELOPMENT⁶²

Accessory Apartment §174-45.4

Accessory apartments, either attached or detached from the primary structure, are allowed in both residential districts by right. Units require one designated parking spot, cannot exceed two bedrooms, and – as of the most recent Annual Town Meeting in October 2023 – must be a minimum of 350 sq ft and a maximum of 900 sq ft. Also in October 2023, Town Meeting approved an amendment to allow the property owner to reside in the accessory apartment and rent the primary residence; previously the property owner could only live in the primary residence. A third warrant article to require that accessory apartments be rented for no fewer than twelve months (as opposed to current 30-day minimum) did not pass. The Town’s OSID bylaw also allows for Accessory Dwellings (ADUs), 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 Accessory Apartments.⁶³

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.”⁶⁴ 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.⁶⁵ 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.⁶⁶ 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 can be

⁶² Zoning Bylaws of the Town of Mashpee, Article IX

⁶³ The Accessory Dwelling provision under OSID may be superfluous now that the Accessory Apartment bylaw allows for detached units as of 2019; prior to this, the Accessory Apartment bylaw only allowed attached apartments.

⁶⁴ Zoning Bylaws of the Town of Mashpee, Article IX, §174-46 Open Space Incentive Development (OSID)

⁶⁵ 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

⁶⁶ 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).



transferred to coordinated mixed use projects on another parcel.⁶⁷ 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, perhaps due to its applicability requirements and general complexity.

Cluster Development §174-45.7

Like OSID, 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. Like OSID, the Cluster Development bylaw requires that a minimum of 50 percent of the upland area be preserved as open space. Building lots must be grouped in a cluster or clusters, with contiguous lots within each cluster. Open space also must be contiguous either within the subdivision or to other existing or proposed 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 open space beyond the base requirement, as well as for each lot reserved for the construction of a deed-restricted affordable unit.⁶⁸

FLOODPLAIN ZONE OVERLAY⁶⁹

As a participant in the Federal Flood Insurance Program, Mashpee is required to ensure that new shorefront development meets engineering standards for flood proofing. To comply with this, Mashpee established a Floodplain Zone Overlay (Article XI of the Town's Zoning Bylaw), which corresponds to areas identified as a Special Flood Hazard Area (SFHA) in the Federal Flood Insurance Rate Map. 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.

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.⁷⁰ Map X displays these and other water protective measures including DEP-designated Zone I and Zone II areas.

⁶⁷ Either within a commercial or industrial district or within a Commercial Center as described in (§174-45.1) as a TOD.

⁶⁸ One of every ten lots in a Cluster Development is required to be reserved for the construction of a deed-restricted affordable unit.

⁶⁹ Zoning Bylaws of the Town of Mashpee, Article XI

⁷⁰ The previous section on water quality describes additional state and federal measures.



Mashpee River and Quashnet River Protective Districts⁷¹

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 District⁷²

Mashpee's Groundwater Protection District largely coincides with DEP Zone II-designated areas (see Map X). Properties located within Mashpee's Groundwater Protection District are restricted to one bedroom for every 10,000 square feet. Lot coverage is reduced to 15 percent in the district, or 2,500 sq ft, whichever is greater.

Areas of Critical Environmental Concern⁷³

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' 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.

MASHPEE HISTORIC DISTRICT⁷⁴

In 2007 Town Meeting voted to establish the of the Mashpee Historic District as authorized by MGL Chapter 40C. The 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.

Socio-Political Considerations

Input gathered during this Housing Production Plan community engagement process indicated public acknowledgement that the cost of housing is a barrier for the average household and that supply is a growing issue for a range of income levels. However, making progress on these efforts will require strong political leadership regarding housing issues and raising community awareness about the relationship between housing and other issues facing the community.

⁷¹ Zoning Bylaws of the Town of Mashpee, Article XII

⁷² Ibid., Article XIII

⁷³ Ibid., Article XIV

⁷⁴ 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.⁷⁵ 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.⁷⁶

ANNUAL PRODUCTION GOAL

To meet the threshold for one-year certification of this plan, Mashpee currently would need to produce **thirty-seven 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.

Table 24. Annual Housing Production Goal

	2024	2025	2026	2027	2028	5-Year Overall Goal
Total Year-Round Units (Census 2020)	7,342	7,342	7,342	7,342	7,342	7342
Target Annual SHI Units	37	37	37	37	37	184
Revised SHI Count	379	415	452	489	526	526
Revised SHI Percent	5.16%	5.66%	6.16%	6.66%	7.16%	7.16%
10% Requirement	734	734	734	734	734	734
Gap	355	319	282	245	209	209

QUALITATIVE GOALS

In addition to the above numerical production goal, Mashpee’s Housing Production Plan includes goals that encourage a mix of types of housing, consistent with community and regional needs that:

- Is affordable to households to households at a range of income levels not more than 120 percent AMI;
- Provides for a range of year-round housing, including rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly; and

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

⁷⁶ 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.



- c) Is feasible within the housing market in which they will be situated.⁷⁷

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 housing options in Mashpee for a range of income levels and household types, including singles and couples, families, multigenerational households, veteran households, persons with disabilities, and older adults.

Objectives:

- Increase the supply of affordable and market-rate rental housing for all types of households.
- Facilitate additional ownership opportunities for low- to moderate-income households.
- Integrate affordable housing into the existing fabric of the community through infill and the redevelopment of underutilized properties.
- Review and update Mashpee's zoning and other housing regulations and policies to support development that increases housing choice.
- Leverage available state funds to support housing projects that meet a range of income needs up to 120 percent AMI.
- Continue to work toward the 10 percent statutory minimum for affordable housing by achieving the annual production goal defined in this plan.

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.

⁷⁷ Executive Office of Housing and Livable Communities, "Housing Production Plan Section II. B of 'MG.L. c. 40B Comprehensive Permit /Projects Subsidized Housing Inventory,'" October 2020, p3. Available at <https://www.mass.gov/doc/housing-production-plan-guidelines/download>.



- 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.⁷⁸
- Provide adequate staff capacity and other resources for addressing the housing-related goals and actions of the Local Comprehensive Plan.
- Thoughtfully address concerns about housing needs and environmental protection in unison when setting policies that shape the long-term sustainability of the community.

⁷⁸ 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 resident's connection to the community and provide streamlined service to the public.



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. However, as with many communities, Mashpee's housing challenges go well beyond the affordability needs that Chapter 40B intends to address. Nonetheless, while Mashpee has many housing challenges and barriers to development, it also has options available to address them — namely, removing regulatory constraints to housing production, providing 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 increasing 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 25 lists all of the CPA-funded projects from the adoption of the 2015 HPP to present.

Table 25. CPA-Funded Affordable Housing Projects Since 2015 HPP

Town Meeting	Program	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, a CPA award of \$110,000 per year. 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
2016 Fall	Habitat for Humanity: To provide additional funds to support two Habitat for Humanity affordable housing ownership projects previously funded by the CPC.	\$30,000
2018 Spring	Habitat for Humanity: To provide funds for three new Habitat for Humanity affordable housing ownership projects.	\$167,000
2019 Spring	Mashpee Affordable Housing Trust: To allow efficient acquisition and development of affordable housing projects in the Town of Mashpee.	\$300,000
	Mashpee Housing Assistance Program: To enable continuation of the Mashpee Housing Assistance Program for an additional three-year period,	\$330,000

Table 25. CPA-Funded Affordable Housing Projects Since 2015 HPP

Town Meeting	Program	Funds
	a CPA award of \$110,000 per year. 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.	
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
	LeClaire 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, a total of 68-bedroom units in three buildings.	\$500,000
TOTAL		\$2,829,977

These contributions have facilitated the development of forty-four affordable units (between Habitat for Humanity's five units and thirty-nine units at LeClaire Village), as well as the rehabilitation of forty Housing Authority units. Looking forward, the Town is currently engaging in a neighborhood-level community engagement effort relating to the potential development of a Town-owned parcel at 209 Old Barnstable Road and a traffic study is underway at the time of this HPP.



LOOKING FORWARD: 2024-2029 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.⁷⁹ (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:

- **AFFORDABLE HOUSING DEVELOPMENT AND PRESERVATION** strategies focus on the creation and preservation of deed-restricted affordable units.
- Strategies promoting **ZONING FOR HOUSING CHOICE** propose amendments to Mashpee's land use regulations to facilitate housing production and increase housing options.
- **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.
- **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.

⁷⁹ 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.



The strategies of this HPP dovetail well with EOHLC's requirements, as shown in Table X.X, 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 26.

Note: Following the December meeting with the Select Board and Planning Board, we will provide additional narrative for each strategy that moves forward, including examples from other communities and other details where applicable.

Affordable Housing Development

1. Make good use of Chapter 40B as a vehicle for creating affordable housing by:
 - 1a. Collaborating with Mashpee Commons to plan for the continued implementation of Phase I of their comprehensive permit and future plans for additional project phases
 - 1b. Issuing and promoting a standing RFP for acquisition of property specifically for the purpose of creating affordable housing, prioritizing properties suitable for "friendly 40B" Local Initiative Program (LIP) projects.⁸⁰
 - 1c. Preparing local LIP guidelines to promote the program and outline the Town's priorities for LIP projects. This may include preferred financing structure for the project (e.g., a preference for use of specific subsidy programs), local preference policy, marketing preferences, design considerations, and more. **[The town should take caution that higher design or environmental standards are not limited to affordable housing projects and would be equally applied to new market rate projects of similar size and scope.]**
 - 1d. Providing 40B training and technical assistance to Town staff and members of appropriate Town bodies to ensure smooth and efficient comprehensive permit approval processes.⁸¹
2. Continue the current process for exploring siting affordable housing on 209 Barnstable Road and then conduct similar processes for developing "friendly 40B" LIP projects on other identified Town-owned properties such as the VFW site on Rt. 28.⁸²
3. Explore the creation of a nonprofit Community Land Trust (CLT) through a land donation or funding to facilitate more affordable homeownership opportunities.

⁸⁰ 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 a Town Meeting appropriation. Otherwise, Town Meeting would need to appropriate funds for this purpose.

⁸¹ While the ZBA is the Town body responsible for reviewing comprehensive permit applications, the Select Board would be a leading partner in developing a LIP application and could also benefit from this training.

⁸² Supports Draft LCP Policy H-2



4. Require the inclusion of affordable units in all new residential development and redevelopment.⁸³ Explore bonuses (e.g., additional lots or units, increased height, decreased parking) for projects including accessible units or a greater number of affordable units than is required.⁸⁴
5. Develop regulations to allow small affordable units on lots that are otherwise unbuildable under zoning, provided the Town's wastewater policies can be met.⁸⁵
6. 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

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 as amended.

7. Explore zoning mechanisms for increasing options for housing choice outside of the Town's current Open Space Incentive Development bylaw.⁸⁶ Potential options to consider include:
 - Establishing overlay districts in areas with suitable infrastructure (or planned infrastructure) that would allow townhouses or multifamily buildings
 - Establishing a form-based code overlay district in areas with suitable infrastructure (or planned infrastructure)
 - Allowing conversion of existing single-family homes to small multifamily homes by special permit
 - Allowing two-family homes by right in residential districts
 - Amending the Town's Cluster Development bylaw to allow additional residential uses beyond what is allowed in the underlying zoning
 - Striking the bylaw altogether and building new bylaws that retain the elements the Town wishes to preserve

⁸³ Supports Draft LCP Action H-4

⁸⁴ Supports Draft LCP Action H-10

⁸⁵ 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.

⁸⁶ Supports Draft LCP Action H-3, Action H-5, and LU-10



8. Conduct an analysis of buildable residential land and consider reducing dimensional requirements in appropriate areas to better match the surrounding density on the ground.⁸⁷
9. Encourage infill through the redevelopment of underutilized commercial properties to allow mixed use development that meets design standards and includes affordable and mixed income housing.⁸⁸
10. Consider reducing parking requirements, particularly for multifamily development, to reduce impervious surface and lower development costs.

Planning & Collaboration

11. 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.
12. Track permitting for new Accessory Apartments 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 MGL c. 64C Section 14, to regulate short-term rentals within the general bylaws.⁸⁹
13. In collaboration with other Town departments, establish criteria to evaluate properties for residential development or redevelopment potential; use this criteria to inventory and evaluate publicly- and privately-owned land for siting future affordable housing projects.⁹⁰
14. In collaboration with the Conservation, Natural Resources, and Health Departments, conduct an audit of the Open Space Incentive Development Zoning Bylaw (OSID) and consider an overhaul based on established successful practices in other communities.⁹¹ Such changes may include but are not limited to:
 - Establishing a separate transfer of development rights bylaw outside of the OSID bylaw
 - Merging and enhancing the OSID and Conservation Cluster bylaws
 - Reducing minimum acreage requirement under OSID
 - Simplifying bonus calculation methodology under OSID

⁸⁷ The current Popponesset Overlay District, which allows a minimum lot size of 6,000 square feet, is an existing example of an overlay with different dimensional requirements than the underlying district.

⁸⁸ Supports Draft LCP Action H-15

⁸⁹ Under MGL 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." Mashpee already has an existing Rental Property bylaw (§106-8) adopted in 2019.

⁹⁰ Such criteria can be used either for evaluating current town-owned property or when considering an acquisition opportunity.

⁹¹ Supports LCP Action LU-3

- Removing the Accessory Dwelling provision to reduce confusion with the Accessory Apartment bylaw
- 15. Collaborate with Chamber of Commerce on strategies for increasing the supply of year-round affordable housing as well as housing options for the seasonal workforce.⁹²
- 16. 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.⁹³
- 17. 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. (Alternative: appoint a liaison from the AHC to attend other board/committee meetings quarterly to provide status updates.)⁹⁴
- 18. 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

- 19. 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.⁹⁵
- 20. Work with neighboring communities by pooling CPA funds and other revenue to construct affordable housing to meet regional housing needs.
- 21. Remain up to date on EOHLC funding opportunities, including those potentially made available through the Affordable Homes Act filed in October 2023, and engage with developers to negotiate projects that meet a variety of needs provided by different subsidy sources.⁹⁶
- 22. Evaluate and consider strategies for establishing funding streams to support housing opportunities for households earning over 100% AMI, possibly through Home Rule Petition.
- 23. Increase staff capacity within the Planning Department to support housing initiatives, including the implementation of this Housing Production Plan.^{97, 98}

⁹² 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.

⁹³ Supports Draft LCP Policy H-13

⁹⁴ Supports Draft LCP Action H-8

⁹⁵ Supports Draft LCP Action H-6

⁹⁶ E.g., pending 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).

⁹⁷ CPA funds can be utilized to fund a Housing Coordinator or similar position.

⁹⁸ Supports Draft LCP Action H-11



24. 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, or the Urban Land Institute (ULI).

Education, Advocacy, and Support

25. 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.
26. Continue to pursue a policy for future affordable housing projects that allows for a number of units set aside for members of the Wampanoag tribe.⁹⁹
27. Encourage creation of accessory apartments by holding educational events to inform property owners of permitting process and any available financing opportunities.¹⁰⁰ Consider offering a tax abatement or providing small forgivable loans to property owners who construct an accessory apartment for year-round occupancy.¹⁰¹
28. Explore mechanisms for re-establishing housing assistance programs to address housing instability and prevent homelessness. Programs to consider include but are not limited to a first-time homebuyer down payment program, rental assistance, or assistance with first/last/security, either as Town-sponsored programs or in collaboration with regional partners.¹⁰²
29. 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 conversation.

⁹⁹ Supports Draft LCP Action H-18

¹⁰⁰ Supports Draft LCP Action H-12

¹⁰¹ Supports Draft LCP Action H-14

¹⁰² Supports Draft LCP Policy H-10

760 CMR 56.03	4(d)(1)	4(d)(2)	4(d)(3)	4(d)(4)	4(d)(5)	Other
DHCD 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>
Affordable Housing Development and Preservation Strategies 1-6	✓ Strategy 5	✓ Strategies 1a, 1b	✓ Strategy 1c, 3, 4	✓ Strategy 2	✓ Strategy 1d	✓ Strategy 6
Zoning for Housing Choice Strategies 7-10	✓ Strategy 7		✓ Strategy 9			✓ Strategies 8 and 10
Planning and Collaboration Strategies 11-18	✓ Strategy 14	✓ Strategy 13	✓ Strategy 12		✓ Strategies 11, 15, 16	✓ Strategies 17, 18
Capacity Strategies 19-24					✓ Strategy 20, 21, 24	✓ Strategies 19, 22, 23
Education, Advocacy, and Support Strategies 25-29			✓ Strategy 27		✓ Strategy 29	✓ Strategies 25, 26, 28

