

TOWN OF MASHPEE

Housing Production Plan 2024-2029

February 1, 2024

Prepared for the Town of Mashpee
by Barrett Planning Group



Funding for the project is provided by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities' District Local Technical Assistance program through the Cape Cod Commission as well as from the Mashpee Community Preservation Committee.



Mashpee Housing Production Plan, 2024-2029

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Table of Contents

| | |
|---|----|
| Executive Summary | i |
| Background..... | i |
| Needs Assessment: Key Takeaways | ii |
| Plan Goals | v |
| Plan Strategies | v |
| Introduction..... | 1 |
| Considerations for Housing | 2 |
| Housing Production Plan Overview | 3 |
| Community Engagement Process | 5 |
| A Note on Data Sources..... | 6 |
| Housing Needs Assessment..... | 8 |
| Demographic Profile | 8 |
| Economic Profile | 22 |
| Housing Characteristics | 30 |
| Housing Market | 39 |
| Barriers to Development | 46 |
| Housing Production Plan Goals | 59 |
| Annual Production Goal | 59 |
| Qualitative Goals | 60 |
| Housing Production Plan Strategies | 64 |
| Progress Since 2015..... | 64 |
| Looking Ahead: 2024-2029 Strategies | 65 |
| Appendices | 81 |



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Executive Summary

BACKGROUND

In 2015, the Town of Mashpee approved its last Housing Production Plan, which was an update to its 2005 Affordable Housing and Planned Production Plan.¹ The Town has made little progress toward the target affordability rate of 10 percent under Chapter 40B in this time – only increasing from 4.6 to 4.7 percent of the year-round housing stock.² This represents an increase of forty-four affordable units, well below the 2015 plan’s goal of 160 affordable units over the intended five-year duration of the plan. Nonetheless, the Town continues to keep housing at the forefront through the development of its Local Comprehensive Plan, which includes four housing goals, thirteen housing policies, and eighteen housing strategies in its draft form.

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

Affordable housing has a specific regulatory meaning and is customarily used in reference to households with low or moderate incomes, referring to income limits set annually by the United States Office of Housing and Urban Development (HUD). In Massachusetts, EOHLC tracks each community’s affordable housing stock on its Subsidized Housing Inventory (SHI), which is limited to housing affordable to households with incomes no higher than 80 percent of the HUD Area Median Family Income, or HAMFI (also commonly referred to as the Area Median Income, or AMI).

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

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

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

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



NEEDS ASSESSMENT: KEY TAKEAWAYS

Demographic Profile

- Like the county, Mashpee is expected to see its population decline through 2050. Projections from the State Data Center indicate that from 2010 to 2050, most of the decline will be attributed to loss of residents under age 55. If accurate, this would continue the trend observed from 1990-2020 where the proportion of residents under age 18 declined more significantly in Mashpee than in the county as a whole, while the proportion of the population over 55 increased dramatically during this time.
- While Mashpee has a slightly higher representation of minority populations than the county, Cape Cod is generally much less diverse than Massachusetts as a whole.
- Mashpee has a higher share of residents identifying as American Indian or Alaska Native, either alone or in combination with another race, than Barnstable County. However, this does not directly correlate with the number of citizens of the Mashpee Wampanoag Tribe, which currently has 3,200 enrolled citizens, most of whom live outside of Mashpee.
- Mashpee households are typically smaller (1-2 persons), although this is common across most Cape Cod communities. Compared to the state and nation, Barnstable County households are generally smaller, which makes sense considering Cape Cod's identity as a retirement destination.
- From 2000 to 2020, Mashpee's share of family households has decreased, while the share of householders living alone has increased from about one quarter to one third of all households. During this time, Mashpee's share of households with children has decreased more rapidly than the county, which in turn has decreased more rapidly than the state or nation.

Economic Profile

- The top five industries represented in Mashpee's employment base (i.e., local jobs) are retail trade; health care and social assistance; accommodation and food services; arts, entertainment, and recreation; and construction. Of these, the service and entertainment industries offer some of the lowest average wages locally while representing a substantial share of jobs available in Mashpee.
- Mashpee residents in the labor force are more likely to work in higher paying professional, scientific, or management industries than those who work in Mashpee.
- Most of the industries represented in Mashpee's employment base yield lower average weekly wages locally as compared to Barnstable County; overall, for every dollar earned by a participant in Barnstable County's employment base, someone employed in Mashpee earns an average of \$0.87.



Housing Characteristics

- Mashpee's housing stock is generally newer than other Cape Cod communities — and the Cape has a relatively newer housing stock than Massachusetts as a whole. Mashpee is estimated to have the lowest share of extant residential structures built in 1939 or earlier out of all individual Cape Cod communities.
- Over 70 percent of Mashpee's housing units were built after 1980, which is consistent with its pattern of population growth; between 1970 and 2000, Mashpee's resident population increased more than tenfold.
- Mashpee's share of units in single family detached structures is lower than Barnstable County. This is in part because compared to many Cape Cod communities, Mashpee has a higher proportion of single family attached structures — i.e., townhouses, which in Mashpee's case are generally condominiums.
- Single family homes built since 2000 have significantly higher assessed values, averaging around \$1.2M compared to \$750k for all single-family homes. Newer homes also are typically larger, with the ratio of the building area to lot size progressively becoming larger as a result.
- Most of Mashpee's multifamily rental housing is considered affordable and eligible for the state's Subsidized Housing Inventory (SHI). The Mashpee Housing Authority owns or manages nearly 100 rental units for low-income households, Mashpee Village includes 110 income-eligible apartments, and Mashpee Commons has developed 32 units as part of a larger comprehensive permit, in addition to 45 market rate rental units in mixed use structures.
- As of Census 2020, nearly a third of Mashpee's housing stock was for seasonal use — a higher proportion than any of Mashpee's neighbors, although slightly lower than the county as a whole.
- There are currently over 670 short-term rentals (STRs) registered with the state, although this may not reflect the total number of STRs within the community.

Housing Market

- Since 2020, the number of single-family home sales per year has dropped while median sales prices have continued to rise.
- An estimated 37 percent of Mashpee households are considered housing cost burdened, which means they pay more than thirty percent of their incomes toward housing costs. This is much more likely for renters, with an estimated 54 percent of renter households considered cost burdened compared to 35 percent for homeowners.
- There is an estimated affordability gap of approximately \$300,000 between what a household with the current median family income for Barnstable County could afford versus the median sales prices for single family homes in Mashpee. Renters earning the median income for renter households in Mashpee also cannot reasonably afford current market rents.



- Mashpee currently has 342 units listed on the Subsidized Housing Inventory (SHI), representing 4.66 percent of its year-round housing stock. Over 90 percent of these are rental units. To meet the ten percent affordable unit goal under Chapter 40B, Mashpee would need to produce another 393 SHI-eligible units.

Barriers to Development

- The predominance of single-family homes with individual septic systems situated in permeable soils has led to significant water quality challenges on Cape Cod over time. This is bottleneck of water pollution will be difficult to rectify without the increased availability and affordability of enhanced nitrogen removal technology for septic systems or expanded sewer capacity.
- Much of Mashpee is now considered a “Nitrogen Sensitive Area” (NSA) under Title 5 of the State Environmental Code. Generally, septic systems within NSAs must be designed to receive no more than 440 gallons per day per acre, which correlates to four bedrooms per acre. Title 5 allows increased daily flow with the use of technology approved for enhanced nutrient removal, but this may raise development costs because such technology is generally more expensive.
- Town’s Flow Neutral Bylaw limits multifamily residential development to one bedroom per 10,000 square feet of land town-wide — whether on septic or sewer once it becomes available.
- Under Mashpee’s Flow Neutral Bylaw, applicants can request a waiver from the Board of Health if on septic or the Sewer Commission if on sewer. However, the Town does not currently have any system of prioritization for granting waivers – e.g., for affordable housing, as some other communities have done.
- The Town’s zoning does not currently allow housing types other than detached single family or accessory apartments outside of its Open Space Incentive Development (OSID) bylaw, which has not been used since its adoption many years ago.
- The Town does not have a broadly applicable inclusionary zoning requirement. While the OSID bylaw allows for a density bonus for including affordable units and the Cluster Development bylaw requires one affordable lot out of every ten lots within a subdivision, there are no other requirements for including affordable units within development of a certain scale.
- While the Town has an Affordable Housing Trust and an Affordable Housing Committee, these groups do not always have the opportunity to collaborate efficiently on housing issues and solutions, nor is there adequate staff capacity to make significant strides in housing policy and planning.



PLAN GOALS

Numerical Goal

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

Qualitative Goals

1. Expand year-round 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.
2. Prevent displacement of current Mashpee households and support housing mobility for low- and middle-income households looking to move to Mashpee.
3. Build local capacity to advance the housing goals, objectives, and strategies included in this Housing Production Plan.
4. Ensure that sustainable and environmentally sensitive practices are integrated into all housing development decisions.
5. Align development with the themes of the Town's Local Comprehensive Plan and other applicable local or regional plans.

PLAN STRATEGIES

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.
 - 1c. Preparing local LIP guidelines to promote the program and outline the Town's priorities for LIP projects.
 - 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.



2. Continue the current process for exploring siting affordable housing on 209 Old 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.
3. Explore the creation of a nonprofit Community Land Trust (CLT) through a land donation or funding to facilitate more affordable homeownership opportunities.
4. Require the inclusion of affordable units in all new residential development and redevelopment. 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.
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.
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

7. Explore zoning mechanisms for increasing options for housing choice outside of the Town’s current Open Space Incentive Development bylaw. Potential options to consider include:
 - Establishing conventional overlay districts or form-based code overlay districts in developed areas with suitable infrastructure that would allow townhouses and/or multifamily buildings commonly identified as building types in the “missing middle.”
 - Allowing conversion of existing single-family homes to small multifamily homes by special permit without the loss of historic resources and in compliance with the Town’s Flow Neutral Bylaw.
 - Amending the Town’s Cluster Development bylaw to allow additional residential uses beyond what is allowed in the underlying zoning.
8. Conduct an analysis of residential parcels with inadequate land area or frontage to assess the potential of a starter home/affordable home overlay zoning bylaw.
9. Encourage the redevelopment of underutilized commercial properties to allow mixed use development that meets design standards and includes affordable and mixed income housing.
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.
13. In collaboration with other Town departments, establish criteria to evaluate properties for residential development or redevelopment potential; use these criteria to inventory and evaluate publicly- and privately-owned land for siting future affordable housing projects.
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. 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;
 - Removing the Accessory Dwelling provision to reduce confusion with the Accessory Apartment bylaw; or
 - Replacing the OSID bylaw with a new transfer of development rights bylaw that provides for the protection of open space.
15. Collaborate with the local and regional Chambers of Commerce on strategies for increasing the supply of year-round affordable housing as well as housing options for the seasonal workforce.
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.
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.)
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.



20. Work with neighboring communities by pooling CPA funds and other revenue to construct affordable housing to meet regional housing needs, provided the community hosting the project formally approves receipt of the funds.
21. Remain up to date on 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.
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.
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.
27. Encourage creation of accessory apartments by holding educational events to inform property owners of permitting process and any available financing opportunities. Consider offering a tax abatement or providing small forgivable loans to property owners who construct an accessory apartment for year-round occupancy.
28. Explore mechanisms for re-establishing housing assistance programs to address housing instability and prevent homelessness.
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 conversations.

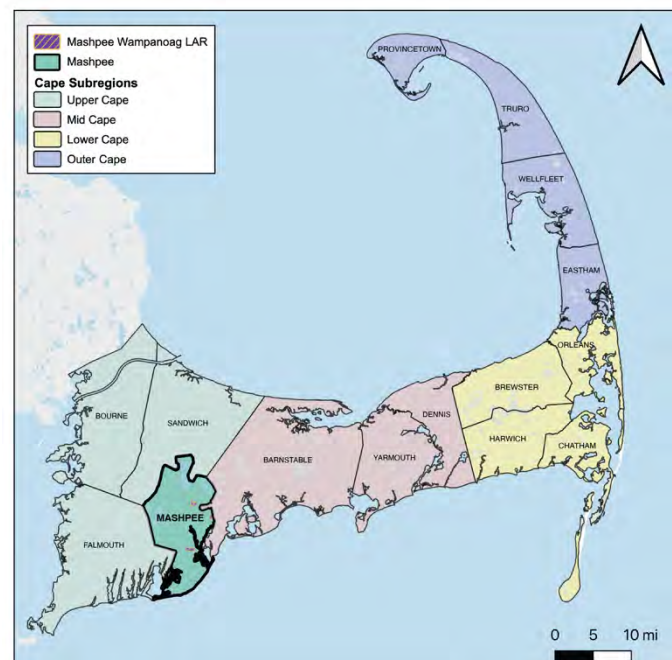


Introduction

The Town of Mashpee covers an area of approximately 23.4 square miles of land, 3.8 square miles of water and miles of coastal and freshwater shorelines.⁴ Along with the Towns of Bourne, Sandwich, and Falmouth, Mashpee is considered part of the Upper Cape region (Map 1). Mashpee's location between Cape Cod's two largest towns – Barnstable and Falmouth – enhances its identity as a quaint, quiet coastal suburb.⁵ Mashpee's southern coastal boundary includes the intricate shorelines of the Waquoit Bay and Popponesset Bay, linked by five miles of sandy beach along the Nantucket Sound. Inland, Mashpee has approximately twenty-three freshwater ponds covering over 1,450 acres.⁶

Both the Town's 2009 Open Space Conservation and Recreation (OSCAR) plan and current Local Comprehensive Plan (LCP) highlight the extent to which the community values Mashpee's small-town feel, beaches and ponds, air and water quality, and open space resources. The 2009 OSCAR plan cites the results of a 1992 LCP public opinion survey in which a strong majority (at least 85 percent) of respondents identified the Town's rural character, small town lifestyle, open space, air and water quality, beaches and ponds, and tranquility as important features.⁷ Over thirty years later, as the Town engaged the community in a 2023 survey as part of its LCP process, participants again strongly identified these same features as important, with at least 80 percent indicating these factors influenced their decision to live in Mashpee.^{8,9}

Map 1. Cape Cod Subregions



⁴ US Census Bureau, 2010 Decennial Census, Table T2A.

⁵ Barnstable and Falmouth are the largest towns on Cape Cod in terms of size and population. Barnstable has the largest total area, covering 76 sq mi of land and water, followed by Falmouth, with approximately 54 sq mi. (Census 2010, Table T2A). Barnstable's total population is 48,916, representing 21 percent of the total population on Cape Cod, and Falmouth's total population is 32,517, or 14 percent of the total population on Cape Cod (Census 2020, Table DP1).

⁶ Town of Mashpee, *Open Space Conservation and Recreation Plan*, 2009, p.4-50.

⁷ Ibid., p.6-2.

⁸ Mashpee Local Comprehensive Plan Online Survey Results, Q3. Prepared for the Town of Mashpee by Weston & Sampson. Accessed November 2023 at https://www.planmashpee.com/_files/ugd/797ac4_aae95eba6dc243e49c5373499e4132d1.pdf

⁹ Other highly rated factors in the 2022 survey not cited in the OSCAR summary include quality of public services and natural beauty. Based on the OSCAR plan summary, it is unclear if the 1992 survey included these options.



CONSIDERATIONS FOR HOUSING

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

WATER QUALITY. The Town has begun implementing the Final Recommended Plan of its Comprehensive Wastewater Management Plan (CWMP), which had been submitted to the state for approval at the time of the last HPP's adoption. The primary purpose of the CWMP is to address the nitrogen Total Maximum Daily Loads (TMDLSs) established for the watersheds of the Popponesset Bay and the eastern basin of the Waquoit Bay.^{10,11} In December 2022, the Town began construction on Phase I (out of five phases) for sewer service areas proposed in the CWMP. In addition, the Town adopted a Flow Neutral Bylaw in 2021, which limits future wastewater flows according to the zoning and wastewater regulations in place as of the CWMP's effective date (July 1, 2015). While this bylaw allows four bedrooms per acre by right and includes provisions for requesting a variance if a project would exceed allowable wastewater flows, broad zoning changes that could yield higher wastewater flows at buildout may require amending the CWMP.¹²

Recognizing the unique water quality challenges on the Cape and Islands, the state updated Title 5 of the State Environmental Code in July 2023 to require septic system upgrades for properties within designated "Nitrogen Sensitive Areas" or NSAs. This designation applies to nearly all of Mashpee. All new development not on sewer will be required to use the Best Available Nitrogen Reducing Technology (BANRT) for septic systems beginning July 2024, and all existing septic systems within NSAs will need to be upgraded to BANRT systems by July 2025 unless the Town applies for a watershed permit, in which case this deadline is extended to July 2045. Mashpee is in the process of applying for a watershed permit.

COVID-19. The COVID-19 pandemic has had lasting impacts on the housing market nationwide, resulting in widening affordability gaps between what households can afford and what is available on the market. While this is not unique to Mashpee, stakeholders reported that it appears to have accelerated some of the demographic shifts already taking place on Cape Cod – namely, the loss of younger families, inability of employers to recruit or retain employees due to the lack of attainable housing, and rising sale prices in Mashpee that outpace the county and state.¹³

¹⁰ GHD, Inc. *Final Recommended Plan/Final Environmental Impact Report*. Prepared for the Town of Mashpee Sewer Commission, 2015, p.ES-1.

¹¹ A Total Maximum Daily Load (TMDL) is a calculation of the maximum pollutant amount that a water body can accept and still meet state water quality standards.

¹² Note: Each of the CWMP's project five phases already includes a built-in action of filing a Notice of Project Change if necessary.

¹³ Since 2018, the median single family home sale prices in Mashpee have increased by \$293,500 (from \$408,000 in 2018 to \$701,500 through November 2023), a greater increase than the rest of the Upper Cape, Barnstable County, and Massachusetts.



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

THE SEASONAL HOUSING MARKET. As of 2020, approximately 32 percent of Mashpee's housing stock was used for seasonal, recreational, or occasional use compared to 33 percent for Barnstable County as a whole and just 4 percent for the state.¹⁴ Although the Upper Cape communities have a lower share of seasonal units compared to the Lower and Outer Cape, this nonetheless is a persistent challenge for those seeking year-round housing; together, year-round residents, seasonal workers, and vacationers compete for an already-inadequate supply of affordable housing in and around Mashpee.

SHIFTING DEMOGRAPHICS. While the median age of Mashpee's population (51.9) is lower than Barnstable County (53.9), the region as a whole is older than the state (39.6).¹⁵ Mashpee's population is aging over time and the share of households with children under 18 is shrinking.

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

PROTECTED LAND. About forty percent of Mashpee's land is considered protected open space. The achievements of the Town and open space organizations have contributed to Mashpee's beauty, while also influencing where future housing development is likely to occur. In addition, the Joint Base Cape Cod military installation extends into Mashpee's northwest corner, covering approximately 1,000 acres in Mashpee and extending into Sandwich, Bourne, and Falmouth.^{16,17} The Mashpee Wampanoag Tribe also holds 170 acres in Mashpee, taken into trust in 2015 by the US Department of the Interior and protected as the tribe's initial reservation.

HOUSING PRODUCTION PLAN OVERVIEW

This Housing Production Plan has been prepared to meet all the requirements of a Housing Production Plan under state regulations and the guidelines of the Massachusetts Executive Office of Housing and Livable Communities (EOHLC).¹⁸ The main purpose of a Housing Production Plan is to help a community make steady progress toward the 10 percent statutory minimum under Chapter 40B, i.e., that 10 percent of total year-round housing units will be deed-restricted to be affordable for low- or moderate-income households. Whether a community has reached the 10 percent minimum is determined by the Chapter 40B Subsidized Housing Inventory (SHI), a periodically updated list of all affordable units recognized by EOHLC. To be included on the SHI, a unit must be:

Out of all neighboring communities, only Barnstable's median single family home prices increased more than Mashpee's, rising over \$350,000 during the same period. Source: Banker & Tradesman, Town Stats.

¹⁴ US Census Bureau, 2020 Decennial Census, Table DP1.

¹⁵ US Census Bureau, ACS 5-Year Estimates, 2017-2021, Table B01002,

¹⁶ Acreage for portion of Joint Base Cape Cod in Mashpee based upon GIS data provided by the Town of Mashpee.

¹⁷ Cape Cod Commission, "Joint Base Cape Cod." Accessed December 2023 at <https://www.capecodcommission.org/our-work/joint-base-cape-cod>

¹⁸ MGL c. 40B, §§ 20-23 and 760 CMR 56.00.



- Affordable to households with incomes at or below 80 percent of the HAMFI, also commonly referred to as the Area Median Income, or AMI. For Mashpee, this designated area defining the AMI is the Barnstable County Fair Market Rent (FMR) Area, determined by the U.S. Department of Housing and Urban Development (HUD);
- Approved by a housing subsidy agency as eligible for a comprehensive permit or as “Local Action Units” (i.e., units developed *without* a comprehensive permit);
- Protected by a long-term affordable housing restriction; and
- Marketed and sold or rented under an EOHLC-compliant Affirmative Fair Housing Marketing Plan (AFHMP).

Once adopted at the local level by the Select Board and Planning Board, the Town will submit this HPP to EOHLC. Upon state approval, the HPP will be in effect for a period of five years. These steps are required for a town to rely on the HPP as a later basis seeking plan certification. While many types of housing needs may be considered, the *primary* purpose of the Housing Production Plan is to help communities reach the 10 percent statutory minimum under Chapter 40B.

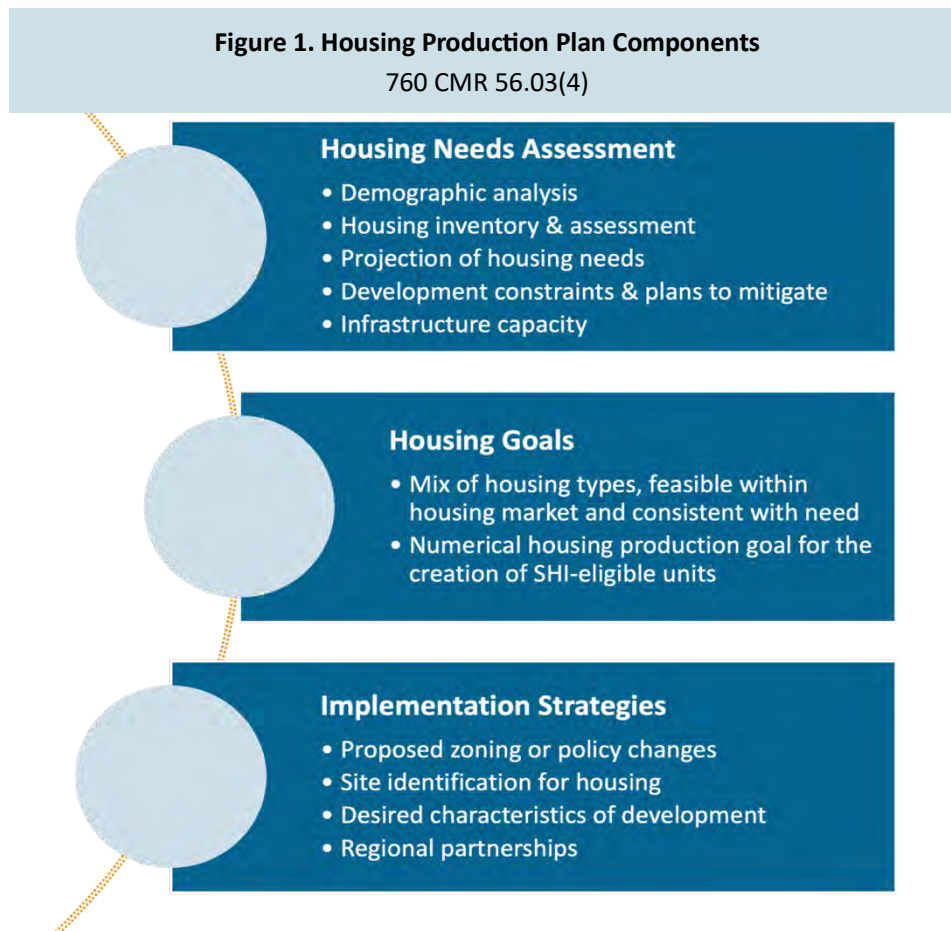
Defining “Affordable Housing”

Housing affordability in a general sense refers to macrolevel relationships between the cost of housing and household incomes. In this Housing Production Plan, the term “affordable housing” means housing that low- or moderate- individuals and families can afford while also meeting their other basic needs: food, healthcare, transportation, utilities, and essential goods and services. Affordable housing has a specific regulatory meaning and is customarily used in reference to households with low or moderate incomes, referring to income limits set annually by the United States Department of Housing and Urban Development (HUD). The Commonwealth of Massachusetts uses HUD’s income limits to determine eligibility for income-restricted housing developed under Chapter 40B. As a result, most housing called “affordable housing” in federal, state, or local laws, ordinances, and bylaws is based on this consistent framework. Since Mashpee’s Housing Production Plan is required to conform with EOHLC’s Chapter 40B regulations, the primary (but not exclusive) focus is low- and moderate-income housing. However, households whose incomes *exceed* the threshold for being considered low- or moderate-income have trouble finding housing in Mashpee and on Cape Cod — a strong indicator that the region’s housing supply is out of balance with demand.

Components of a Housing Production Plan

A Housing Production Plan begins with a **HOUSING NEEDS ASSESSMENT**, which describes a community’s housing needs using data from sources such as the Town, the U.S. Census Bureau, housing market reports, municipal records, and community interviews. In addition, the needs assessment will explore constraints to development and plans to mitigate these constraints where possible. Building upon this analysis of housing needs and potential barriers to further housing development, the Housing Production Plan sets a series of qualitative and quantitative affordable **HOUSING GOALS**. Based on these goals, the plan lays out

IMPLEMENTATION STRATEGIES. State regulations (760 CMR 56.03[4]) and EOHLC Comprehensive Permit guidelines describe the specific requirements for each component of an HPP, outlined in Figure 1 below.



COMMUNITY ENGAGEMENT PROCESS

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

- **REGULAR AFFORDABLE HOUSING COMMITTEE MEETINGS.** The Affordable Housing Committee met four times between August 2023 through December 2023 to discuss the development of this plan with Town staff and the consultant team.
- **SMALL GROUP INTERVIEWS.** During the months of July and August 2023, the consultant team conducted small group interviews with nearly forty individuals familiar with Mashpee's housing needs to get a sense of what has changed since the last HPP and what needs still remain. The housing committee and planning staff were asked to distribute an interview sign-up form to those who would be interested in participating and asked them to share the opportunity with others.



Participants included government officials, local residents, local employers, nonprofit organizations, and developers.

- **COMMUNITY SURVEY.** A community survey was available online and in paper form from September 19 through October 13, 2023. This survey asked questions about the respondent's own housing needs as well as their perspectives on the needs of the community. A total of 318 individuals participated in this survey, the results of which are included in the Appendix.
- **COMMUNITY MEETINGS.** The Affordable Housing Committee hosted three community meetings during the development of this plan – two in September (one in person and one virtual) and one on October 19, 2023. Summaries of these meetings are included in the Appendix.
- **TRIBAL ENGAGEMENT.** In addition to the Tribe making paper copies of the community survey available on site, the Mashpee Wampanoag Tribe's Housing Commission invited project representatives to their October 18, 2023 meeting. At this time, Town staff, the Chair of Affordable Housing Committee, and the project consultant discussed the HPP with the Housing Commission and gathered input regarding future housing strategies that could support the Tribe's housing needs.
- **FOCUS GROUPS.** In December 2023, the consultant team conducted six focus groups with Town staff, members of various Town boards, committees, and commissions, and developers. Participants were asked to review and provide comments on draft strategies for the HPP. The Appendix includes a summary of these focus groups.
- **PRESENTATIONS TO THE SELECT BOARD AND PLANNING BOARD.** On December 18, 2023, the consultant team and Town staff presented the Needs Assessment and Implementation Strategies at a joint meeting of the Select Board and Planning Board for their initial review. The Planning Board discussed the HPP again on January 3, 2024 to refine strategies, and the Select Board and Planning Board met again on January 8, 2024.
- **PUBLIC COMMENT PERIOD.** Members of the public, including Town boards, committees, and commissions, were encouraged to provide written comments on the draft plan from [REDACTED].
- **FINAL PUBLIC HEARINGS AND PLAN ADOPTION.** TO BE UPDATED

A NOTE ON DATA SOURCES

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



- **THE CENSUS OF POPULATION AND HOUSING (DECENNIAL CENSUS).** This plan draws from Census 2020 where appropriate, but historical census tables were also used as needed for analyzing trends over time.
- **THE AMERICAN COMMUNITY SURVEY (ACS).** The ACS provides demographic and housing estimates for large and small geographic areas every year. Although the estimates are based on a small population sample, a new survey is collected each month, and the results are aggregated to provide a “rolling” dataset on a wide variety of topics. In most cases, data labeled “ACS” in this plan are taken from the most recent five-year tabulation: 2017-2021 inclusive.
- **STATE DATA CENTER AT UMASS DONAHUE INSTITUTE.** The State Data Center (SDC) Program was established by the US Census Bureau in 1978 to partner with states to make data readily available at the state level through partnerships with state agencies, universities, libraries, and more. In Massachusetts, the State Data Center is housed at the University of Massachusetts Amherst Donahue Institute, which also produces the population projections used in this plan.
- **HUD CONSOLIDATED PLANNING/COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) DATA.** Created through a combined effort of the U.S. Department of Housing and Urban Development (HUD) and the Census Bureau, this dataset is a “special tabulation” of ACS. According to the HUD guidance, “these special tabulation data provide counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of median income) and household types of particular interest to planners and policy-makers.” The most recent CHAS Data are based on the ACS 2016-2020 estimates.
- **HOUSING MARKET SOURCES.** The consultants tapped the Warren Group’s extensive real estate transaction databases to sample sales volume and sale prices, as well as Rentometer for rental market data.
- **TOWN DATA.** Departments provided data upon requests to support a review of local development patterns, market trends, and development constraints.

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



Housing Needs Assessment

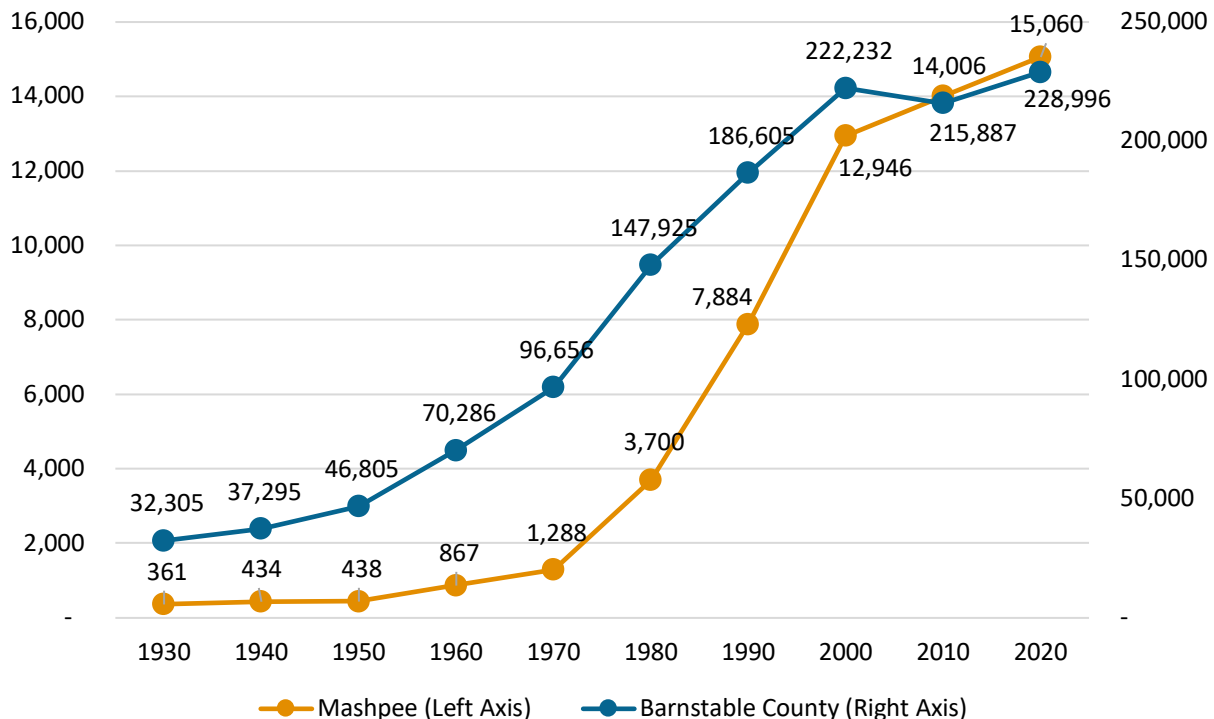
DEMOGRAPHIC PROFILE

Population Trends

Mashpee's population grew rapidly from 1970 to 2000, increasing more than tenfold during this thirty-year period. This growth pattern is not unique to Mashpee, as many "baby boomers" were setting down roots during this time. However, Figure 2 shows that Mashpee grew exceptionally quickly relative to the county as a whole. County-wide, growth slowed after 2000, with most Cape Cod communities experiencing a population *dip* between 2000 and 2010. Mashpee, Bourne, and Sandwich in the Upper Cape were exceptions to this trend and collectively gained over 2,600 residents during this period while Barnstable County lost over 6,340.¹⁹

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

Source: UMass Donahue Institute and US Census Bureau

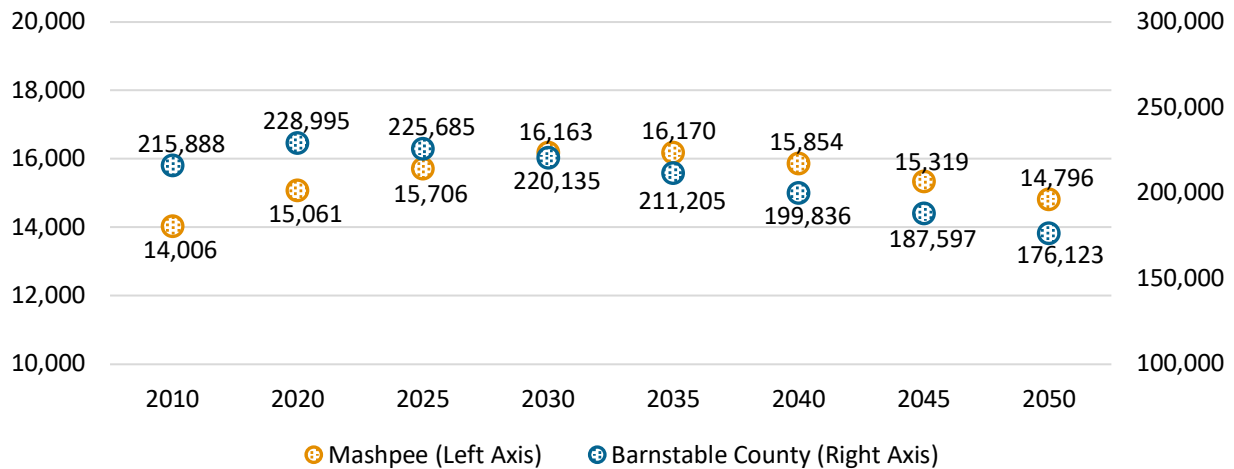


¹⁹ US Census Bureau, 2020 Decennial Census, Table P1. Wellfleet in the Outer Cape also increased between 2000 and 2010 -- gaining one resident during this decade.

The University of Massachusetts Amherst's Donahue Institute recently released updated population through 2050.²⁰ These projections assume that Barnstable County's population peaked in 2020 for the time during this thirty-year forecast, whereas Mashpee is expected to experience continued growth through 2030 before also declining through 2050.

Figure 3. Projected Total Population, 2010-2050

Source: UMass Donahue Institute, 2022 Massachusetts Population Projections

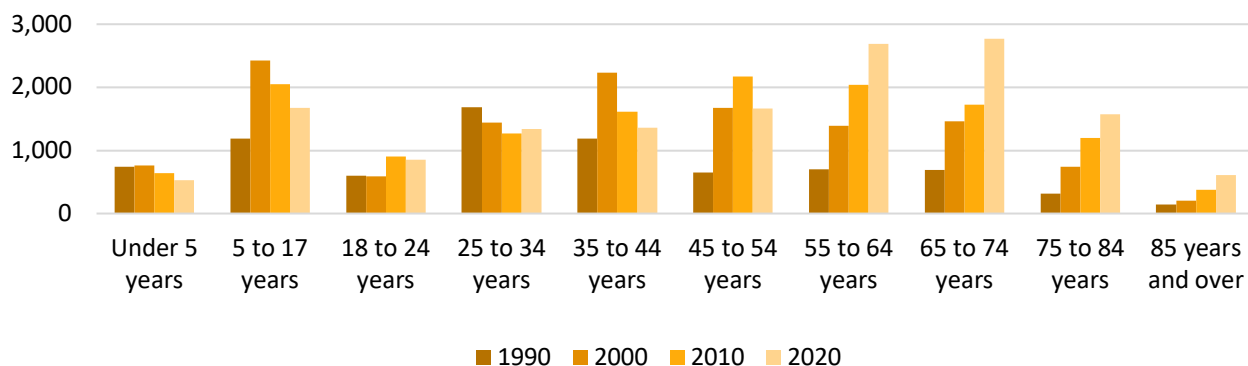


POPULATION AGE

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

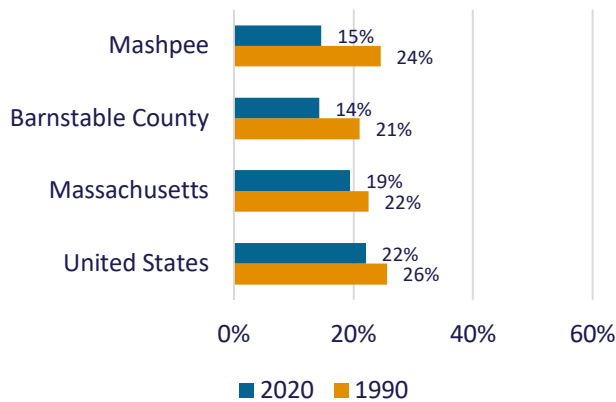
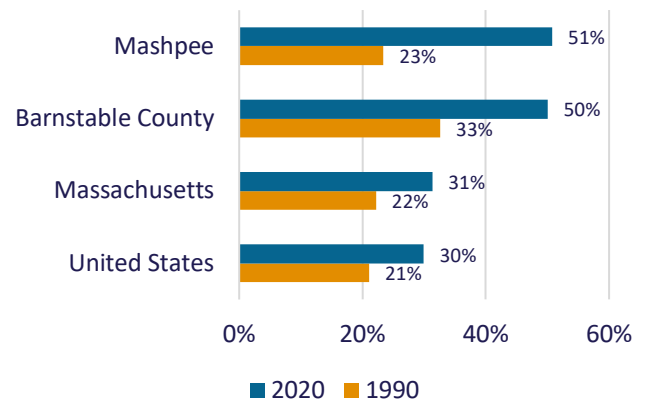
Figure 4. Shifts in Population Age, 1990-2020

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



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

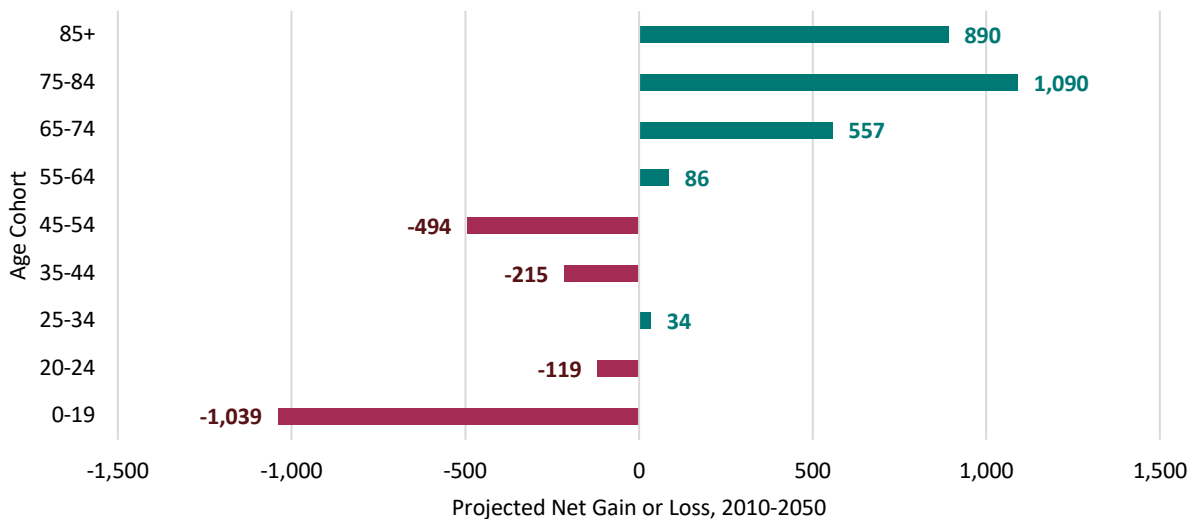
Source: Decennial Census, 1990 and 2020

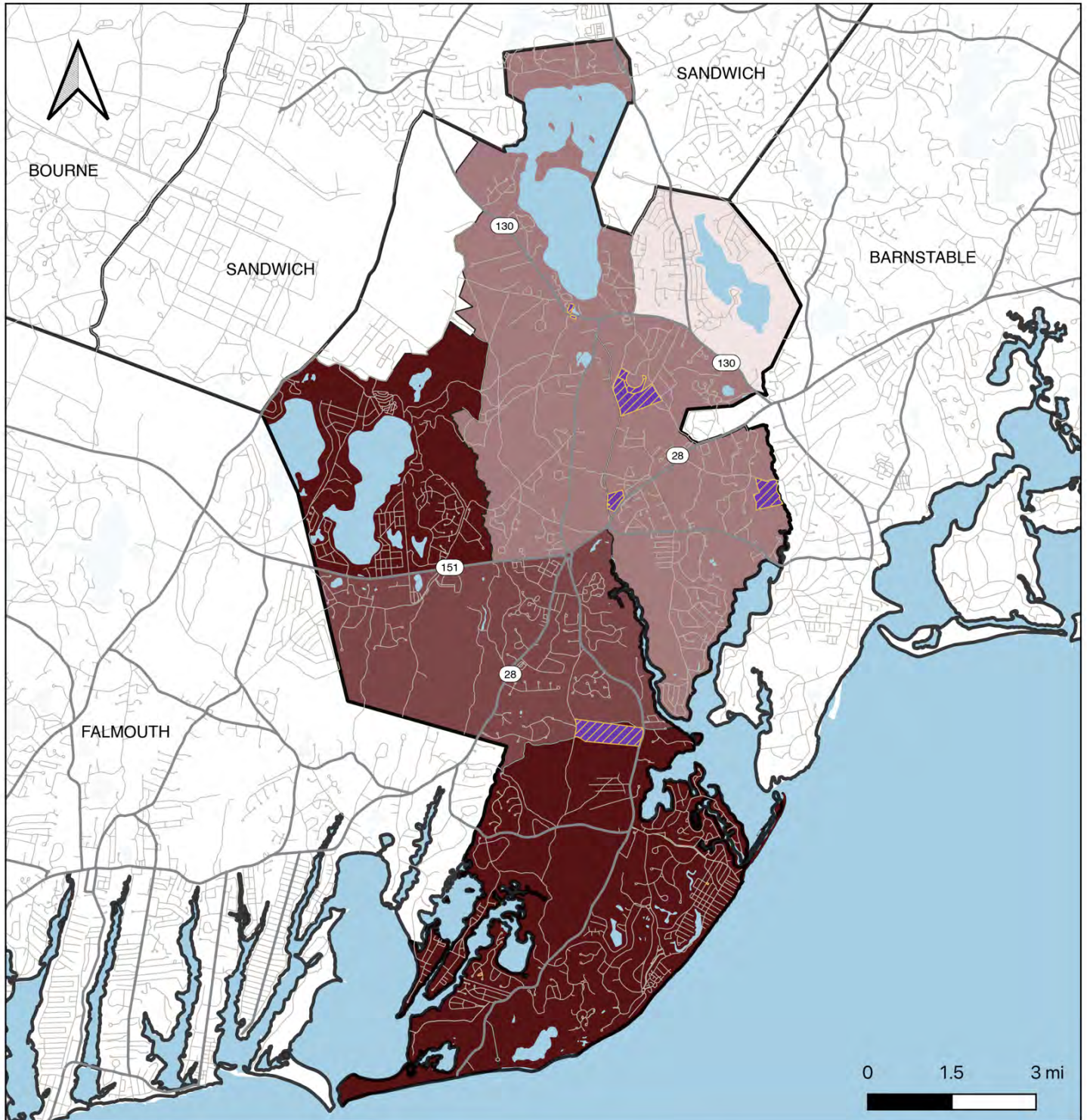
Figure 5A. Percent Under 18, 1990 - 2020**Figure 5B. Percent Over 55, 1990-2020**

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

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

Source: UMass Donahue Institute, 2022 Massachusetts Population Projections






Map 2. Median Age by Census Block Group


Mashpee Housing Production Plan


Date: November 20, 2023

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


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


 Mashpee Wampanoag LAR


 Water Body


 Town Boundary

Roads


 Limited Access Highway


 Multi-Lane Highway, Not Limited Access


 Major Road - Numbered Routes, Arterials, Collectors


 Minor Street or Road


Median Age

 42 - 46.2

 46.2 - 50.4

 50.4 - 54.7

 54.7 - 58.9

 58.9 - 63.1





RACE, ETHNICITY, AND CULTURE

Minority Population

The percent of Mashpee's population identifying as a racial or ethnic minority increased from about 12 percent to 16 between 2010 and 2020. Like the county and state, the largest specific minority group increase was across two or more races, increasing from 3 to 6 percent among non-Hispanic populations (Table 1) and 3 to 7 percent among the total population. Map 3 displays the percent minority population across Mashpee by census block group and shows that the southern half of the town has less minority representation than the northern half.²¹

Table 1. Race and Ethnicity, 2010 and 2020

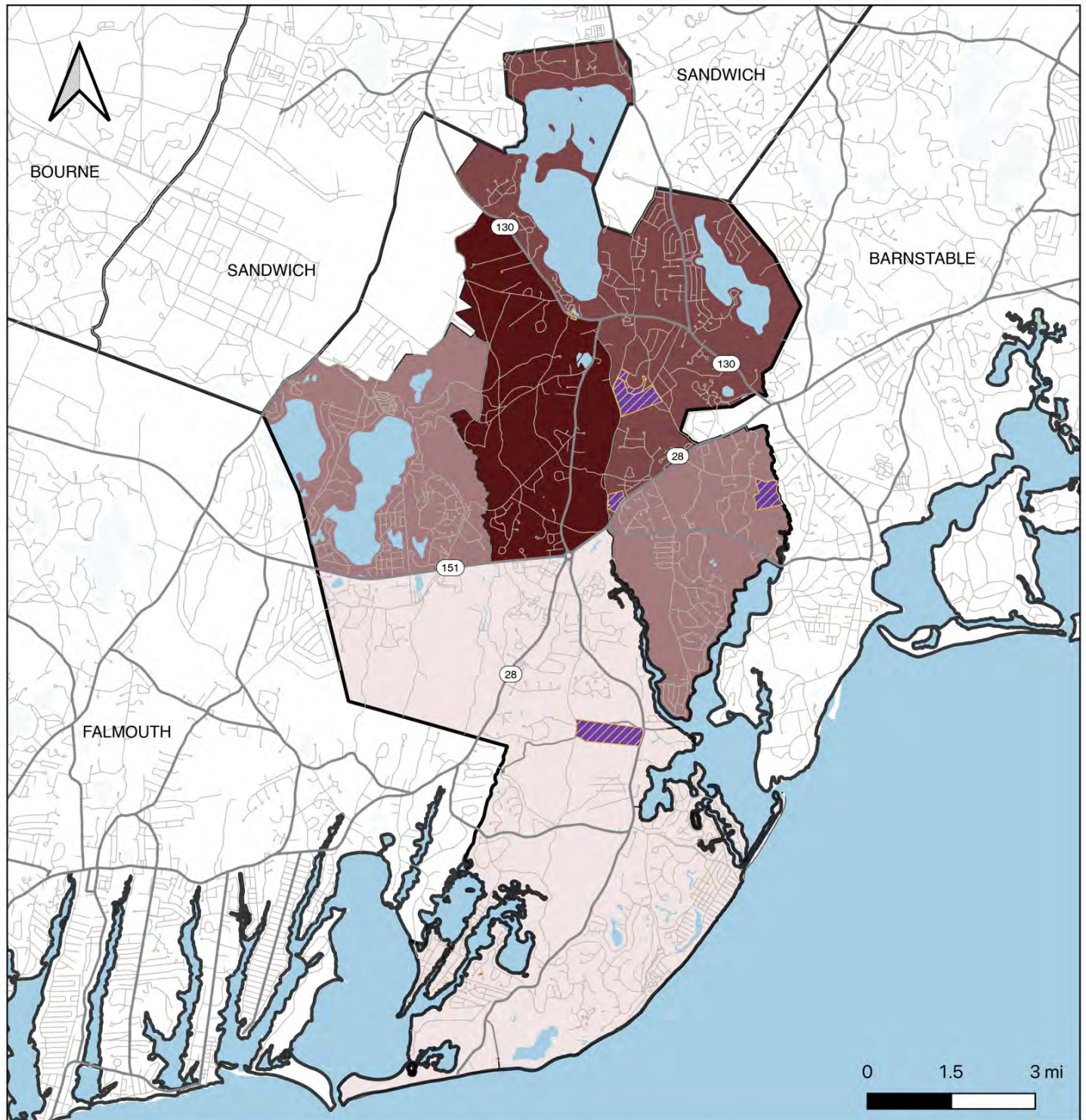
| | Mashpee | | Barnstable County | | Massachusetts | |
|---|--------------|--------------|-------------------|--------------|---------------|--------------|
| | 2010 | 2020 | 2010 | 2020 | 2010 | 2020 |
| Not Hispanic or Latino | 97.8% | 97.3% | 97.8% | 96.5% | 90.4% | 87.4% |
| White alone | 87.7%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

Source: Decennial Census 2010 and 2020

Compared to Barnstable County, Mashpee has a relatively higher share of residents identifying as American Indian or Alaska Native for census purposes. However, residents identifying as such may not be members of the Mashpee Wampanoag tribe. The 2020 Census indicates that 684 Mashpee residents identified as "American Indian/Alaska Native," either alone or in addition to another race, representing 4.5 percent of the Town's population compared to 1.7 percent for Barnstable County. For those identifying as one race, 413 identified as "American Indian/Alaska Native" alone, representing 2.7 percent of Mashpee residents compared to just 0.5 percent for Barnstable County.²²

²¹ "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.

²² US Census Bureau, 2020 Decennial Census, Tables P1 and DP1.



Map 3. Minority Population by Census Block Group

Mashpee Housing Production Plan

Date: November 20, 2023

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

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

Mashpee Wampanoag LAR

Water Body

Town Boundary

Roads

Limited Access Highway

Multi-Lane Highway, Not Limited Access

Major Road - Numbered Routes, Arterials, Collectors

Minor Street or Road

Percent Minority

6.4-10.2%

10.2-14.1%

14.1-17.9%

17.9-21.8%

21.8-25.6%





Mashpee Wampanoag Tribe

The Mashpee Wampanoag Tribe, also known as the People of the First Light, were re-acknowledged as a federally recognized tribe in 2007. In 2015, the federal government declared 150 acres of land in Mashpee and 170 acres of land in Taunton as the Tribe's initial reservation on which the Tribe can exercise its full tribal sovereignty rights. While the Mashpee Wampanoag tribe currently has approximately 3,200 enrolled citizens, most do not live in Mashpee due to historical displacement.²³

In September 2023, the Mashpee Wampanoag Tribal Council voted to enact a state of emergency regarding the growing number of tribal citizens experiencing homelessness. This declaration enables the Tribal Council to take necessary action until its members have determined the issue has been adequately addressed. The Mashpee Wampanoag Tribe's Housing Department has consistently supported 60 to 70 homeless tribal members per month since 2019, a rate that far exceeds the national rate of homelessness.²⁴

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.²⁵ 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.²⁶

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).²⁷ One-fifth of Mashpee residents over 65 have some sort of disability, which is lower than Barnstable County (26 percent) and the state (31 percent). Table 2 breaks down disabilities by type, both among Mashpee residents with a disability and among all non-institutionalized residents. Overall, cognitive difficulties are the most common challenge, closely followed by ambulatory and hearing difficulties.

²³ Mashpee Wampanoag Tribe. Accessed November 2023 at <https://mashpeewampanoagtribe-nsn.gov/>

²⁴ Devaney, Rachael. "Wampanoag Tribe declares a state of emergency due to homelessness: here's what we know." Cape Cod Times, September 27, 2023.

²⁵ US Census Bureau, American Community Survey 5-Year Estimates, 2017-2021, Table B05007

²⁶ Ibid., Table C16002

²⁷ Ibid., Table B18101. Note that ACS disability status is calculated using the non-institutionalized population, which means those living in institutionalized "group quarters" settings such as nursing homes are not included.

**Table 2. Disability by Type for Mashpee Residents**

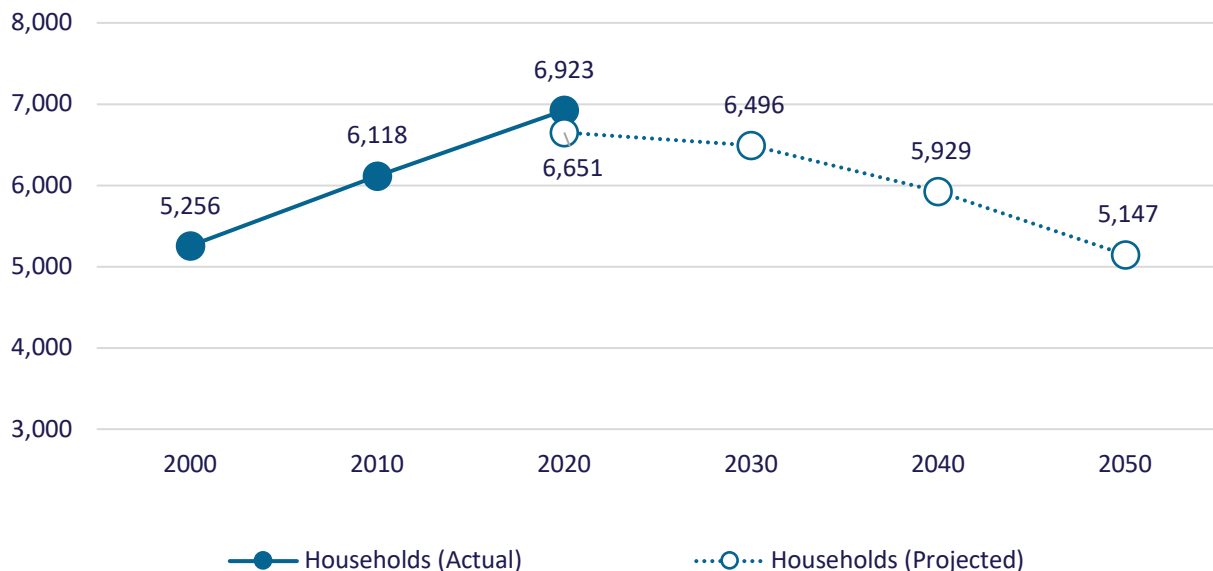
| | % Non-Institutionalized Pop w Disability | % Total Non-Institutionalized Pop |
|---|--|-----------------------------------|
| Hearing Difficulty (All Ages) | 36.9% | 4.4% |
| Vision Difficulty (All Ages) | 15.2% | 1.8% |
| Cognitive Difficulty (Age 5+) | 39.2% | 4.9% |
| Ambulatory Difficulty (Age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

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

Households

While the Donahue Institute provides population projections, it does not provide household projections at this time. However, the Metropolitan Area Planning Council (MAPC) recently released its own household projections through 2050.²⁸ Just as Mashpee's household population is expected to decline leading up to 2050, so are the total number of households (Figure 7). However, the 2020 Census figures exceed the projected households for 2020, so this trend may shift from these projections.

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



²⁸ MAPC's methodology is detailed here:

https://www.mapc.org/wpcontent/uploads/2023/10/MAPC_Projections_Methodology_Documentation_L RTP2023.pdf



HOUSEHOLD SIZE

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

Table 3. Household Size, 2020

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

Source: Decennial Census 2020, Table H9

HOUSEHOLD TYPE

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

Table 4. Mashpee Household Type, 2000-2020

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

Source: Decennial Census 2020, Table H14

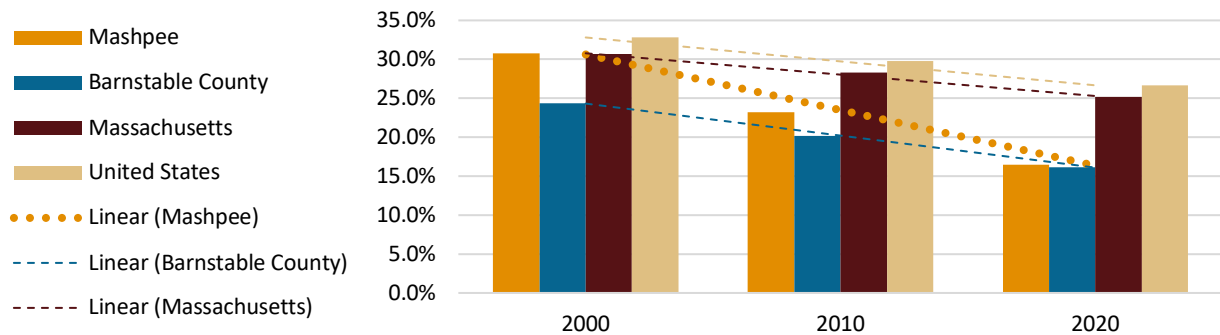


HOUSEHOLDS WITH CHILDREN

Mashpee's percentage of households with children decreased from 31 percent in 2000 to 17 percent in 2020, outpacing the county which saw a reduction of households with children from 24 percent to 16 percent during the same period. The linear trend lines in Figure 8 show that this shift has been more dramatic in Mashpee as compared to the county, state, and nation. In addition to having implications for housing policy, these trends also have affected student enrollment trends.

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

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

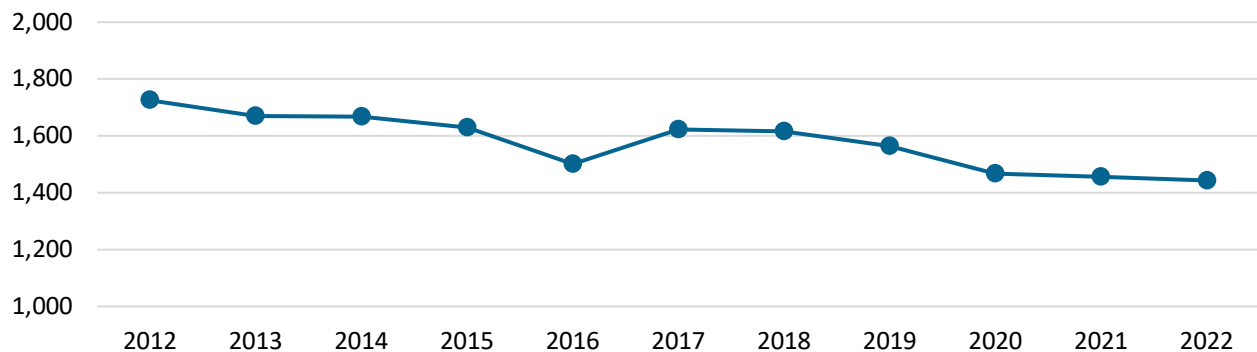


Schools²⁹

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

Figure 9. Mashpee Public Schools - Total Student Enrollment

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

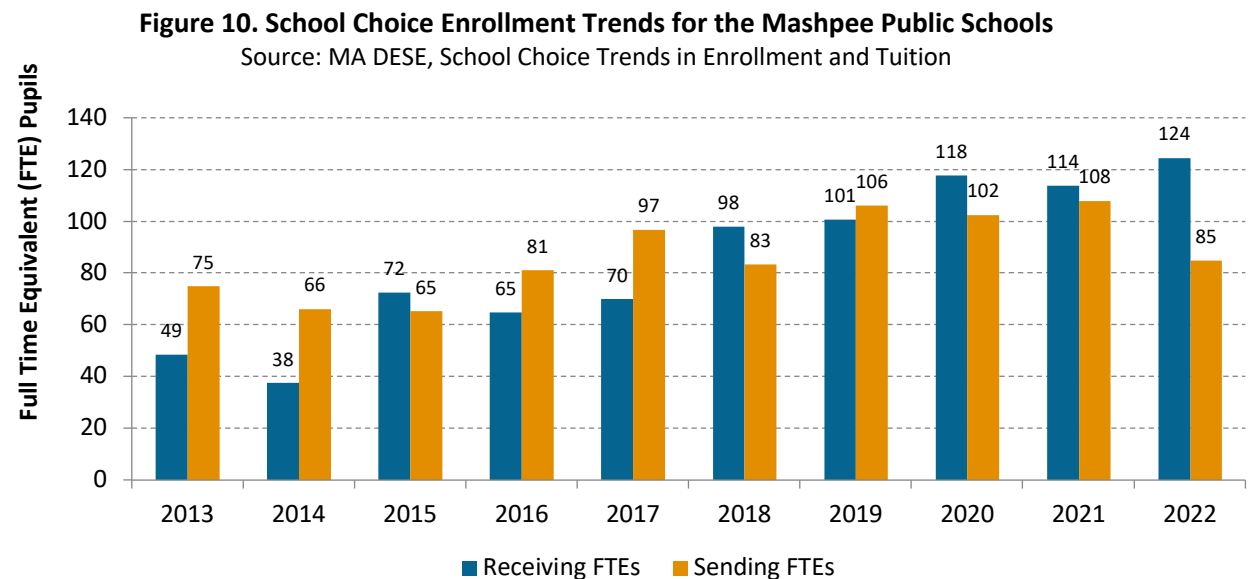


²⁹ School capacity should not be considered a limiting factor for housing development or when setting housing policy out of consideration for the Fair Housing Act, which provides protections based on familial status (among other factors).



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).³⁰ 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.^{31,32} 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).

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



³⁰ MA Department of Elementary and Secondary Education, Mashpee Public Schools Profile, 2022-2023.

³¹ 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.

³² Under the McKinney-Vento Act, funding is provided to school districts to provide select services to homeless youth to ensure their continued education. The definition of homeless under McKinney-Vento includes students in households who are “doubling up” (i.e., multiple households temporarily sharing a single housing unit) due to loss of housing. In Mashpee’s case, twelve of the nineteen homeless students accounted for were doubling up.

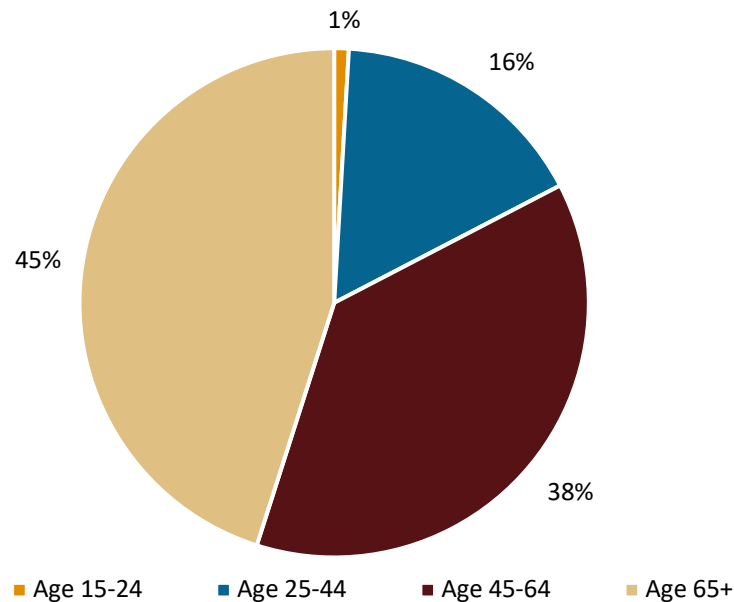


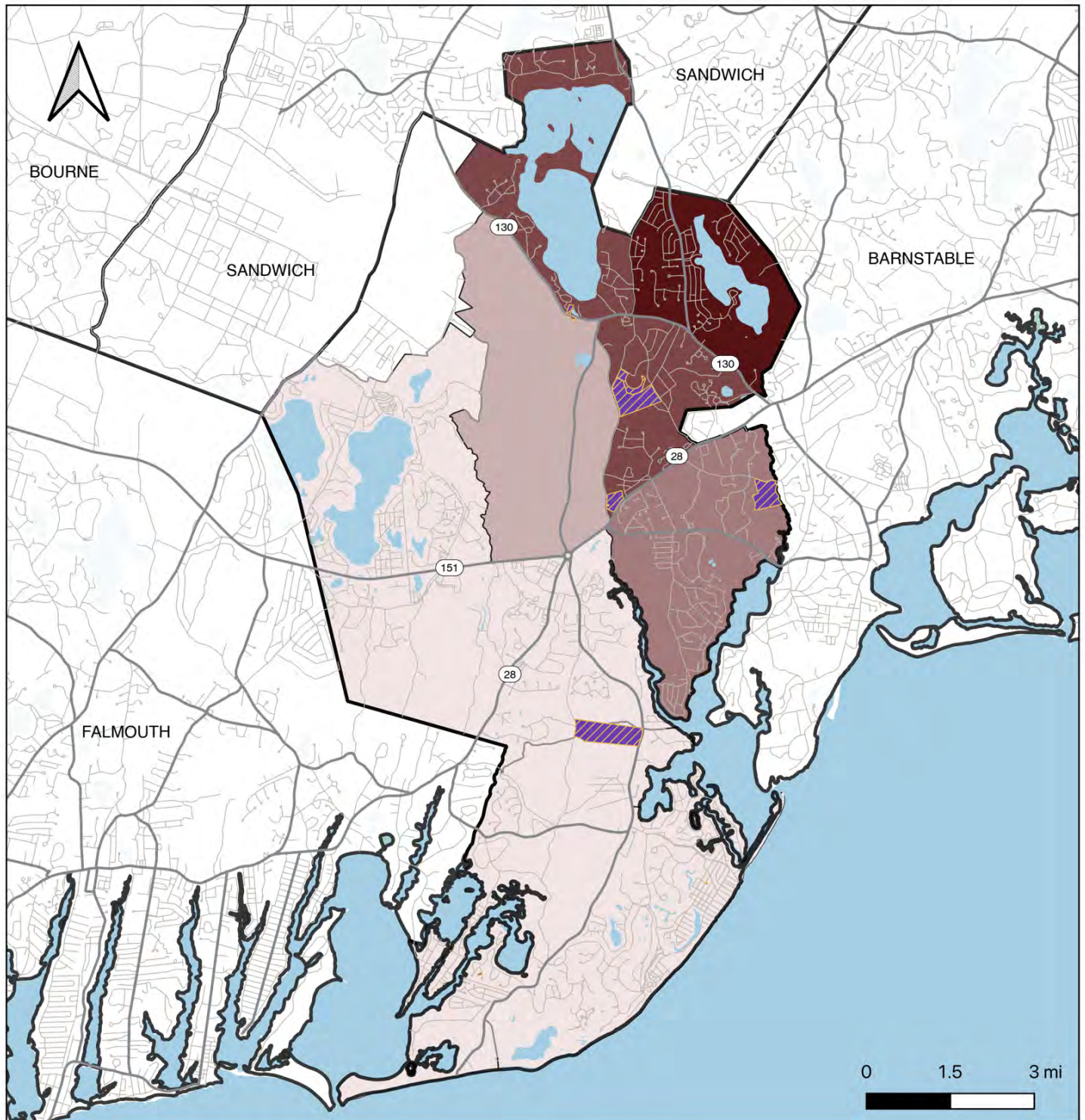
AGE OF HOUSEHOLDER

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

Figure 11. Age of Householder

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





Map 4. Households with Own Children by Census Block Group

Mashpee Housing Production Plan

Date: November 20, 2023

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

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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%

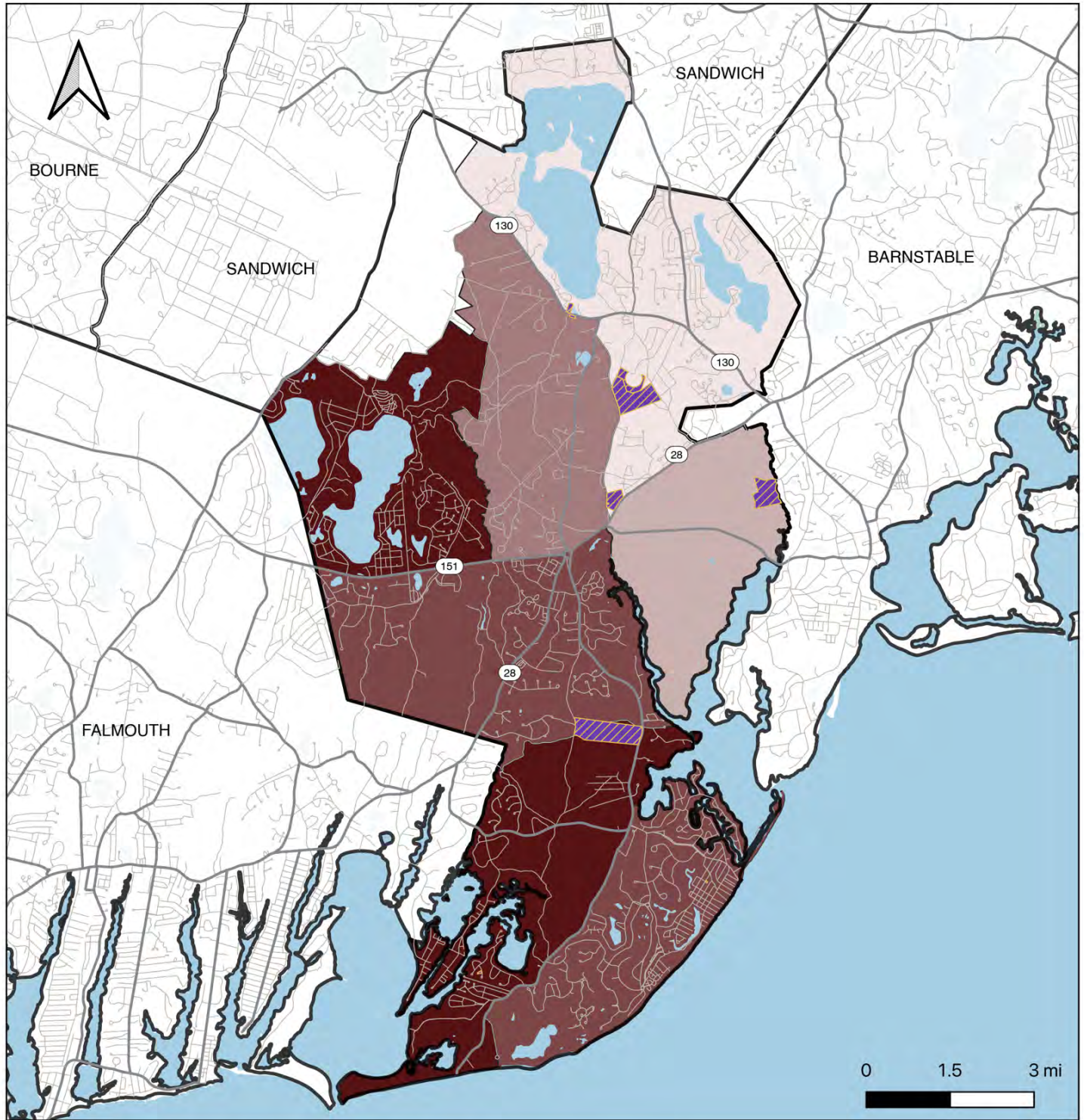
13.8-17.3%

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
- Water Body
- Town Boundary

Roads

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

Householder Age 65+

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





ECONOMIC PROFILE

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

What is a labor force?

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

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

What is an 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.

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

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

Income

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

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

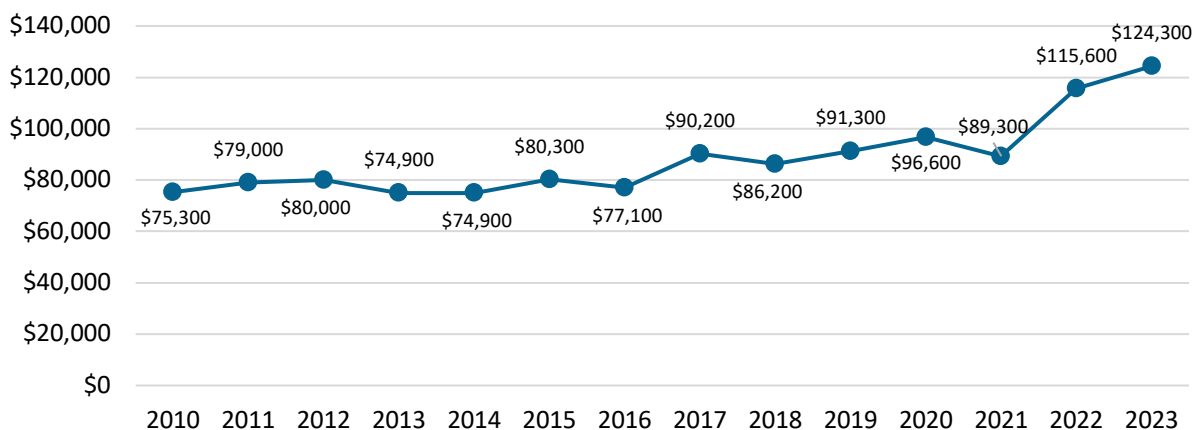




Table 5 below expands upon the HAMFI to show the income limits by household size and pairs this with sample households to provide local context. The assumed wage data for sample households is based upon 2022 Employment and Wages Reports (ES-202) from the MA Department of Economic Research, as well as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

Table 5. 2023 Income Limits for Barnstable County

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

HOUSEHOLD TYPE AND INCOME

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

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



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

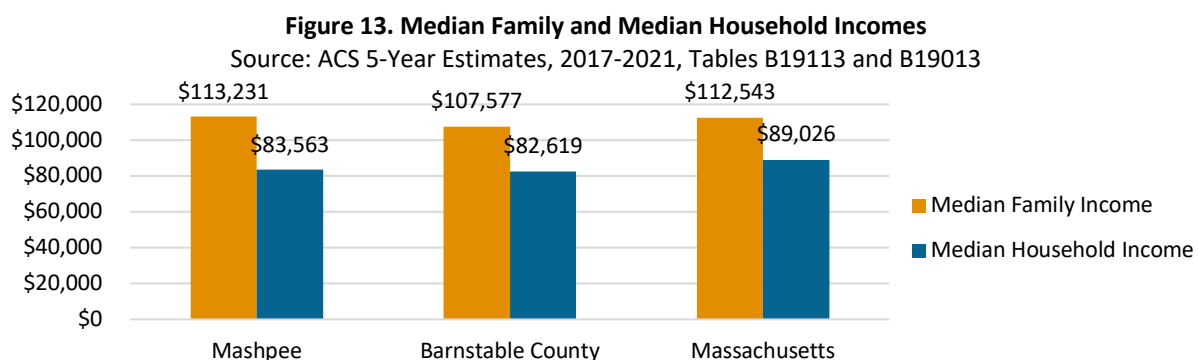
Table 6 shows the share of each household type by income level. Non-family households are most likely to be low or moderate income (LMI), a category including all households earning no more than 80 percent HAMFI; 60 percent of elderly non-family households and 59 percent of other household types are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

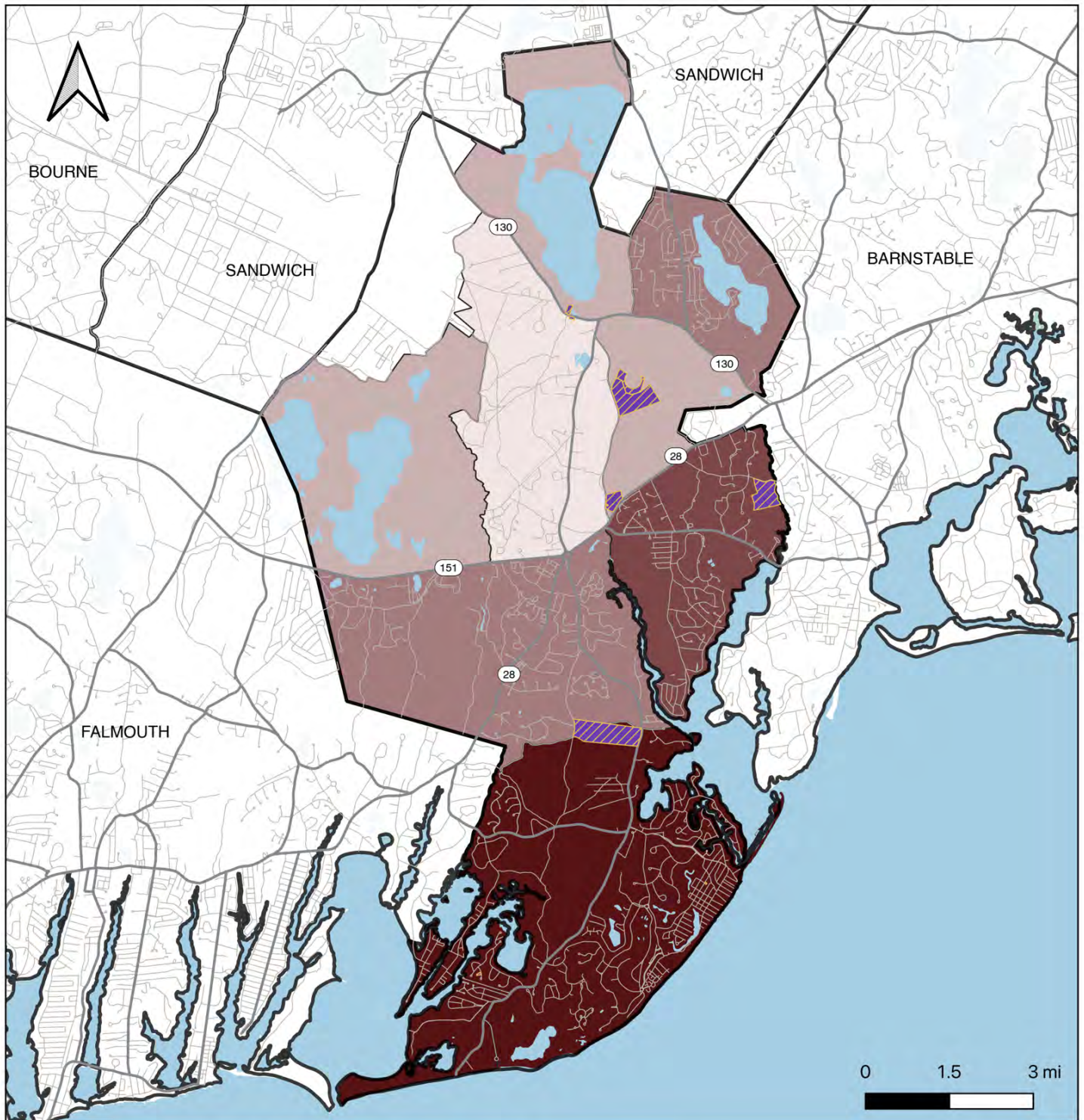
Table 6. Household Type and Income Level

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

Source: CHAS 2016-2020, Table 7

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






Map 6. Median Household Income by Census Block Group

Mashpee Housing Production Plan


Date: November 20, 2023

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


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


 Mashpee Wampanoag LAR

 Water Body


 Town Boundary

Roads


 Limited Access Highway


 Multi-Lane Highway, Not Limited Access


 Major Road


 Minor Street or Road


Median Household Income

 \$58,523 - \$69,838

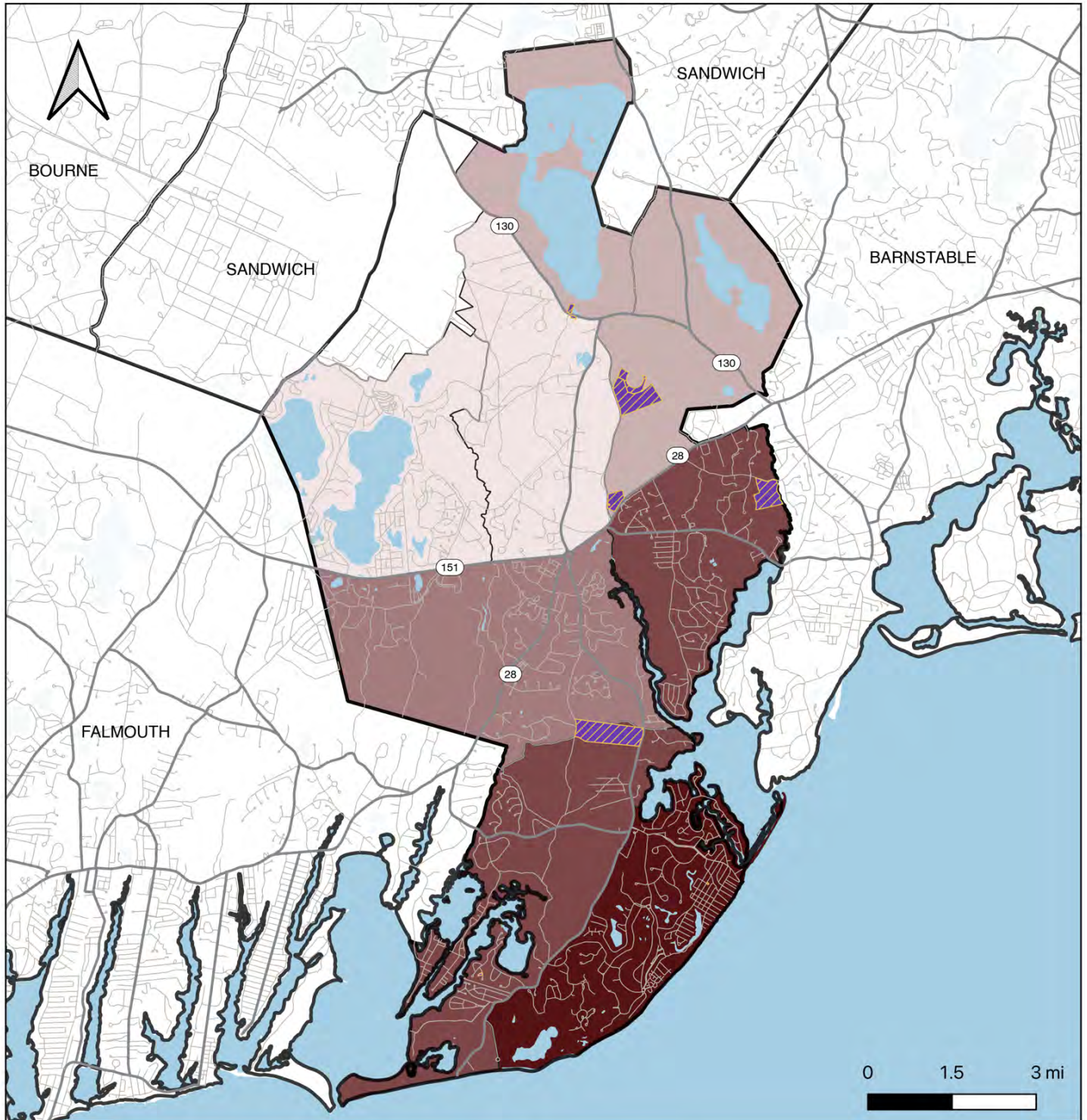
 \$69,838 - \$81,152

 \$81,152 - \$92,467

 \$92,467 - \$103,781

 \$103,781 - \$115,096







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).³³

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.³⁴ ACS estimates indicate that nearly 20 percent of Mashpee's employed labor force works in health care or social assistance, as shown in Table 8. There is some overlap between the top industries in which Mashpee residents are employed (Table 8) and the top industries represented in local jobs within the community (Table 9) — namely, health care and social assistance, retail trade, and construction are among the top industries for both groups of workers. However, an estimated 9 percent of Mashpee's employed residents work in professional, scientific, or management industries, while this industry only represents 4 percent of jobs within the community. For Mashpee residents, those working full-time in the professional, scientific, or management fields have the highest median earnings of all industries, earning an estimated \$93,567 compared to \$62,727 for all industries.³⁵ Such disparities can mean there is significant economic inequity between the people who *live* in a community and those who *work* there. An estimated 34 percent of working Mashpee residents work in the community, which is a lower share of individuals working in their municipality of residence across the county (43 percent).³⁶ This difference reinforces feedback from the community engagement process that people who work in Mashpee may struggle to afford to live in the community, and those who can afford to live in the community may need to seek work elsewhere.

³³ ACS 5-Year Estimates, 2017-2021, Table B17017.

³⁴ ACS 5-Year Estimates, 2017-2021, Table B12006.

³⁵ ACS 5-Year Estimates, 2017-2021, Table B24041.

³⁶ ACS 5-Year Estimates, 2017-2021, Table B08009.

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

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

Sources: ACS 5-Year Estimates, 2017-2021, Table C24050, Barrett Planning Group

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.³⁷ The overlap of a community's labor force (residents over age 16 either working or looking for work) and its employment base (jobs within a community) can indicate a greater opportunity for residents to find suitable work near where they live. As noted above, the industries of Mashpee's employment base (Table 9) somewhat overlap with those of its labor force (Table 8 above); however, the top industry for those who work in Mashpee is retail trade, which has an average weekly wage of \$740.³⁸ Table 9 displays the percentage of Mashpee's employment base within select industries, broken down into year-round and seasonal timeframes, and also displays the average weekly wages by industry within Mashpee as compared to Barnstable County. In other words – for every dollar earned by a participant in Barnstable County's employment base, a participant in Mashpee's employment base earns \$0.87. Only three industries in Table 9 provide higher average wages in Mashpee compared to the county.

Table 9. Percent Local Jobs by Industry

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

³⁷ 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.

³⁸ Massachusetts Department of Economic Research, "Employment and Wages Report (ES-202)," 2022.

**Table 9. Percent Local Jobs by Industry**

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

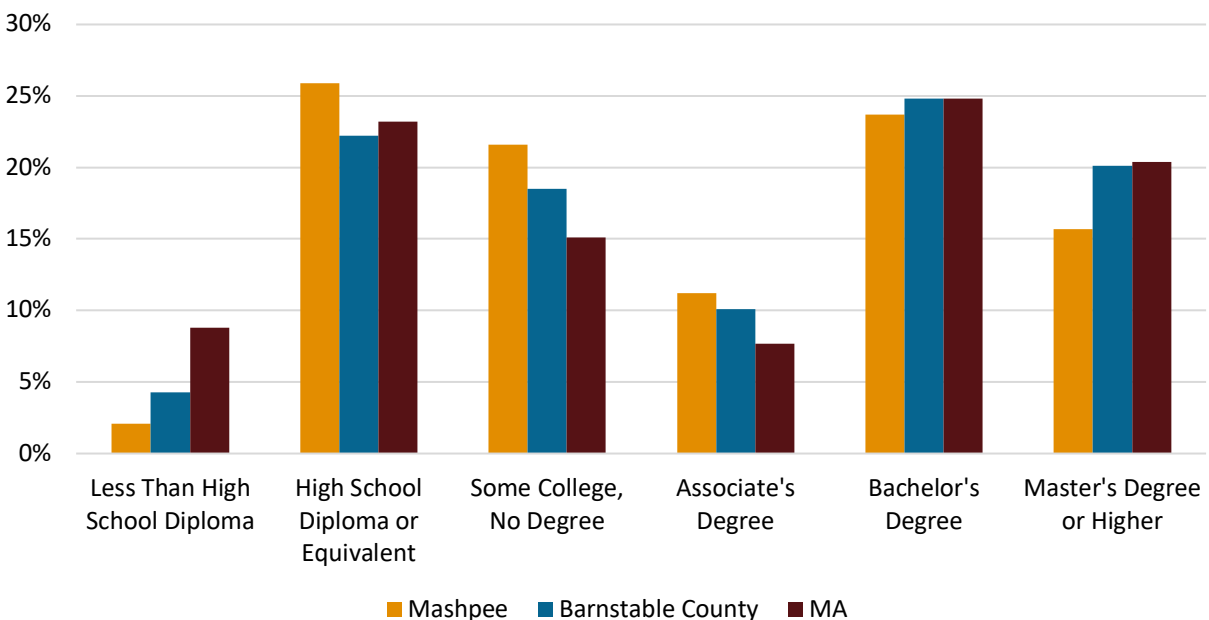
Sources: MA Department of Economic Research, 2022 Employment and Wages Reports (ES-202), Barrett Planning Group

EDUCATION

Approximately 40 percent of Mashpee residents over age 25 have a bachelor's degree or higher, which is slightly lower than the county and state, both estimated at 45 percent (Figure 14). Of the neighboring communities, Falmouth has the highest share of residents age 25+ with a bachelor's or higher (50 percent) and Barnstable is on par with Mashpee at about 40 percent.³⁹

Figure 14. Educational Attainment for Population Age 25+

Source: ACS 5-Year Estimates, 2017-2021



³⁹ ACS 5-Year Estimates, 2017-2021, Table B15003.

HOUSING CHARACTERISTICS

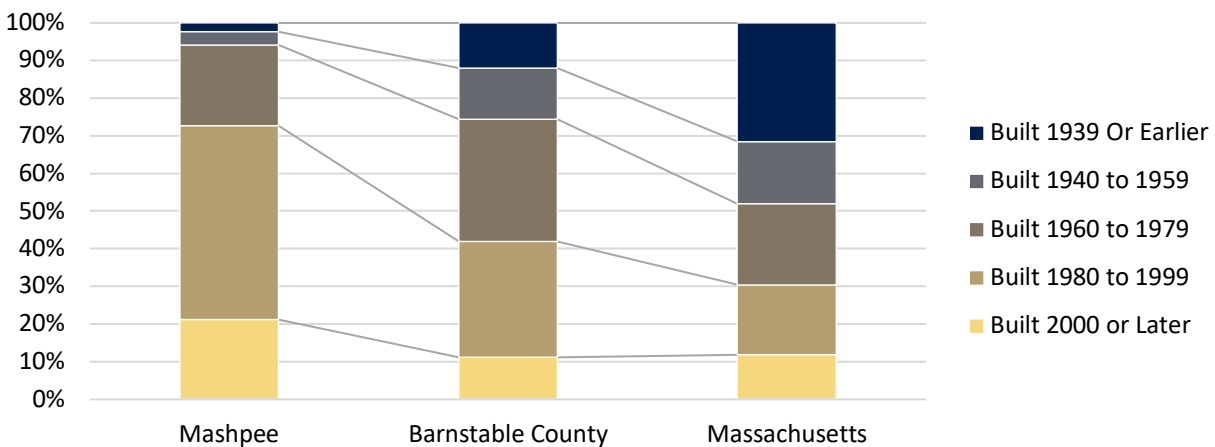
This section provides an overview of Mashpee's current housing stock, including its growth over time and characteristics including housing type, size, and age. Over the past thirty years, Mashpee's housing unit count has grown by over 3,700, rising from 7,002 units in 1990 to 10,757 in 2020.⁴⁰ An estimated 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).⁴¹ Mashpee also has a comparatively newer housing stock, with the majority of housing units in structures built in 1980 or later. This surge in newer housing units makes sense considering Mashpee's population more than tripled between 1980 and 2000, growing from 3,700 to 12,946 (see Figure 1).

Age of Housing Stock

According to American Community Survey estimates, Mashpee's housing stock is generally newer than other Cape Cod communities — and the Cape has a relatively newer housing stock than Massachusetts as a whole (Figure 15). Mashpee has by far has 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 1980.⁴² 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.⁴³

Figure 15. Year Residential Structure Built for Mashpee Housing Units

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



⁴⁰ US Census Bureau, Decennial Census, 1990 and 2020, Housing Units.

⁴¹ ACS 5-Year Estimates, 2017-2021, Table B25024.

⁴² ACS 5-Year Estimates, 2017-2021, Table B25034.

⁴³ 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.⁴⁴

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.

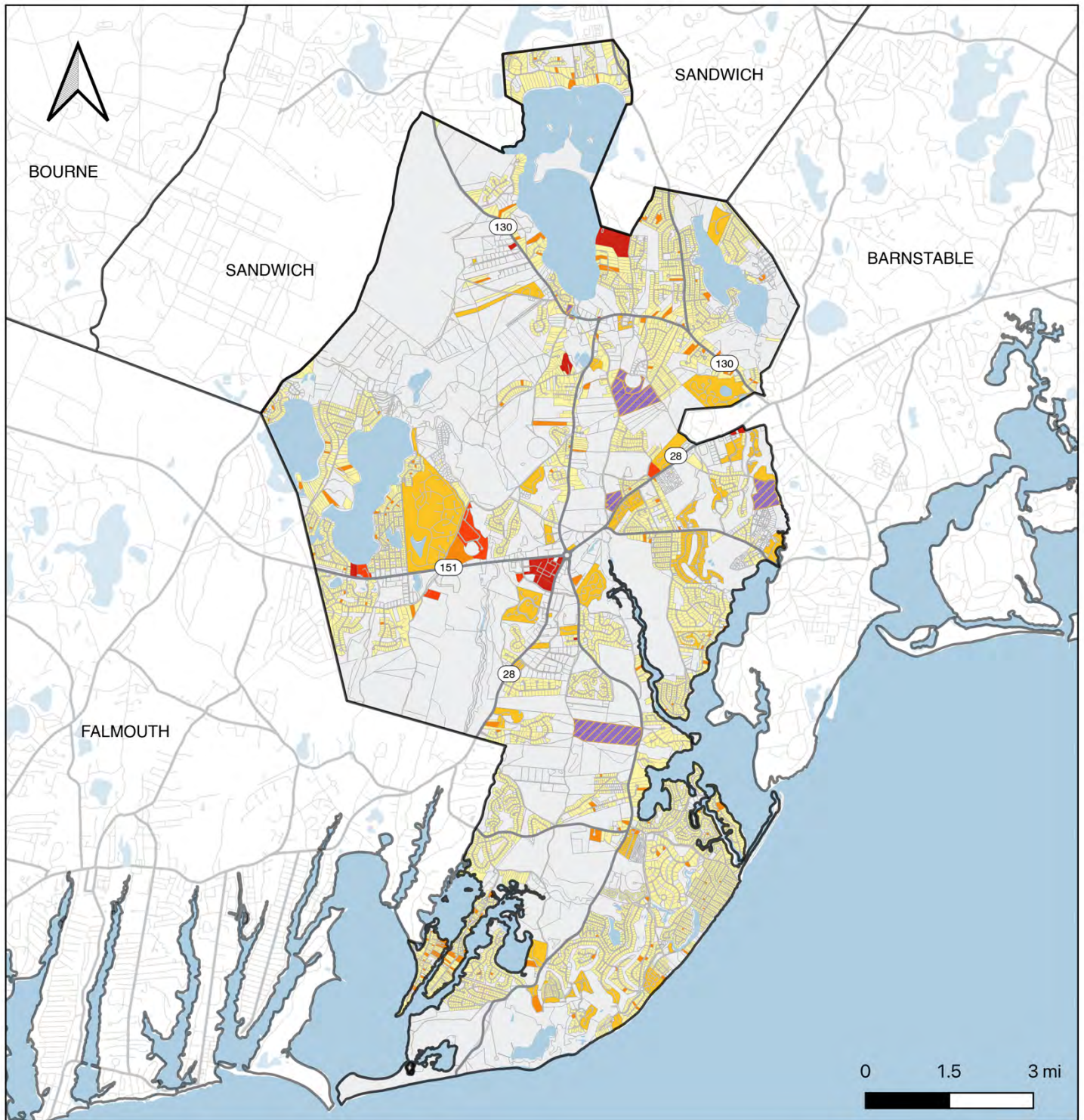
Table 10. Units in Structure

| | 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 | | |

⁴⁴ Ibid.



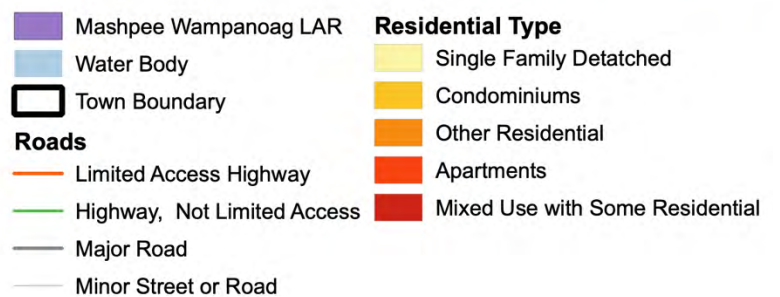
Map 8. Residential Type

Mashpee Housing Production Plan

Date: November 20, 2023

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

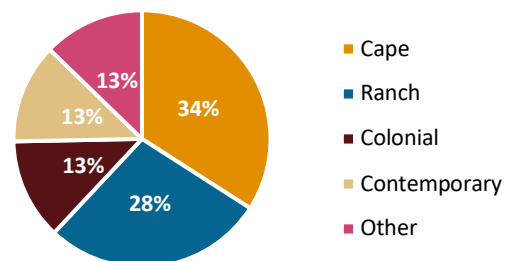
This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.



SINGLE FAMILY HOMES

As shown in Figure 16, Cape-style homes are most common among Mashpee's detached single-family homes (34%), followed by ranches (28%), colonials (13%), and contemporary (13%).⁴⁵ The remaining 13 percent of detached single-family homes consist of a mix including conventional, bungalow, raised ranch, split level, and other home styles. Table 12 below indicates the most common style for homes built during different periods, as well as other notable features including the average residential floor area, lot sizes, and number of rooms. Most single-family homes in Mashpee were built in 1960 or later, with nearly half (49 percent) built between 1980 and 1999. Average lot sizes for homes built in the early 1900s are larger (approximately 1 acre), while the homes themselves are generally smaller (about 1,200 square feet). Single family homes built in 1980 or later are mostly larger homes (over 2,000 square feet) built on smaller lots (around half an acre). Total assessed value is nearly double for newer single-family homes: for houses built prior to 2000, the average total assessed value was approximately \$675,000, but for those built within the last 20 years, average total assessed value is over \$1.2 million.

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



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

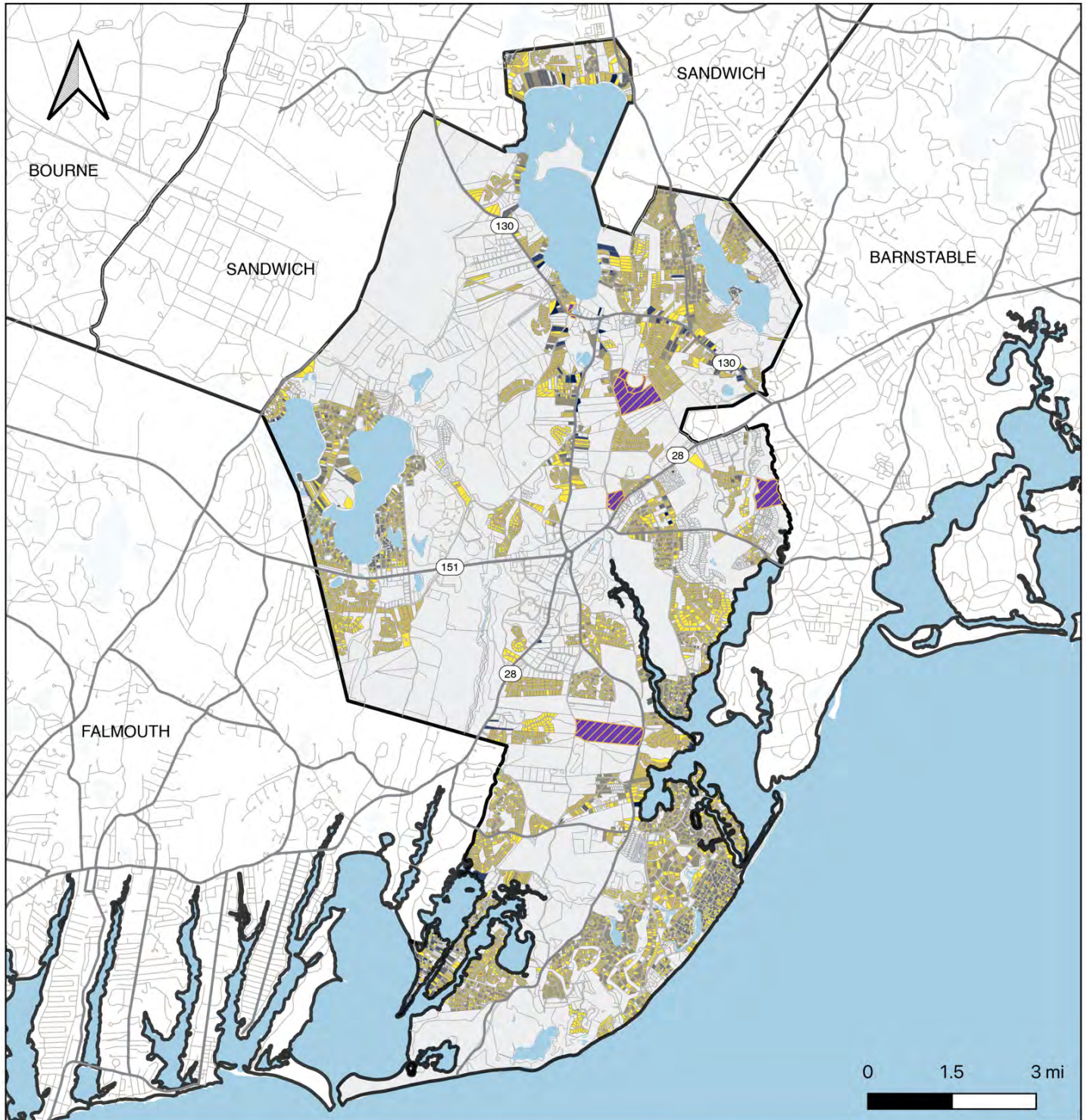
Table 12. Summary of Single-Family Homes in Mashpee

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

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

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

⁴⁵ Town of Mashpee Assessor's Records, FY 2024.



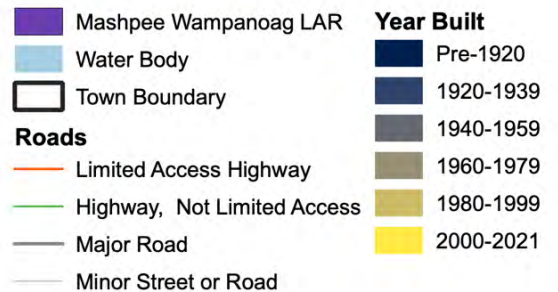
Map 9. Year Built for Single Family Homes

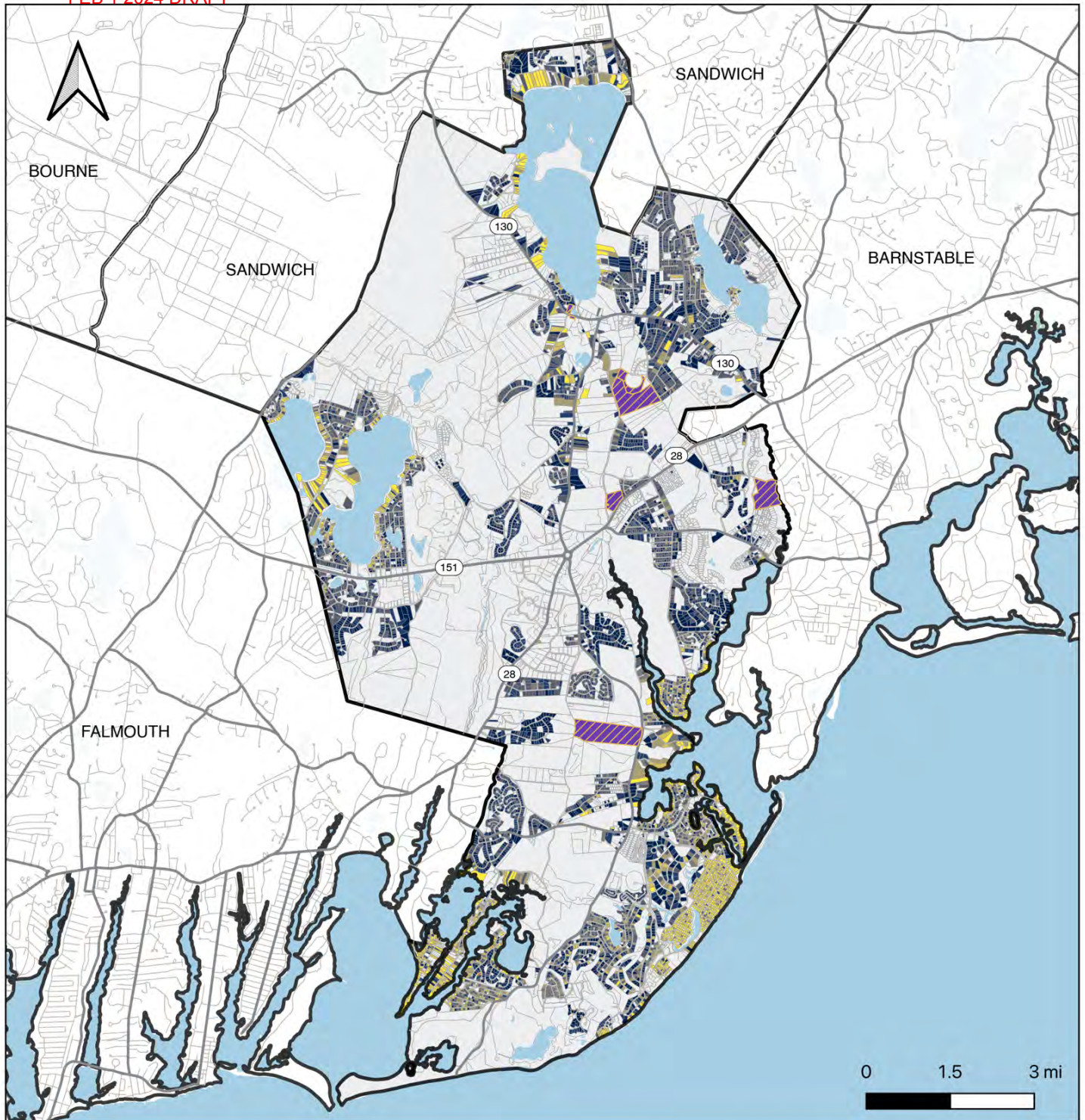
Mashpee Housing Production Plan

Date: November 20, 2023

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

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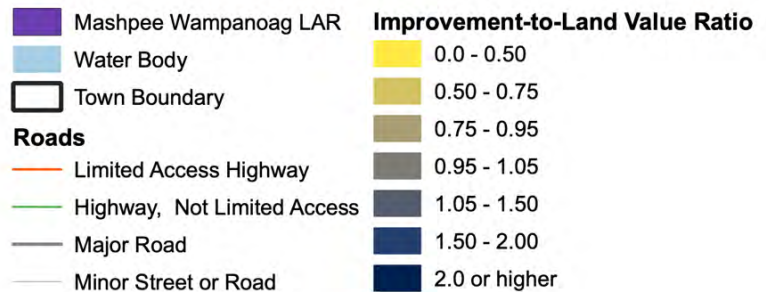
Map 10. Improvement Value to Land Value Ratio for Single Family Homes

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. Many condominiums exist in townhouse structures, but they can also be detached single family homes or some other building type such as stacked flats. Condominium neighborhoods exist throughout Mashpee, with larger established neighborhoods including Southport, a recently built 55+ active living community with 749 condominiums; Windchime, 156 townhouse-style condominiums built in 2003 off Great Neck Road South; Deer Crossing, 166 condominiums off Route 28 and abutting the Quashnet Woods State Reservation; Quashnet Valley, 132 condominiums on Lowell Road; Pheasant Run, 68 condominiums off Route 28 near Barnstable; Oak Hollow, 64 condominiums on Ashumet Road off of Route 130; Beechwood Point, 52 condominiums on the northeast side of Santuit Pond; 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. Of Mashpee Commons’ 77 rental units, 45 are in mixed use structures.⁴⁶ 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.⁴⁷

APARTMENTS

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

- The oldest of MHA’s properties, Homeyer Village was built in 1989 and includes twenty-four one-bedroom apartments for elderly/disabled tenants. Residents pay approximately 30 percent of their income to rent each month, with utilities included.
- Built in 1991, Breezy Acres consists of six three-bedroom family units. Residents pay approximately 30 percent of their income to rent each month, plus utilities.
- Asher’s Path was built in 2007 and is a single two-story building with fifty-six one-bedroom units. Rent is fixed (currently \$875 per month) and includes heat and hot water.
- In partnership with Housing Assistance Corporation, MHA manages Great Cove Community, built in 2014 and consisting of ten two- and three-bedroom family units.⁴⁸

⁴⁶ The remaining 32 rental units at Mashpee Commons were recently built as part of the developer’s previously approved comprehensive permit for 382 units.

⁴⁷ Certain accessory non-residential uses are allowed as part of a residence under § 174-25 Table of Use Regulations, I. Accessory uses.

⁴⁸ Mashpee Housing Authority, “Properties Managed.” Accessed December 2023 at <https://mashpeehousing.org/properties>



Other than MHA's properties, Mashpee Village and Mashpee Commons are the only other sizable examples of multifamily housing in Mashpee. Mashpee Village was built 1974-1975 and includes 110 apartments surrounded by thirty-five single-family homes. As described above, thirty-two of Mashpee Commons' current rental units were recently built as part of the developer's previously approved comprehensive permit for 382 units; the remaining units are in mixed use commercial/residential structures.

Tenure

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

Table 13. Tenure

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

Source: Decennial Census, 2020, Table H4

Mashpee homeowners are more likely older and wealthier than renters (Figure 17 and Table 14), although this is not unique to Mashpee. The likelihood of owning one's home in Mashpee steadily increases for each age cohort except householders 85 or older, where the breakdown shifts downward (although the vast majority of Mashpee householders age 85+ still own their homes). While Mashpee owner households have significantly higher estimated household incomes than renters, the difference is less extreme than for Barnstable County and Massachusetts, as demonstrated by the ratio of these two figures included in Table 14; for both the county and state, owner households earn more than two times as much as renter households.

Figure 17. Percent Owner Households by Age for Mashpee Households

Source: US Decennial Census 2020, Table H13

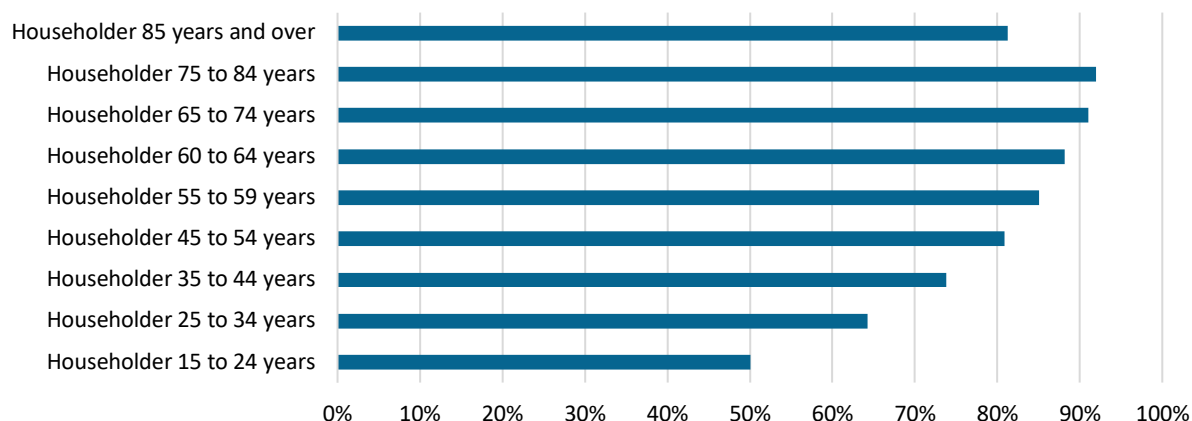


Table 14. Median Household Income by Tenure

| | 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 |

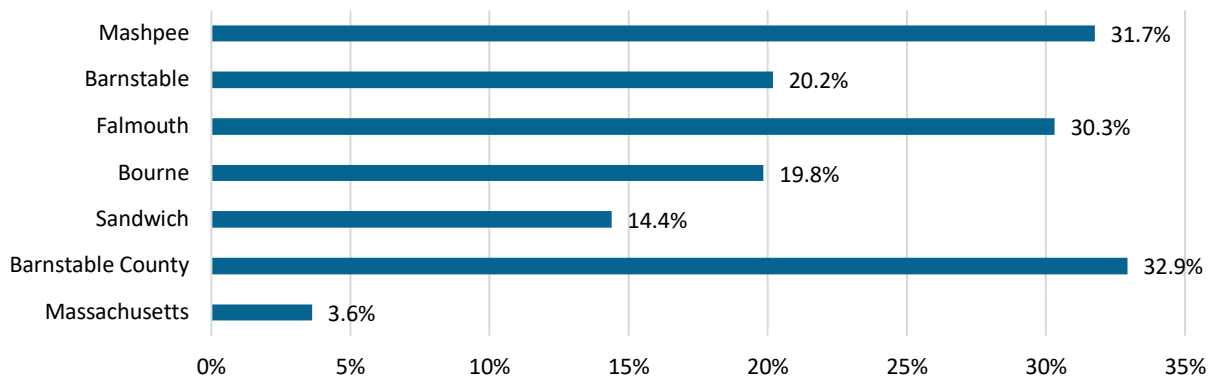
Source: ACS Five-Year Estimates, 2017-2021, Table B25119

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 18). Of Mashpee's vacant units, 89 percent were considered seasonal, recreational, or occasional use. This breakdown has not shifted considerably since the 2010 Census, although also does not consider the significant housing market shifts that have occurred since COVID.

Figure 18. Percent Total Units for Seasonal Use

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



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

Table 15. Registered Short Term Rentals

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

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

HOUSING MARKET

Development Trends

Building permits are a good indicator of housing activity within a town because they show the predominant types of development activity in a given year. From 2017-2022, building permits were issued for 345 single-family or condominium homes, twelve 2-family homes, seventy assisted living units at Lauretude, and eleven accessory apartments.⁴⁹ 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.

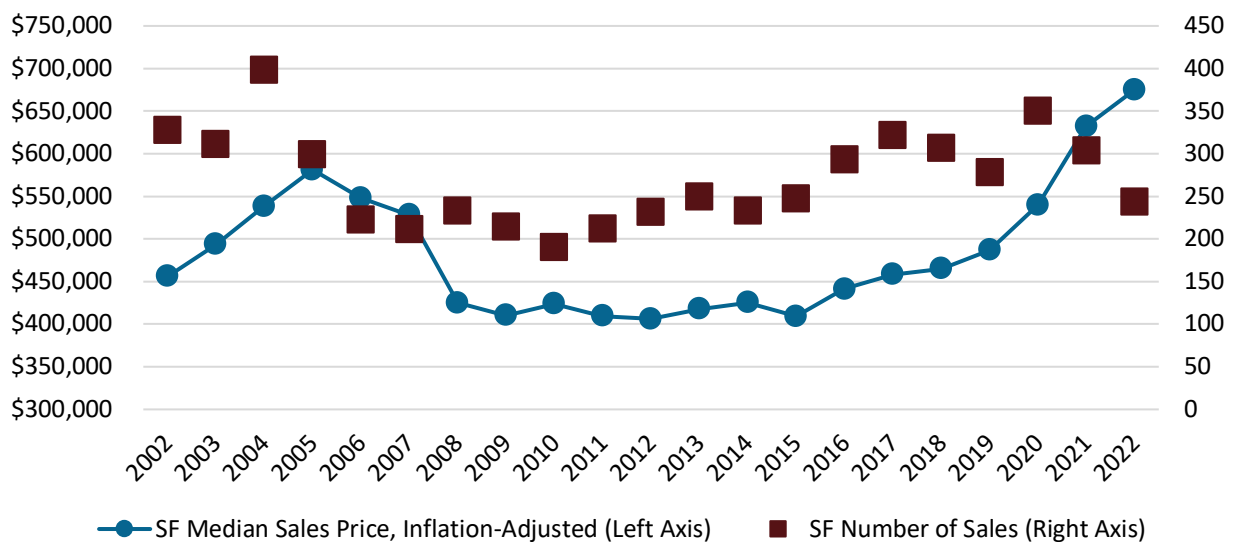
The most recently permitted affordable housing developments have included scattered ownership units developed by Habitat for Humanity of Cape Cod and thirty-two units of the Phase 1A Mashpee Commons 40B project, while a new 39-unit affordable development (LeClaire Village) is nearing completion.

Housing Sales Prices

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

Figure 19. Single Family Home Sale Trends for Mashpee

Source: Banker & Tradesman "Town Stats" Report



⁴⁹ 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

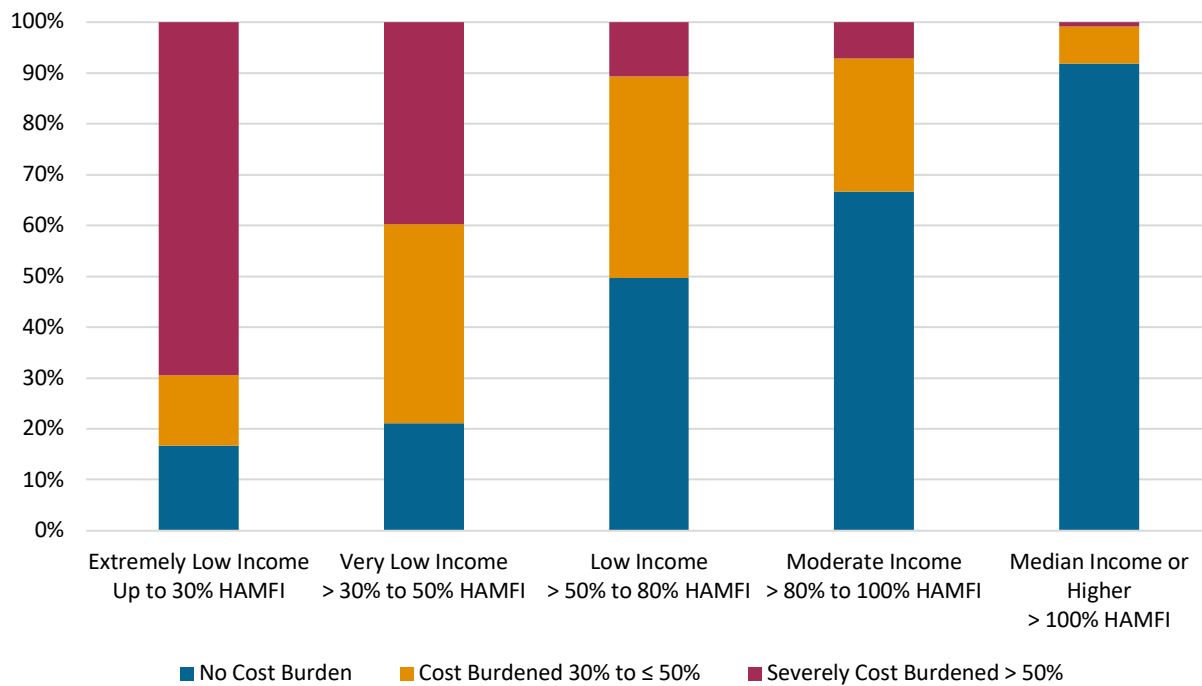
HOUSING COST BURDEN

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.⁵⁰ Figure 20 displays the level of cost burden for households at different income levels using the Household Area Median Family Income (HAMFI, also abbreviated AMI for Area Median Income). While there is need at all levels, the lower income households are much more likely to be cost-burdened than households earning the median or higher. That said, there is still substantial need at levels over 80 percent AMI, and these households are not eligible for subsidized housing designated for households earning 80 percent AMI or less.

⁵⁰ Comprehensive Housing Affordability Strategy (CHAS) data, 2016-2020.

**Figure 20. Cost Burden by Income Level for Mashpee Households**

Source: CHAS 2016-2020



Cost Burden and Household Types

Elderly family and small family households are the least likely to experience severe cost burden, with 8 and 9 percent of these household types severely cost-burdened, respectively. Large family and elderly non-family LMI households are the most likely to experience severe cost burden, with an estimated 34 percent of both household types severely cost burdened.⁵¹

Cost Burden and Tenure: Owners

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

⁵¹ Comprehensive Housing Affordability Strategy (CHAS) data, 2016-2020, Table 7.

**Table 17. Income by Cost Burden (Owners Only)**

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

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

Cost Burden and Tenure: Renters

Mashpee renters are more likely to experience cost burden than homeowners, with an estimated 54 percent of renter households in Mashpee experiencing some degree of cost burden (Table 18). The limitations of CHAS data become apparent in the table below, as the sample size shrinks when looking at Mashpee's limited number of renter households at specific income levels (e.g., an estimated fifty-five renter households earning between 80 and 100 percent HAMFI). Nonetheless, there are consistent trends across CHAS years – namely, renter households are more likely to experience cost burden, and LMI renters are much more likely to be severely cost burdened than renters earning over 80 percent HAMFI.⁵²

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.

⁵² 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 19.⁵³ 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.^{54,55} 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 2023.⁵⁶

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.⁵⁷

⁵³ 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).

⁵⁴ ACS 5-Year Estimates, 2017-2021, Table B25119.

⁵⁵ 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))

⁵⁶ MassLandlords, Inc., "Massachusetts Eviction Data and Housing Court Statistics." Accessed November 2023 at <https://masslandlords.net/policy/eviction-data/>

⁵⁷ 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.⁵⁸

Chapter 40B authorizes the Zoning Board of Appeals (ZBA) to grant a comprehensive permit to pre-qualified developers to build affordable housing.⁵⁹ A comprehensive permit covers all the approvals required under local bylaws and regulations, streamlining the application process. Under Chapter 40B, the ZBA can waive local requirements and (a) approve, (b) conditionally approve, or (c) deny a comprehensive permit; however, developers may appeal to the state Housing Appeals Committee (HAC) if their application has been denied in a community that does not meet one of the three statutory determinants of “consistent with local needs.” During its deliberations, the ZBA must balance the regional need for affordable housing against valid local concerns such as public health and safety, environmental resources, traffic, or design. Nonetheless, Chapter 40B tips the balance in favor of housing needs in towns that do not meet one of the three statutory tests. In addition, ZBAs cannot subject a comprehensive permit project to requirements that “by right” developments do not have to meet.

The 10 percent statutory minimum is based on the total number of year-round housing units in the most recent decennial census. In seasonal communities the number of year-round housing units is significantly lower than the total housing unit count. In Mashpee the 10 percent minimum is currently 734 units and is based upon the 2020 Census year-round housing count for Mashpee (7,342). At 4.66 percent, Mashpee currently falls short of the 10 percent minimum; to meet that standard, the Town would need an additional 393 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.

⁵⁸ 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.

⁵⁹ 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 ⁶⁰ | Unknown | Yes |
| Total Additional Anticipated Units | | | 166 | | |
| Anticipated Total | | | 508 | | |

⁶⁰ 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.

The predominance of single-family homes on individual septic systems combined with permeable soils has led to substantial water pollution on Cape Cod over time. Thus, one of the most significant challenges Mashpee faces is planning for future development while redressing the effects of past practices to restore water quality.

Environmental Constraints^{61,62}

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 12, 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

⁶¹ Information for this section is summarized from 2009 Open Space Conservation & Recreation Plan unless otherwise noted.

⁶² Town of Mashpee, *Open Space Conservation & Recreation Plan*, October 2008. Available at: <https://www.mashpee.ma.gov/planning-board/pages/open-space-conservation-recreation-plan>.



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 12 shows that these palustrine wetlands exist throughout Mashpee.

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

LACUSTRINE wetlands consist of lakes and larger freshwater ponds. These are a major defining feature in the northern 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.⁶³ (See Map 11, Water Quality & Protection.)

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.⁶⁴

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.

⁶³ MA Department of Environmental Protection, *Final Massachusetts Integrated List of Waters for the Clean Water Act 2022 Reporting Cycle*.

⁶⁴ Ibid.



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. Cape Cod's **OUTWASH PLAINS** were created by flowing 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. These **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, where the groundwater rises higher than the bottom of the kettle hole.

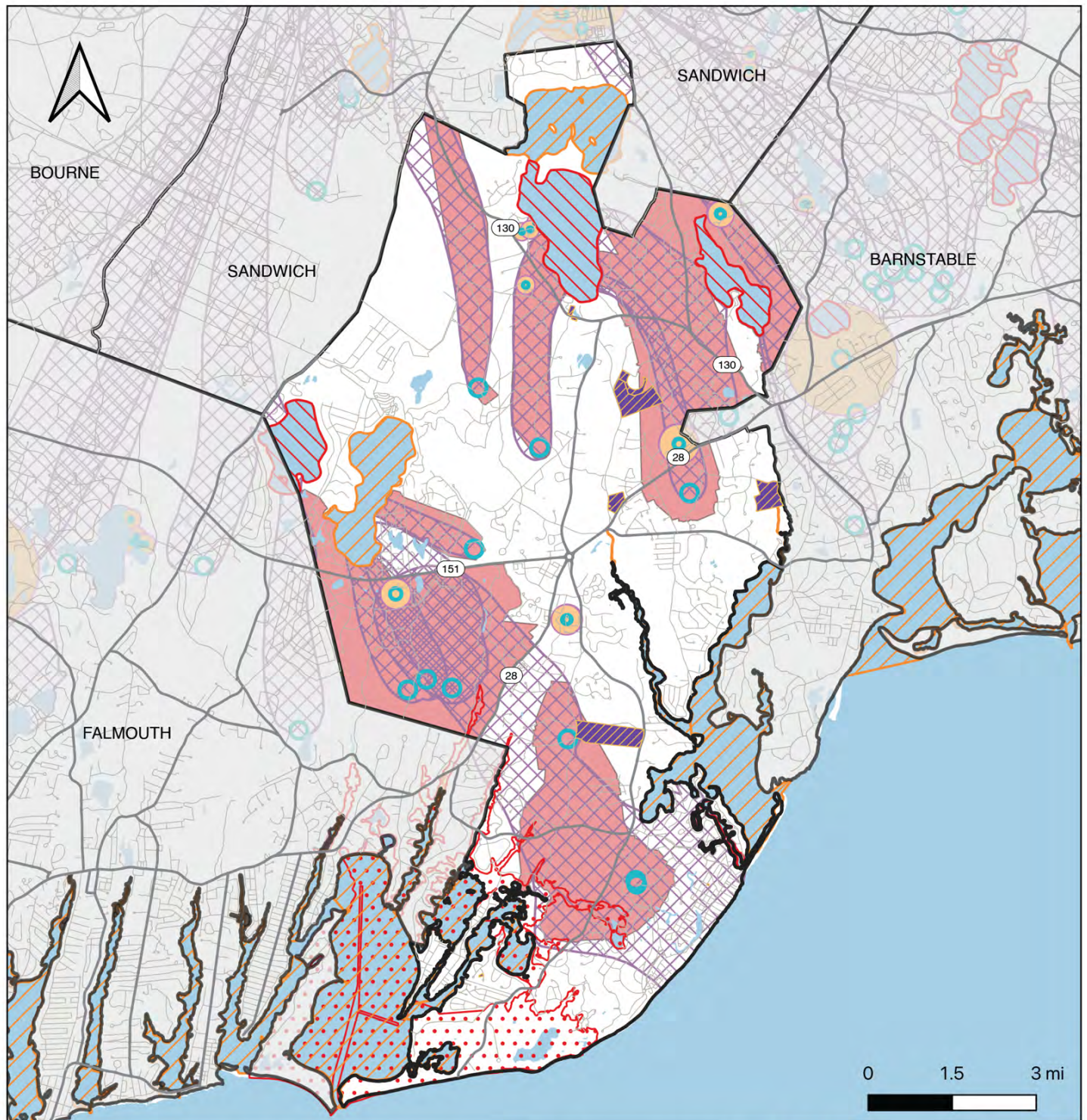
SOILS

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.

PROTECTED OPEN SPACE

Mashpee's protected open space includes areas acquired by conservation restrictions, trust and gifts, town purchases, tax takings, or set aside by cluster subdivisions and other zoning mechanisms. Nearly 40 percent of Mashpee's total land area is protected open space under public or private ownership. According to the 2009 Open Space Conservation & Recreation Plan, much of this acquisition was accomplished through the LAND program (formerly the Massachusetts Self-Help Land Acquisition Program), the federal Land & Water Conservation Fund, The Trustees of Reservations, The Nature Conservancy, the Trust for Public Land, the Orenda Wildlife Land Trust, the Massachusetts Division of Fisheries and Wildlife, the Massachusetts Department of Conservation & Recreation, the U.S. Fish and Wildlife Service, and other agencies and groups.⁶⁵ Map 12, Natural & Built Environment, juxtaposes Mashpee's protected open space with its building footprint.

⁶⁵ Town of Mashpee, *Open Space & Recreation Plan*, October 2008, p. 2-1.



Map 11. Water Quality & Protection

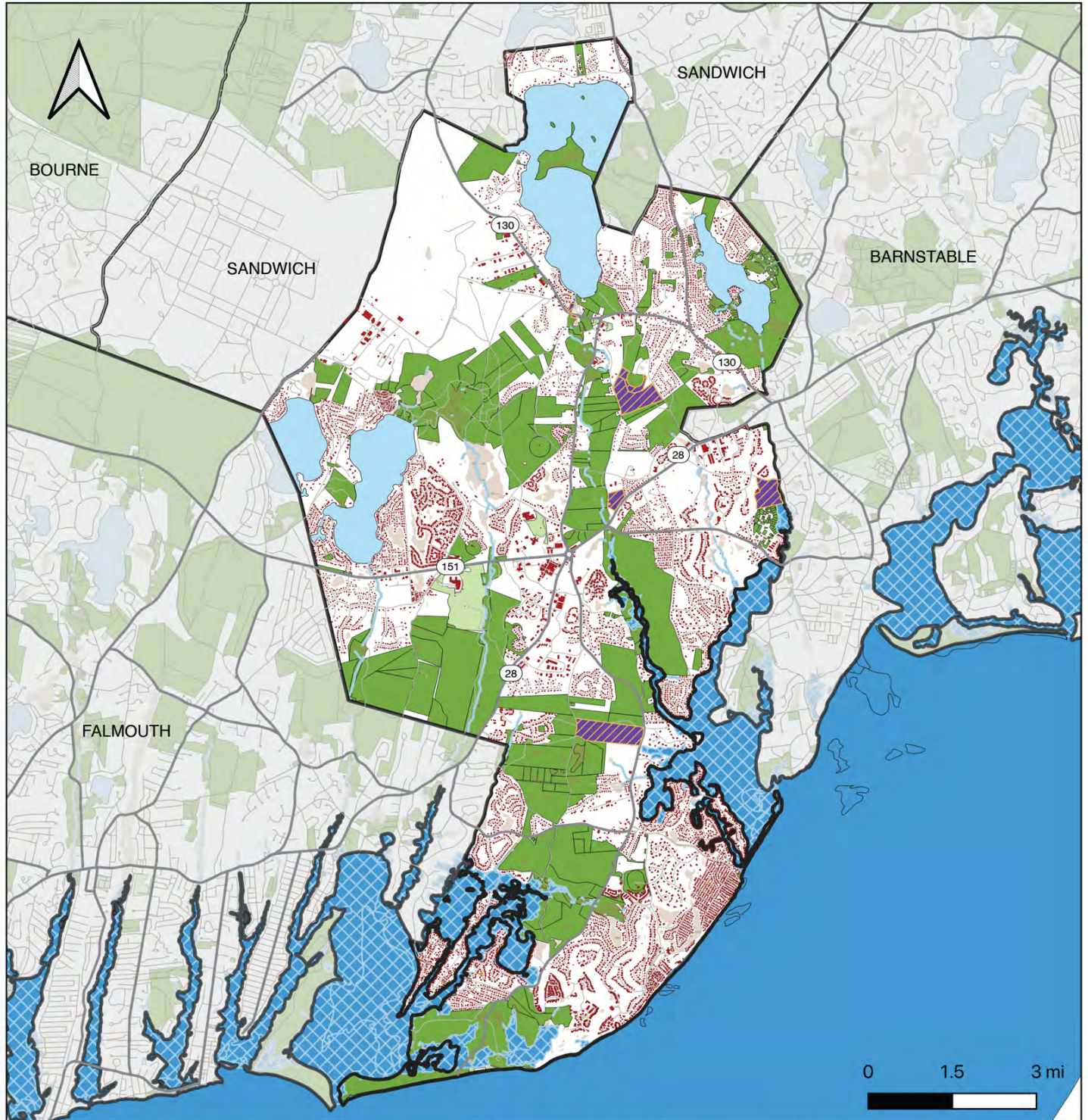
Mashpee Housing Production Plan

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.





Map 12. Natural & Built Environment

Mashpee Housing Production Plan

Date: November 20, 2023

Data Sources: MassGIS, Town of Mashpee

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

Wampanoag LAR

Town Boundary

Structures

Roads

Limited Access Highway

Highway, Not Limited Access

Major Road

Minor Street or Road

Protected Open Space

Limited Protection

Protected in Perpetuity

National Wetlands Inventory

Lacustrine

Palustrine

Riverine

Estuarine

Marine



Infrastructure 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.^{66,67} 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.⁶⁸ 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. Map 11, Water Quality & Protection,

Mashpee Water District's water quality testing results for 2023 indicate no current violations for a variety of contaminants.⁶⁹ 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.⁷⁰

Wastewater

Septic systems are the primary source of nitrogen pollution to coastal waters on Cape Cod, a key driver behind the county's 2015 updated Area Wide Water Quality Management (Section 208) Plan, which outlined a variety of traditional and nontraditional nutrient mitigation methods to help restore the quality of Cape Cod's coastal waters. Also in 2015, the Town completed the Final Recommended Plan and

⁶⁶ Mashpee Water District, *2022 Annual Report*. Accessed December 2023 at <http://www.mashpeewaterdistrict.com/annualreport/2023/2022-water-rpt.pdf>

⁶⁷ Mashpee Water District, "About Us." Accessed December 2023 at <http://www.mashpeewaterdistrict.com/about/index.html>

⁶⁸ MassGIS, data layer "MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA)," updated October 2023.

⁶⁹ 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>

⁷⁰ Town of Mashpee Board of Health. "Well & Drinking Water FAQs." Accessed December 2023 at <https://www.mashpeema.gov/board-health/faq/well-drinking-water-faqs>



Environmental Impact Report for its sewer planning 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 complete in 2024.⁷¹ 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.⁷² 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, changes in wastewater flow assumptions could 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.⁷³ The Town's Flow Neutral Bylaw or related policies do not include prioritization for specific uses — such as affordable housing — when considering whether to grant a variance.

In addition to these local regulations, Title 5 of the State Environmental Code was recently updated to identify Nitrogen Sensitive Areas (NSAs), a designation now applied to most of Mashpee.⁷⁴ Under these revised state regulations, flow to septic systems is limited to 440 gallons per day of wastewater per acre in nitrogen sensitive areas, although greater flows may be allowed with the use of technology approved for enhanced nutrient removal. In addition, 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.⁷⁵

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

⁷¹ Town of Mashpee, "Sewer Commission." Accessed December 2023 at <https://www.mashpeema.gov/sewer-commission>

⁷² MGL c. 29C, Section 6(d)(5).

⁷³ 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

⁷⁴ This designation applies to Zone IIs and any watersheds to embayments subject to a nitrogen TMDL and 208 Plan. See 15.214 under Title 5 of the revised State Environmental Code.

⁷⁵ Zackary Seabury, Town of Mashpee Health Agent, email to Alexis Lanzillotta, Barrett Planning Group dated December 4, 2023.



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.⁷⁶

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.⁷⁷

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.⁷⁸ 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.^{79,80}

What is "missing middle" housing?

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

In Mashpee, such "missing middle" housing cannot be built unless through Chapter 40B or permitted under Open Space Incentive Development (OSID), a particularly limiting bylaw that has not been utilized since it was adopted many years ago.

⁷⁶ Cape Cod Regional Transit Authority, "Schedules & Services." Accessed Nov 2023 at: <https://capecodrta.org/schedules-services/>

⁷⁷ GIS data layers: MassGIS-MassDOT "EOTROADS" and Town of Mashpee GIS Department, "Private Roads"

⁷⁸ OSRP 4-36

⁷⁹ In conjunction with the Town's Commercial Center bylaw, bedrooms can be transferred from an OSID special permit to a Commercial Center special permit.

⁸⁰ Owner-occupied and breakfasts are also allowed by special permit in all districts except I-1.



LAND USE REGULATIONS⁸¹

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 22 below indicates that most residential uses are not allowed by right, although there are several "missing middle" uses allowed by special permit under the OSID bylaw (indicated by an *).

Table 21. Mashpee Zoning Districts

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

Source: Town of Mashpee GIS

Table 22. Select Residential Uses by District

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

| Type of Residential Use | R-3 | R-5 | C-1 | C-2 | C-3 | I-1 |
|---|-----|-----|-----|-----|-----|-----|
| Detached single family | Y | Y | - | - | - | - |
| *Two-family or duplex dwelling | SP | SP | SP | SP | SP | SP |
| *Attached dwelling or townhouse | SP | SP | SP | SP | SP | SP |
| *Mixed residential use | - | - | SP | SP | SP | SP |
| *Apartment building or garden apartments | SP | SP | SP | SP | SP | SP |
| Renting of not more than two rooms | Y | Y | Y | Y | SP | - |
| Accessory 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 units⁸²

⁸¹ Zoning Bylaws of the Town of Mashpee, Updated as of May 1, 2023 Town Meeting. Article VI.

⁸² In addition, no more than 10 percent of the allowed new dwelling units per year can be permitted within one calendar month.



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

LAND SPACE REQUIREMENTS⁸³

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. 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.⁸⁴
- Within the Groundwater Protection District, maximum impervious surface coverage is reduced to 15 percent.

⁸³ Zoning Bylaws of the Town of Mashpee, Article VII.

⁸⁴ A majority vote of the Planning Board at a public hearing is required to determine historical appropriateness of the new proposed structure.



PARKING⁸⁵

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 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 DEVELOPMENT⁸⁶

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.⁸⁷

Open Space Incentive Development (OSID) §174-45.6

The Town’s Open Space Incentive Development (OSID) was established for the purposes of “preserving critical open space and natural resource areas within the Town of Mashpee” and “promoting an efficient pattern of land development.”⁸⁸ 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.⁸⁹ 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.⁹⁰ 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.

⁸⁵ Zoning Bylaws of the Town of Mashpee, Article VIII

⁸⁶ Zoning Bylaws of the Town of Mashpee, Article IX

⁸⁷ 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.

⁸⁸ Zoning Bylaws of the Town of Mashpee, Article IX, §174-46 Open Space Incentive Development (OSID)

⁸⁹ 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

⁹⁰ 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).



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 transferred to coordinated mixed use projects on another parcel.⁹¹ 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.⁹²

FLOODPLAIN ZONE OVERLAY⁹³

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

⁹¹ Either within a commercial or industrial district or within a Commercial Center as described in (§174-45.1) as a TOD.

⁹² One of every ten lots in a Cluster Development is required to be reserved for the construction of a deed-restricted affordable unit.

⁹³ Zoning Bylaws of the Town of Mashpee, Article XI



state's Secretary of Energy and Environmental Affairs.⁹⁴ Map 11 displays these and other water protective measures including DEP-designated Zone I and Zone II areas.

Mashpee River and Quashnet River Protective Districts⁹⁵

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 District⁹⁶

Mashpee's Groundwater Protection District largely coincides with DEP Zone II-designated areas (see Map 11). Properties located within Mashpee's Groundwater Protection District are restricted to one bedroom for every 10,000 square feet. Lot coverage is reduced to 15 percent in the district, or 2,500 sq ft, whichever is greater.

Areas of Critical Environmental Concern⁹⁷

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 DISTRICT⁹⁸

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, adequate capacity for implementing this HPP, and raising community awareness about the relationship between housing and other issues facing the community.

⁹⁴ The previous section on water quality describes additional state and federal measures.

⁹⁵ Zoning Bylaws of the Town of Mashpee, Article XII.

⁹⁶ Ibid., Article XIII.

⁹⁷ Ibid., Article XIV.

⁹⁸ 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.⁹⁹ 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.¹⁰⁰

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. An anticipated 166 units may be added to the SHI between two projects – LeClaire Village (39 units) and 127 units remaining under Phase 1 of Mashpee Commons’ 40B comprehensive permit (see Table 20), although the phasing of the Mashpee Commons project is still under discussion.

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 | 735 | 735 | 735 | 735 | 735 | 735 |
| Gap | 356 | 320 | 283 | 246 | 209 | 209 |

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

¹⁰⁰ If a community is certified compliant, decisions made by the Zoning Board of Appeals to deny a comprehensive permit will be deemed “consistent with local needs” by the Housing Appeals Committee and will be upheld as a matter of law.



Meeting the Annual Production Goal

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

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

ENCOURAGING SMALLER PROJECTS. Habitat for Humanity projects in Mashpee have often been permitted under Chapter 40B. However, the Town could also consider allowing small affordable units on lots otherwise unbuildable under zoning by special permit (Strategy 5). Doing so also may encourage owners of nonconforming lots to respond to the Town’s RFP for property acquisition proposed in Strategy 1B.

INCLUSIONARY ZONING. The Town currently has inclusionary zoning (IZ) components embedded into its Cluster Development and Open Space Incentive Development (OSID) bylaws. However, the IZ components these bylaws offer are rarely triggered. The Town could adopt a new IZ policy (Strategy 4) *in conjunction with* zoning amendments that would allow more opportunities to develop or redevelop housing types other than single family homes (Strategies 5, 7-9, 14).

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:

- a) Is affordable to households to households at a range of income levels not more than 120 percent AMI;
- b) 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
- c) Is feasible within the housing market in which they will be situated.¹⁰¹

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

¹⁰¹ 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>.



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.
- 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:

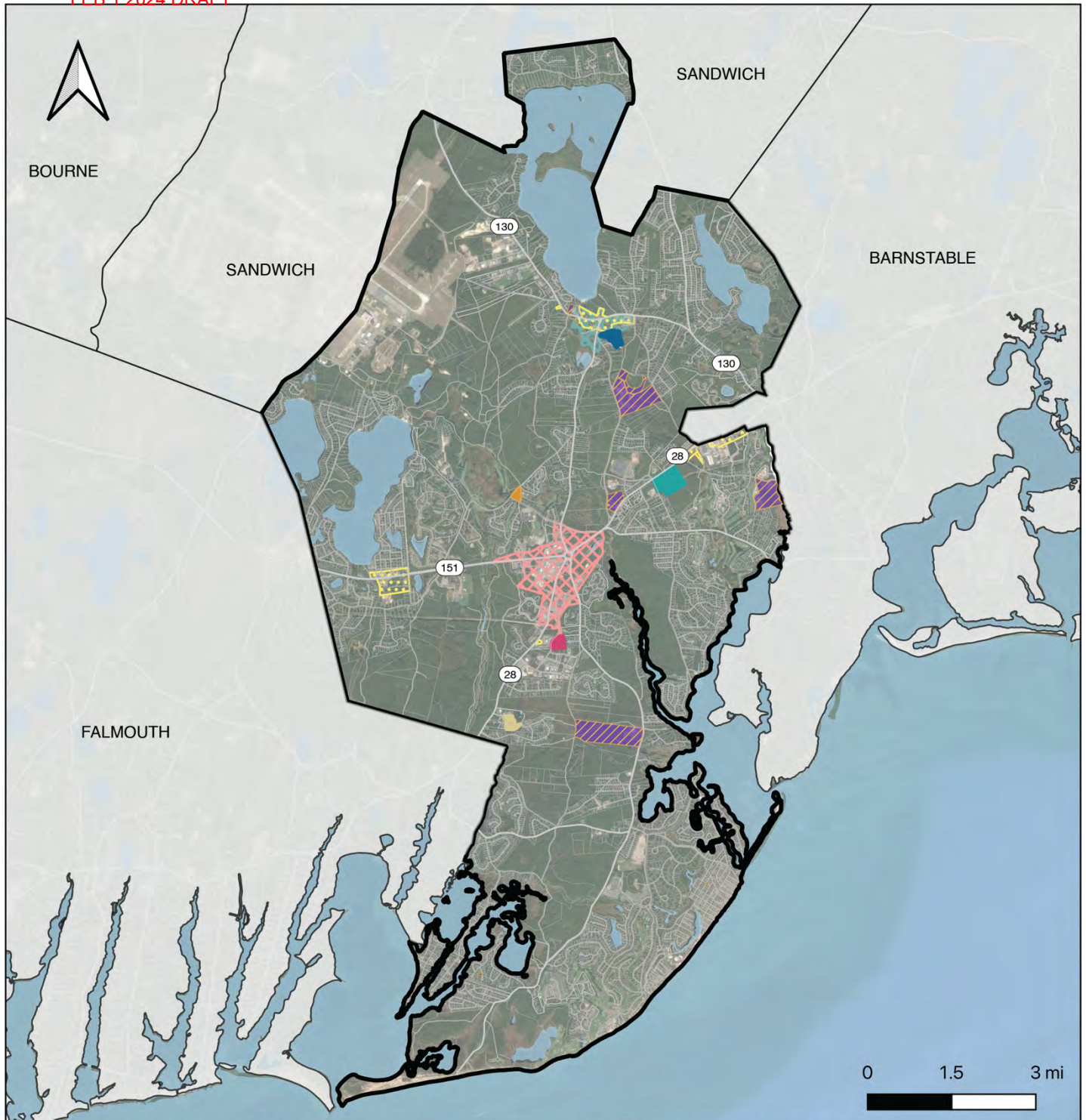
- Protect water quality and ensure that growth does not degrade the Town's natural systems.
- Preserve undisturbed green spaces by channeling growth in and around areas that are already developed.
- Prioritize compact, walkable, and pedestrian-friendly neighborhoods.

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.¹⁰²
- Provide adequate staff capacity and other resources for addressing the housing-related goals and actions of the Local Comprehensive Plan.
- Coordinate long-term planning for wastewater and stormwater management with land use planning to ensure Mashpee can meet its affordable housing obligations now and in the future.

¹⁰² 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.



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

Mashpee Housing Production Plan

Date: December 20, 2023

Data Sources: Google Satellite, MassGIS, Town of Mashpee

Mashpee Wampanoag LAR

Water Body

Town Boundary

Roads

Major Road

Minor Street or Road

Zoning Districts w/ Redevelopment Potential

C1

C2

Center Overlay District

Town-Owned Properties w/ Development Potential

209 Old Barnstable Road (MAHT-Owned)

108 Commercial Street

0-Rear Great Neck Road, North

VFW Site

LeClaire Village (MAHT-Owned; Under Construction)

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



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 the need for housing diversity at the forefront of planning discussions. Despite the challenges moving forward with land use policies that would encourage housing production, the Town has made progress with other housing initiatives and made good use of Community Preservation Act (CPA) funds. Table 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, 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. | \$330,000 |

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

| Town Meeting | Program | Funds |
|---------------------|--|--------------------|
| 2019 Fall | 12 Cypress Circle Acquisition: To acquire vacant residential land at 12 Cypress Circle for affordable housing purposes in a well-established subdivision. | \$100,000 |
| 2020 Spring | FORWARD: To assist FORWARD at the Rock to complete the enhancements of the affordable and supportive housing project in the Town of Dennis for Cape Cod adults with Autism. | \$40,000 |
| 2022 Spring | Housing Production Plan: To update the Town's Housing Production Plan (HPP) to consider demographic shifts, changes in population, and added housing stock since 2010; and to provide a framework to meet the 10 percent mandate of housing eligible for inclusion on the State's Subsidized Housing Inventory. | \$50,000 |
| | Homeyer Village Roof Replacement: To preserve affordable housing for the senior population residing at the Frank J. Homeyer Village by providing funding for a new roof. | \$168,084 |
| | Breezy Way Roofs, Siding, and Windows: To preserve affordable housing for low-income seniors and families through preservation of Breezy Way units, including roof replacement, siding, and windows original to the 1990 building. | \$264,893 |
| 2023 Spring | Affordable Housing Trust: To allow efficient acquisition and development of affordable housing projects in the Town of Mashpee. | \$550,000 |
| | 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 rehabilitation of forty Housing Authority units and the development of forty-four new affordable units (between Habitat for Humanity's five units and thirty-nine units at LeClaire Village, which was also made possible by a land donation). 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 AHEAD: 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.¹⁰³ (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.
- **EDUCATION, ADVOCACY, AND SUPPORT** activities assist individuals and households, either directly or through policies and actions that promote more equitable access to housing opportunities. While most of these strategies fall outside of the state’s requirements for an HPP because they do not help to increase the Town’s SHI-eligible housing stock, they nonetheless fill important needs identified by the community – educating the broader community about housing needs and allowing low- and moderate-income households to remain in or move to Mashpee.

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

¹⁰³ Characteristics placing special restrictions on the development of affordable housing, such as limiting size of affordable units, limiting diversity in types of housing, or applying other zoning constraints, will not be approved. In addition, affordable housing plans must comply with all state and federal fair housing laws.



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

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

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. In 2007, Mashpee Commons was granted its original comprehensive permit for 382 units in several project phases. As part of the first project phase, from 2016-2019 Mashpee Commons constructed thirty-two units, eight of which are affordable. Under this comprehensive permit, there is the potential for 350 more SHI-eligible units to be created, which alone would bring Mashpee to 9.15 percent under Chapter 40B based on the 2020 year-round housing count.¹⁰⁴

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

¹⁰⁴ This assumes that only 330 of the 350 remaining units would be added to the SHI because it currently lists 52 units for Mashpee Commons although only 32 units have been built.



indicate that Trust funds would be used to purchase such a property, thus eliminating the need for an appropriation at Town Meeting.

1c. Preparing local LIP guidelines to promote the program and outline the Town's priorities for LIP projects. Such guidelines may include preferred financing structure for the project (e.g., a preference for use of specific subsidy programs), local preference policy, marketing preferences, design, and other considerations.¹⁰⁵ The Affordable Housing Committee could develop these affordable housing guidelines to provide consistent input to developers about Mashpee's priorities with respect to new residential development. The Town of Yarmouth created such guidelines in 2010 and revised them most recently in 2014.¹⁰⁶ Yarmouth's guidelines include information about affordability, local preference, monitoring procedure, funding options, the local review process, and more. The Town could also use this as an opportunity to educate owners of lots otherwise unbuildable under zoning about the possibility of partnering with mission-based organizations like Habitat for Humanity or Housing Assistance Corporation of Cape Cod to develop affordable housing through the LIP comprehensive permit process.

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. The Massachusetts Housing Partnership (MHP) offers technical assistance to Zoning Boards of Appeals (ZBAs) handling 40B applications, in addition to other training opportunities. While typically the ZBA is the Town body responsible for reviewing comprehensive permit applications, the Select Board should also take part in such training because it would be a leading partner in the LIP application process.¹⁰⁷

2. **Continue the current process for exploring siting affordable housing on 209 Old 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.**¹⁰⁸ (See Map 13, which shows several Town-owned properties for consideration.) Although Town Meeting had authorized the conveyance of 209 Old Barnstable Road to the Affordable Housing Trust in 2017, discussions regarding its development stalled due to neighborhood opposition. Nonetheless, in November 2022, the Planning Department requested the Select Board's support to again pursue development of affordable housing on this site, and neighborhood-level engagement began in January 2023. Because one of the concerns at the time related to traffic, the Planning Department requested that the Affordable Housing Trust fund a traffic study, which is currently underway. Most recently, neighborhood residents were mailed invitations to attend a January 2024 listening session as part of this traffic study. This level of deliberate, intentional neighborhood engagement,

¹⁰⁵ The Town should ensure that such guidelines would not hold affordable housing projects to higher design or environmental standards than those that would be applied to new market rate projects.

¹⁰⁶ Town of Yarmouth, "Affordable Housing Standards," Rev. June 3, 2014. Available at: <https://www.yarmouth.ma.us/DocumentCenter/View/17060/Yarmouth-Affordable-Housing-Standards-2014-FINAL>

¹⁰⁷ Under the Local Initiative Program, the town and developer jointly submit the project application to the state, whereas with a traditional comprehensive permit, the developer alone would submit the application.

¹⁰⁸ Supports Draft LCP Policy H-2



can help build trust throughout the process of developing a Town-owned site and ensure that the concerns of those most affected by new development have a chance to provide input. If staff time allows, such a process could be replicated for other Town-owned properties, including but not limited to those identified on Map 13.

3. **Explore the creation of a nonprofit Community Land Trust (CLT) through a land donation or funding to facilitate more affordable homeownership opportunities.** The community land trust model attempts to address the problem of rapidly growing real estate values pricing many households out of a community that previously was relatively more affordable. Mashpee's housing market, particularly post-COVID, is experiencing such a problem — housing units previously available and affordable to residents (or potential residents) are often quickly purchased by relatively wealthy out-of-towners to serve as vacation homes or investment properties. A CLT purchases land to hold in perpetuity rather than allowing it to enter the real estate market. While the CLT retains ownership of the land, homes developed on the site are sold and homeowners lease the land (usually for a long period such as ninety-nine years). This model removes the cost of land from the price of the home, resulting in much more affordable housing than could otherwise be expected. CLT homeowners may even sell their homes for a profit, allowing their property to function as an investment like any other, albeit at a lower rate of return as most Trusts limit the amount that their homes may be sold for to keep them affordable. As a nearby example, the Island Housing Trust in Martha's Vineyard has created over sixty homeownership opportunities for income-eligible households in the past eleven years.¹⁰⁹
4. **Require the inclusion of affordable units in all new residential development and redevelopment.**¹¹⁰ **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.**¹¹¹ Known as inclusionary zoning (IZ), this regulatory tool would require developers to include a specified share of affordable units in residential development of a certain size. Some communities opt to allow developers to pay a fee in lieu of these required units, with proceeds going to the Affordable Housing Trust. Currently, Mashpee's OSID bylaw includes density bonuses for including affordable units but does not *require* that they be included. The Cluster Development bylaw requires one affordable lot be included in every ten lots within a subdivision, but this only applies to single-family homes because the cluster bylaw does not allow for other housing types. Mashpee could instead apply IZ to any residential development projects of a certain scale; however, for this to be effective in creating a significant number of affordable units, the Town would need to allow additional housing types other than single family homes or accessory apartments.

¹⁰⁹ Island Housing Trust, "Affordable Homes and Rentals." Available at: <https://www.ihtmv.org/affordable-homes-rentals/>

¹¹⁰ Supports Draft LCP Action H-4

¹¹¹ Supports Draft LCP Action H-10



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.**¹¹² Habitat for Humanity has a strong presence in Mashpee, having developed over a dozen homes for purchase by income-eligible households. However, many of these projects needed to be developed under Chapter 40B, most likely because the property did not conform to zoning. To encourage the development of affordable homes, the Town could allow income-restricted units to be developed by special permit on lots that do not conform to zoning but are otherwise buildable and able to meet wastewater requirements. While Assessor's records count approximately residential lots considered "undevelopable" due to nonconforming lot dimensions, this likely does not reflect the number of lots to which such a special permit could apply; this "undevelopable" designation does not consider environmental constraints, nor does it account for adjoining lots held in common ownership that would merge automatically if needed for zoning purposes.¹¹³ Thus, the actual number of applicable lots is likely much lower, but this could still present opportunity for producing affordable housing that otherwise could only be built under a comprehensive permit. It could also incentivize property owners to respond to the RFP referenced in strategy 1b if they own a vacant lot that does not conform to zoning.

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.** Mashpee, perhaps in coordination with another community, could establish a Community Development Block Grant (CDBG)-funded homeowner rehabilitation program to assist income-eligible households with repairs. The Town of Brewster recently established such a program — in addition to a childcare assistance program also funded with CDBG — with the Towns of Dennis and Wellfleet. Under this program homeowners with incomes of no more than 80 percent HAMFI can apply for up to \$50,000 in the form of a deferred 0-percent interest forgivable loan, and an affordability restriction is then placed on the property. The Town could also explore buy down programs, such as the CPA-funded first-time homebuyer program offered by the Town of Brewster, which provides up to \$30,000 of grant assistance to income-eligible households who agree to place an affordable housing deed restriction on the home. Such strategies can add to Mashpee's deed-restricted affordable housing stock using existing homes while also providing direct assistance to households who need it.

¹¹² 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.

¹¹³ Under the merger doctrine, nonconforming adjoining lots held in common ownership are treated as a single, merged lot for zoning purposes if doing so would eliminate or minimize the nonconformities. Assessor's records do not take this into account.



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.**¹¹⁴ Potential options to consider include:
 - Establishing conventional overlay districts or form-based code overlay districts in developed areas with suitable infrastructure that would allow townhouses and/or multifamily buildings commonly identified as building types in the "missing middle."¹¹⁵
 - Allowing conversion of existing single-family homes to small multifamily homes by special permit without the loss of historic resources and in compliance with the Town's Flow Neutral Bylaw.
 - Amending the Town's Cluster Development bylaw to allow additional residential uses beyond what is allowed in the underlying zoning. This would be similar to how OSID provides for other residential types that are not allowed in the underlying zoning (e.g., duplexes, townhouses, mixed use, apartment buildings)
8. **Conduct an analysis of residential parcels with inadequate land area or frontage to assess the potential of a starter home/affordable home overlay zoning bylaw.** As described in strategy 5, there are hundreds of vacant residential parcels labeled as "undevelopable" due to not meeting dimensional requirements. If staff capacity allows, the Town could inventory these lots and assess their suitability for housing depending on their degree of nonconformity, neighborhood context, environmental concerns, and other considerations. Areas with a relatively high concentration of vacant lots could be considered ideal for establishing a Starter Home Zoning District under MGL c. 40Y. Among other community benefits, Starter Home Zoning Districts require that at least ten percent of units in projects over twelve homes be affordable to households earning no more than 110 percent HAMFI.
9. **Encourage the redevelopment of underutilized commercial properties to allow mixed use development that meets design standards and includes affordable and mixed income housing.**¹¹⁶ The Town could incentivize redevelopment of existing commercial buildings to incorporate residential uses by special permit through density or other bonuses. Currently, allowing mixed use through redevelopment of existing commercial properties in and of itself would be a bonus, as mixed use is only allowed by special permit under the OSID bylaw.

¹¹⁴ Supports Draft LCP Action H-3, Action H-5, and LU-10.

¹¹⁵ "Missing middle" housing refers to a range of smaller multi-unit housing types compatible in scale and form with detached single-family homes — located in a walkable neighborhood. Examples include two-family homes, townhouses, smaller multifamily buildings, and cottage courts.

¹¹⁶ Supports Draft LCP Action H-15.



10. **Consider reducing parking requirements, particularly for multifamily development, to reduce impervious surface and lower development costs.** For both single family and multifamily homes, two parking spaces are currently required per residential unit.¹¹⁷ While this requirement is not particularly difficult to accommodate on a single-family home lot, for multifamily housing, two spots per unit adds significantly to project costs and consumes a substantial amount of land. For this reason, the Cape Cod Commission's draft Regional Housing Strategy includes reducing parking requirements – and even considering parking *maximums* instead – among their Zoning for Housing Best Practices.¹¹⁸

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.** Each town on Cape Cod has a representative on the Barnstable County HOME Consortium (BCHC) Advisory Council, a decision-making body that determines allocation of County's HOME Investment Partnership Program funds and confers on regional housing issues and strategies. The BCHC Advisory Council generally meets monthly and provides a good opportunity to share ideas and updates that would benefit other communities.
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.**¹¹⁹ 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.” This means that communities can exercise significant control over short term rentals outside of their zoning. While accessory apartments and short-term rentals are not synonymous, concern that accessory apartments would be used as short-term rentals prompted the Planning Board to propose a zoning amendment in 2023 to limit accessory apartments to year-round rentals, although the article failed to pass at Town Meeting. For now, the Town should take care to monitor permit requests for accessory apartments as well as short term rentals to determine if future policy changes are warranted.
13. **In collaboration with other Town departments, establish criteria to evaluate properties for residential development or redevelopment potential; use these criteria to inventory and evaluate publicly- and privately-owned land for siting future affordable housing projects.** Once

¹¹⁷ Accessory apartments require one additional parking spot.

¹¹⁸ Cape Cod Commission, *Housing Cape Cod: The Regional Housing Strategy [DRAFT]*, 2023, p.72.

¹¹⁹ Mashpee already has an existing Rental Property bylaw (§106-8) adopted in 2019, as well as requirements for registering short term rentals (Part XXV, Section 1.00 of the Board of Health regulations), although both focus on rental registration as opposed to regulation.



developed, such criteria can be used in a variety of ways – as part of an RFP for acquiring land for housing; to assess Chapter 61 properties being considered for acquisition; or for evaluating current Town-owned properties or privately held properties of particular interest for their potential to create housing. Massachusetts Housing Partnership has developed a list of considerations for determining the feasibility of land for housing development, and the Cape Cod Commission is also developing criteria to screen parcels for housing development suitability as part of their Regional Housing Suitability Analysis project, in progress at the time of publication of their draft Regional Housing Strategy.¹²⁰ The Town may wish to build upon these resources or create its own unique criteria.

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.**¹²¹ 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;
- Removing the Accessory Dwelling provision to reduce confusion with the Accessory Apartment bylaw; or
- Replacing the OSID bylaw with a new transfer of development rights bylaw that provides for the protection of open space.

Of the items above, removing the Accessory Dwelling provision under OSID is the most straightforward and low-risk; with the Town's recent updates to its Accessory Apartment bylaw, the freedom previously offered by OSID's Accessory Dwelling provision is no longer a selling point. The remaining suggestions above should follow a review of other towns' bylaws relating to open space residential development and transfer of development rights to assess what changes might retain the intent of the original bylaw while making it more useable.

15. **Collaborate with the local and regional Chambers of Commerce on strategies for increasing the supply of year-round affordable housing as well as housing options for the seasonal workforce.**¹²² The business community in and around Mashpee has a vested interest in ensuring that housing opportunities are available for the local workforce. Several employers and other members of the business community participated in the stakeholder interviews conducted as part

¹²⁰ Cape Cod Commission, *Housing Cape Cod: The Regional Housing Strategy [DRAFT]*, 2023, p.17-18.

¹²¹ Supports LCP Action LU-3

¹²² 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.



of the engagement process for this plan, including business owners, realtors, representation from the EDIC and Chamber of Commerce, and municipal and school district staff. The lack of housing options attainable for the workforce was cited as a serious problem that made it increasingly difficult to fill positions. In 2022, the Cape Cod Chamber of Commerce joined with Housing Assistance Corporation and other partnering organizations to establish Housing to Protect Cape Cod, an education-focused housing advocacy coalition that recently produced a Housing Policy Toolkit advocating for many of the zoning best practices also recommended in the Cape Cod Commission's draft Regional Housing Strategy, including reducing parking requirements and allowing multifamily homes by right in targeted areas.¹²³ Given their interest in housing, the local and regional Chambers of Commerce would be good partners in developing strategies for promoting housing-related zoning amendments.

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

-Employer participant in stakeholder interviews

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.**¹²⁴ The Mashpee Wampanoag Housing Commission directs the work of the tribe's Housing Department, whose mission is "to provide safe affordable housing to eligible tribal members, and other Native Americans who reside in the Tribe's service area."¹²⁵ The Housing Commission meets twice a month and has expressed interest in conferring with the Town on future housing projects within Mashpee.
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.**¹²⁶ The Affordable Housing Committee should develop a process for tracking the implementation of this Housing Production Plan so that it can provide updates to the other boards and committees who will play an integral part in carrying out or supporting these strategies. If joint meetings are not possible, the Affordable Housing Committee could designate a representative to provide status updates at regular intervals.
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.** The Town's Affordable Housing Trust consists of the Select Board with additional members representing the Affordable Housing Committee, Housing Authority, Economic Development and Industrial Corporation, and Finance Committee. Currently, the Affordable Housing Committee generally meets once per month while Trust meets inconsistently and infrequently. This lag can make it

¹²³ Housing to Protect Cape Cod, *Housing Policy Toolkit*, 2023. Available at https://housingtoprotectcapecod.org/wp-content/uploads/2023/10/HPCC_Policy_Toolkit_2023.pdf

¹²⁴ Supports Draft LCP Policy H-13.

¹²⁵ Mashpee Wampanoag Tribe, "MWT Housing Department: Our Mission." Accessed January 2024 at <https://mashpeewampanoagtribe-nsn.gov/housing>

¹²⁶ Supports Draft LCP Action H-8.



challenging for the Affordable Housing Committee to rely on the availability of funds that support its mission or to define projects for which the Trust could seek consistent funding. Developing a joint strategic plan can allow the Affordable Housing Committee and Affordable Housing Trust to crystalize a shared mission, establish priority initiatives for use of Trust funds, and formalize operational practices that would increase the efficacy of both groups.

Capacity

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.**¹²⁷ While Mashpee has made good use of CPA funds for housing initiatives, having more substantial funds available would enable the AHT to act quickly on property acquisition opportunities that may arise. The AHT could establish a “Housing Opportunity Fund” and regularly apply for CPA funds to build and replenish this resource annually. Once these CPA funds were awarded to the Trust, they would not need to be reappropriated at Town Meeting for a specific purpose.¹²⁸ The Town of Hingham follows this practice and has for most years in recent history; in 2023, their AHT received \$735,000 for their Opportunity Fund, which allows the Trust to act quickly when needed: “Often unknown opportunities to create new affordable housing units arise and require immediate responses, e.g., when a property is listed for sale. Replenishing the “opportunity fund” will allow the Trust to respond quickly to those opportunities....”¹²⁹
20. **Work with neighboring communities by pooling CPA funds and other revenue to construct affordable housing to meet regional housing needs, provided the community hosting the project formally approves receipt of the funds.** Section 5(b)(1) of the Community Preservation Act legislation reads: “The community preservation committee shall study the needs, possibilities and resources of the city or town regarding community preservation, including the consideration of regional projects for community preservation.”¹³⁰ Mashpee accordingly contributed \$40,000 of CPA funds in 2020 to support FORWARD at the Rock, an eight-unit supportive and affordable housing community in Dennis for adults with autism and related disabilities. In recognition of the regional housing crisis, Mashpee could contribute CPA funds to future affordable housing projects in neighboring communities, provided the receiving community formalized their acceptance by sending a letter of acknowledgment and support of the project.

On the Lower Cape, this model has helped support two recent projects – the Village at Nauset Green in Eastham (sixty-five units, all affordable to households earning at least 60 percent HAMFI), and Pennrose/Cape Cod Five in Orleans (sixty-two units at various income tiers). The Village at Nauset Green received CPA funding from Eastham where the project is located, as well as Orleans

¹²⁷ Supports Draft LCP Action H-6.

¹²⁸ The Affordable Housing Trust would still need to follow procurement procedures outlined under MGL c. 30B.

¹²⁹ Town of Hingham Annual 2023 Town Meeting Warrant, Article 19, Item 2. <https://www.hingham-ma.gov/DocumentCenter/View/18015/2023-Annual-Town-Meeting-Warrant>

¹³⁰ MGL c.44B, Section 5(b)(1), Community Preservation.



and Wellfleet.¹³¹ Because of this, the project included ten percent local preference for all of Barnstable County in addition to 65 percent local preference for Eastham residents.¹³² More recently, the Pennrose/Cape Cod Five project (still under construction) received funding from seven of the eight Lower/Outer Cape communities.¹³³

21. **Remain up to date on 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.**¹³⁴ Bill H.4138, The Affordable Homes Act, proposes authorizing a \$4.12B bond to support various housing subsidy programs, including a new tax credit for the production of homes affordable to moderate-income first time homebuyers. Some of these subsidy programs support housing for select populations; e.g., the Facilities Consolidation Fund finances housing for clients of the Department of Mental Health and the Department of Developmental Services, and the Housing Innovations Fund supports alternative forms of rental housing for people experiencing homelessness, housing for seniors and veterans, and other specialized housing. Among other policies, the bill also seeks to establish a local option real estate transfer fee — paid by the seller — on the portion of the sale price over \$1M, or based on the county’s median home sale price. Communities would be required to use the revenue from this fee to support affordable housing initiatives. Lastly, Bill H.4138 proposes establishing a “seasonal communities” designation to create housing policies better tailored to the unique needs and challenges faced by these communities.
22. **Evaluate and consider strategies for establishing funding streams to support housing opportunities for households earning over 100% AMI, possibly through Home Rule Petition.** While the primary purpose of a Housing Production Plan is to increase the share of SHI-eligible units within a community and work toward the state’s 10 percent minimum goal, there are also substantial housing needs outside of these income levels because the supply of housing does not meet the demand across most income levels. Provincetown addressed this by passing of a home rule petition to establish its Year-Round Market Rate Rental Housing Trust to “create and preserve year-round rental units in the town of Provincetown including, but not limited to, market rate units for the benefit of residents of the Town.” The Legislature approved the Town’s home rule petition, and the Trust was officially established in 2016. Truro has recently taken a similar step and approved its own home rule petition to establish a Year-Round Market Rate Rental Housing Trust (forwarded for state approval as Bill H.3723), while Chatham (H.1366 and H.3971) and Orleans

¹³¹ Massachusetts Housing Partnership, “How the Cape has used CPA to increase affordable housing.” Presentation by Laura Schufelt. Accessed January 2024 at <https://www.mhp.net/assets/resources/documents/Cape-Examples-of-CPA-Use-Laura-Schufelt.pdf>

¹³² Eastham Chamber of Commerce, “Who Gets an Apartment?” Published August 23, 2019. <https://easthamchamber.com/tag/village-at-nauset-green/>

¹³³ <https://www.town.orleans.ma.us/1064/PennroseCape-Cod-5>

¹³⁴ 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).



(H.3934) both approved home rule petitions to support the creation of housing for households earning up to 200 percent of the area median income; all four bills are currently pending at the state level. Communities can consider ways to capitalize such funds, including real estate transfer fees (which currently would require home rule petition) or room occupancy excise revenue under MGL c. 64G. Looking more broadly, An Act Relative to Attainable Housing in Seasonal Communities (S.860) proposes several measures to support the creation of housing affordable to households with incomes over 80 percent HAMFI, such as petitioning the Executive Office of Housing and Livable Communities (EOHLC) to count otherwise ineligible units on a community's Subsidized Housing Inventory under certain circumstances, offering tax incentives for year-round rentals affordable up to 150 percent HAMFI, and petitioning EOHLC to provide subsidy to rental projects up to 120 percent HAMFI.

23. **Increase staff capacity within the Planning Department to support housing initiatives, including the implementation of this Housing Production Plan.**^{135,136} Action 7 of the Town's 2015 Housing Production Plan recommends that the Town "Provide ongoing and continuing staff support to the Town's Affordable Housing Committee." While the Affordable Housing Committee does receive staff support from the Planning Department, the department only consists of one Town Planner and an Administrative Assistant. Other than Mashpee, Truro, and Wellfleet, all other communities in Barnstable County either have more than one planner/planning assistant or a housing coordinator in addition to the planner/department head – or both. This HPP includes more strategies than the 2015 plan, and implementing such a robust housing program requires time and a central "point person" to oversee the Town's housing program in coordination with other Town departments.
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.** While Affirmative Fair Housing Marketing Plans typically follow a standard template to ensure compliance with state requirements, developers can include specific strategies within their AFHMPs to provide outreach and application assistance for Wampanoag tribal citizens. Ideally, the methods for engagement would be developed in

¹³⁵ Supports Draft LCP Action H-11.

¹³⁶ Community Preservation Act funds can help support a housing-specific position such as a Housing Coordinator or Housing Planner.



coordination with the tribe's Housing Commission to ensure that outreach strategies were appropriately tailored to tribal citizens' needs. If the Town develops the LIP guidelines suggested in Strategy 1c, the document could include the expectations for tribal engagement within the AFHMP.

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.**¹³⁷ Efforts to include local preference for Mashpee Wampanoag tribal citizens for the LeClaire Village project were not successful due to EOHLC's position that doing so would be in violation of the Federal Fair Housing Act. However, the Affordable Housing Committee and Planning Department intend to resume discussions with EOHLC to identify a path for future affordable housing projects to provide units for tribal citizens.
27. **Encourage creation of accessory apartments by holding educational events to inform property owners of permitting process and any available financing opportunities.**¹³⁸ **Consider offering a tax abatement or providing small forgivable loans to property owners who construct an accessory apartment for year-round occupancy.**¹³⁹ In an effort to encourage the construction of accessory apartments, the Town has relaxed zoning in recent years to permit accessory apartments by right, allowing units in detached structures, and – most recently in 2023 – allowing the property owner to reside in the accessory apartment rather than the primary structure. While these measures make it easier for property owners to build accessory apartments, the Town can actively promote the opportunity by holding informational sessions and workshops on permitting to educate residents. In addition, the Cape Cod Commission's draft Regional Housing Strategy recommends providing low- or no-cost loans to property owners interested in constructing accessory dwelling units (ADUs) and includes suggested resources and strategies for communities to start such a program.¹⁴⁰
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 (as suggested in Strategy 6), rental assistance, or assistance with first/last/security, either as Town-sponsored programs or in collaboration with regional partners.¹⁴¹ In 2016, the Mashpee Housing Authority received CPA funds to establish a housing assistance program that offered such assistance (see Table 25). In 2019, CPA funds were again granted for this purpose, but to date have not been used. The Town should investigate whether any existing organizations could administer such a program, as funds are already available to do so. If successful, the Town (or partner organization) could continue to apply for CPA funds to sustain the initiative.

¹³⁷ Supports Draft LCP Action H-18.

¹³⁸ Supports Draft LCP Action H-12.

¹³⁹ Supports Draft LCP Action H-14.

¹⁴⁰ Cape Cod Commission, *Housing Cape Cod: The Regional Housing Strategy [DRAFT]*, 2023, p.57.

¹⁴¹ Supports Draft LCP Policy H-10.



29. **Launch a community education program regarding Mashpee's housing needs**, possibly in partnership with the Inclusion and Diversity Committee and Human Services Committee. The 3-5 year strategic plan referenced in Strategy 18 could provide an opportunity to structure and organize such an education program. To start, the Affordable Housing Committee should define the objectives of the program and brainstorm educational tools that would support those objectives (e.g., pamphlets, informational videos shared on Channel 8, a community forum cohosted with neighboring communities and other regional partners, neighborhood-level meetings, etc.). Ideally, a housing-focused education program for Mashpee should tie into the themes of the Town's Local Comprehensive Plan to highlight the connection housing has with all aspects of a community.

Table 26. Crosswalk: EOHLC Regulatory Framework and Mashpee HPP Strategies

| 760 CMR 56.03 | 4(d)(1) | 4(d)(2) | 4(d)(3) | 4(d)(4) | 4(d)(5) | Other |
|--|---|---|--|---|--|---|
| EOHLC Housing Production Plan Regulatory Requirement | The identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments to meet its housing production goal. | The identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications. | Characteristics of proposed residential or mixed-use developments that would be preferred by the municipality (examples might include cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, inclusionary housing, etc.). | Identification of municipally owned parcels for which the municipality commits to issue requests for proposals to develop SHI Eligible Housing. | Participation in regional collaborations addressing housing development. | <i>While these strategies fall outside of the regulatory framework because they do not address production of SHI-eligible units, they nonetheless address existing housing needs including capacity as well as support for households struggling to remain in or move to Mashpee.</i> |
| 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 11-19 | ✓ Strategy 14 | ✓ Strategy 13 | ✓ Strategy 12 | | ✓ Strategies 11, 15, 16 | ✓ Strategies 17 and 18 |
| Capacity Strategies 20-25 | | | | | ✓ Strategy 20, 21, 24 | ✓ Strategies 19, 22, 23 |
| Education, Advocacy, and Support Strategies 26-30 | | | ✓ Strategy 27 | | ✓ Strategy 29 | ✓ Strategies 25, 26, 28 |



Appendices

- Appendix A. HPP Interview Summary
- Appendix B. Community Meeting #1 Summary
- Appendix C. Community Meeting #2 Summary
- Appendix D. Focus Group Summary
- Appendix E. Community Survey Summary



Mashpee Housing Production Plan Update

Summary of HPP Interviews

Background

During July and August 2023, the consultant team held a series of in-person and virtual meetings with nearly 40 community members familiar with the housing needs of Mashpee. The housing committee and planning staff were asked to distribute an interview sign-up form to those who would be interested in participating and asked them to share the opportunity with others. Participants included government officials, local residents, local employers, nonprofit organizations, and developers.

The themes included in this summary represent concerns and viewpoints that the consultant team heard during the interview process. As we progress through the Needs Assessment, we will compare these themes with findings from our data analysis. As such, this summary should not be taken as statements of fact, but rather a summary of impressions, concerns, and visions for the future of housing in Mashpee.

Housing Cost

- The cost of housing in Mashpee has risen significantly over the past two years. While this is not unique to Mashpee, it is now very difficult for low and middle-income residents to afford housing.
- Property values have appreciated rapidly, with examples given of homes that were once valued at \$300,000 now being priced at \$1.2 million within a span of two years. Many participants stated they would not be able to afford their homes today.
- Many who work in Mashpee cannot afford to live there and must move to other communities off-Cape or find temporary living situations. This poses challenges for employees and business owners alike.

Housing Availability

- There is a lack of affordable and diverse housing in Mashpee, and rising property values have made it more likely that homes currently on the market are unattainable to lower or moderate-income households.
- There is a shortage of meaningful rental stock, making it challenging for many to enter the housing market without substantial resources for down payments.
- Some participants were concerned about the growth of short-term rentals, and fear that they are keeping housing out of the market for residents.
- Many participants mentioned the lack of natural turnover of housing stock. Seniors are holding on to their homes as they have no options for downsizing.
- Many of the smaller older homes on the waterfront have been knocked down and replaced with much larger more expensive homes. This raze and replace is primarily concentrated in the Popponesset and New Seabury neighborhoods.

Mashpee Housing Production Plan
Community Meeting #2 Summary

Demographics

- There is a significant demand for housing across different demographics, including families, older adults, and young professionals.
- Most participants were concerned about the inability to draw young professionals and families to the area and keep them in Mashpee. Many noted families with children only stay in town while the kids are still in school.
- Others also noted the “graying” of the population as a looming challenge. While families and young people are moving out of Mashpee, the majority of those moving into Town are older, wealthier retirees.
- Several interview attendees described the impacts of wealthy out-of-state residents either moving to the area full-time or purchasing vacation homes on the housing market.

Workforce Shortages

- Many participants specifically noted that those who work in Mashpee’s service industry, hospitals, schools, restaurants, and stores cannot afford to live in town.
- Businesses in Mashpee have had to introduce more limited hours due to the lack of available workers.
- The need for workforce housing was mentioned by nearly all participants.

Infrastructure and Water Quality Concerns

- The lack of wastewater infrastructure has limited the development of new properties and contributed to higher costs for existing ones.
- Many participants stressed that ideal locations for new development would be those that will be sewered and connected to wastewater facilities. Others emphasized consideration for the Town’s flow neutral bylaw and planning for housing in areas downstream and further away from ponds or rivers.
- Participants had strong concerns about the impact of new and existing development on water quality, particularly as Mashpee is currently experiencing significant nitrogen management issues and algae blooms.

Zoning and Development Potential

- Some participants mentioned that the current zoning and regulations have limited the development of different housing types.
- Participants specifically cite density and height restrictions as two regulations that prevent certain types of housing from being created.

Mashpee Housing Production Plan
Community Meeting #2 Summary

- Some encouraged the importance of trading density for open space.
- While some participants stated that there are very few vacant developable lots in Mashpee, they supported the idea of redeveloping underutilized and underdeveloped lots.
- Mashpee Commons was an area of town commonly cited as an ideal location for additional housing. One participant also emphasized consideration for areas where natural attenuation more readily occur and that will not negatively impact the Mashpee River.

Strengths of the Community

- Generally, participants love Mashpee and want to stay in the community.
- Many participants believe that the school system is a major factor for people who want to live in Mashpee. A number of participants described it as the major draw for families.
- Mashpee's location on Cape Cod has made it an attractive tourist destination.



Mashpee Housing Production Plan Update

Summary of Community Meeting #1

Background

In September, the Town of Mashpee Affordable Housing Committee, Planning Department, and Barrett Planning Group invited Mashpee residents to the first community meetings for the Mashpee Housing Production Plan. **Nearly 40 participants joined, mostly in-person on September 19, 2023, with four participants joining virtually on September 21, 2023.**

Each meeting began with a presentation of general project information and early insights on housing needs from data analysis and interviews. Attendees then participated in facilitated group discussions, in which they were asked to respond to a series of questions about housing needs and challenges and opportunities related to housing production in Mashpee.

The themes included in this summary represent concerns and viewpoints that the consultant team heard during these meetings. As we progress through the Needs Assessment, we will compare these themes with findings from our data analysis. As such, this summary should not be taken as statements of fact, but rather a summary of impressions, concerns, and visions for the future of housing in Mashpee.

Housing Availability and Affordability

- Many participants described the lack of availability and affordability of housing in Mashpee. People are struggling to afford homes in Mashpee, whether due to high house prices, increasing property taxes, income limitations, or other factors. Additionally, a large number of households make too much to qualify for income thresholds for affordable housing, but cannot afford market rates.
- Many expressed concerns about the high and rising cost of living on Cape Cod, particularly for younger generations. Recent college graduates and young professionals often are unable to afford to live on the Cape, and many move away. Others who cannot afford their own homes live with their parents.
- Participants stated that affordability has become out of reach for people who have been here for generations. The Wampanoag Tribe has been uniquely impacted as members move away and cultural traditions are lost as a result.
- Employers cite challenges with staffing
- There is increasing demand for housing due to various factors, such as increased competition from older, wealthier people moving to Mashpee from off Cape.

Demographic Changes

- Demographics play a crucial role in shaping the community, and participants discussed the changes they have seen in the demographic makeup of Mashpee. Residents have noticed an influx of older, wealthier people, while young professionals, families, and tribal members are being priced out. Participants were concerned the Town will continue to skew older and wealthier and housing become less and less attainable.
- People who grew up on the Cape and in Mashpee are leaving as they cannot compete in the housing market against wealthier newcomers. Additionally, residents have noticed a lot of neighborhood turnover in which homes are being bought up by investors and cash buyers and turned into Airbnb's.
- These changes in the population have implications for housing needs and preferences. Participants noted that retirees seek a particular lifestyle on Cape Cod, potentially resisting changes that may disrupt this vision.
- Additionally, Mashpee may lack the level of attractions and activities to attract families and younger people to the community. Offering recreational attractions and encouraging businesses to stay open later could help draw families with children and younger adults to the community.

Water Quality and Environmental Considerations

- Environmental concerns were a common theme of discussion. Many highlighted the importance of balancing housing development with environmental priorities, like natural resource protection, preservation of open space, and water quality.
- Mashpee's water quality issues were of critical and ongoing concern to participants. They asserted that maintaining the water quality in Town is not enough — it must be improved.
- The town's ongoing wastewater project was cited as a necessary investment and a critical component in deciding where future development should take place.
- Participants stressed a desire for sustainable and responsible development. Because of this, some expressed concern with broader, blanket zoning changes and instead stressed redevelopment.

Infrastructure

- As stated above, the current lack of wastewater infrastructure and the impact further development would have on water quality was mentioned by many participants. In addition, participants discussed the effect additional development would have on other Town infrastructure.
- Many brought up concerns about the impact new housing development may have on traffic and road networks. One potential solution for traffic congestion was additional roundabouts.
- Participants also emphasized that affordable housing development should be coupled with improved walkability throughout Mashpee. This includes the creation of sidewalks, bike paths, and alternative transportation options to enhance accessibility and connectivity within the community and allow residents the ability to access businesses, jobs, schools, and commerce.

Community Engagement and Education

- Participants stressed the importance of community engagement and education. This included the need to inform the community about housing needs in Mashpee, misconceptions surrounding affordable housing, and the benefits of diverse housing options. Proactive engagement and clear communication was noted as a way to build trust and dispel stigma around affordable housing within the community.
- Participants generally felt that there is a consensus within Mashpee that there is a housing crisis and something needs to be done to address it. However, they noted that when residents hear “affordable housing,” many become worried about property values, crime, drug issues, etc. These misconceptions must be clarified with data.
- Many made specific suggestions of data points that would help dispel misunderstandings about affordable housing. These included clear definitions of various housing types, who actually falls within the income threshold for affordable housing, and the gap between incomes and housing costs.
- Participants also recommended engagement and collaboration with the tribal community to discover what their housing needs are and build a relationship between the town and the tribe to better address housing needs for the entire community.

Quality of Life

- Participants discussed the idea that development should be considerate of the sense of place felt by the Mashpee community, through the design of the physical buildings and access to services. Housing built should not only meet the needs of tenants or new owners, but also provide a quality of life expected by everyone across the entire community.
- The importance of strong property management in ensuring the quality of life for residents was emphasized. Participants also mentioned the need for various services, including job-related skills training, budgeting assistance, and mental health services, to support residents.
- Additionally, affordable housing development should be in the vicinity of schools, services, and grocery stores.
- Those living in affordable housing should be able to fully enjoy their space. Some participants noted that existing affordable units often have very thin walls, causing residents to worry about noise complaints and suggested noise barriers between units to address this.
- Walkability or the need for improved transportation was also cited as an important consideration for both housing and commerce.

Diverse Housing Inventory

- A common thread in these meetings was a call for a diverse housing inventory to meet diverse needs. This included discussions about the need for various housing types, including starter homes, family housing, multi-unit housing, and housing for different income groups.
- Participants stated that moderate single-family homes are no longer being built. As a result, there is a lack of starter homes and smaller units to meet the needs of the community. The Wampanoag Tribe, for example, has identified that 1 and 2 bedroom units are critically needed (as opposed to 3 bedroom units).
- Many also stated a need for additional mixed-use and multi-family housing.
- Moreover, participants emphasized that they do not want to see areas of concentrated poverty and affordable housing. Thus, new development needs to be mixed-income.

Development Constraints and Opportunities

- Participants noted a number of constraints to new housing development and opportunities the Town may have to address them.
- Many felt that the current zoning encourages larger single-family homes. Suggestions included changing zoning to allow for taller buildings, smaller lots, and higher density. Some thought the Town should encourage the creation of more ADUs and incentivize landlords to move away from short term rentals. Others felt that blanket zoning changes would not be received well.
- Participants also mentioned that construction loans are unattainable and costs are so high that only large developers can afford to build. They stated that Mashpee's regulations add to these costs and felt the town should create more partnerships with developers.
- Other participants noted the opportunity for new development to be more "green" by lowering the carbon footprint during design and construction.
- One participant emphasized the importance of the Town's nitrogen management plan, avoiding priority areas for nitrogen removal, and the Town's flow neutral bylaw as considerations for planning where development best makes sense.
- The virtual group in particular also discussed the need for subsidy as a constraint, especially for those who fall out of the lower income brackets which most subsidy sources typically support.

Raw Notes from Table Groups

Discussion Questions

In groups, participants were asked to provide feedback on some or all of the questions below.

Housing Needs

1. We have heard concern that moving to Mashpee has become unattainable for young professionals and families, and that those on fixed or low incomes struggle to remain in the community. Do you have concerns about the relationship between the housing market and its impact on Mashpee's future demographic profile?
2. Whose housing needs are not being met in Mashpee? What type of housing could best meet these needs? Consider affordability level, housing type, bedroom count, location, rental versus ownership, etc.

Opportunities for Building Consensus

3. The 2015 HPP included the following strategy: "Design and implement an outreach program to educate Mashpee residents about the importance of affordable housing." What misconceptions around housing could such an education plan address? What could most people agree on? What other steps would help to bring community together around provision of affordable housing?
4. We have heard nearly universal agreement from stakeholders that both housing and natural resource protection (particularly water quality) are critical concerns. How can Mashpee balance these important and inseparable issues?

Challenges and Opportunities

5. Development and redevelopment in Mashpee requires a tradeoff. Where, physically, can Mashpee best support new housing development or redevelopment? (Map will be provided for discussion.)
6. The 2015 Housing Production Plan included the strategy, "Seek opportunities to convert unused properties and lodging accommodations plus seasonal homes to long-term use as affordable year-round housing." Do you see this as a viable strategy for Mashpee? Why or why not?
7. The 2015 HPP included strategies relating to increasing density in appropriate locations. These strategies included creating overlays for multifamily rental housing by special permit in the R3 and R5 districts, creating financial incentives for conversion of existing units to affordable units, and allowing density bonuses in appropriate locations. Do you agree or disagree with any of these strategies?

Table 1**Q1**

Employees are moving off cape a lot from local retail stores. Covid impacted market a lot. Cape cod becoming long island. Neighborhood turnover is moving to air bnb & cash investors with a lot of \$. Older residents with a lifetime of wealth and people just starting out can't compete.

Historic nature of Cape Cod was blue collar with summer residents. This has changed. People have moved b/c of covid & remote work. Census 2020 will show numbers change. Affordability has become out of reach for people who have been here for generations. Tribe is impacted because they are losing members and cultural traditions.

College students can't afford homes and are living with parents.

Older people sometimes can't keep their homes going so families move to Cape Cod to assist.

Q2

Town making strides in reaching affordable goal. New Seabury & Willbend are adding. Middle is ignored. Moderate single-family homes are not being developed. 3 br, 2 bath not here. Opportunities from the 80s and 90s when you could build that are not available now. Too many McMansions.

Zoning restricts this and cost is too high for current residents.

Land cost is too high.

Large developers can build but small developers can't build.

Construction loans are unattainable & costs too high. Regulations add to the costs.

Mixed use & multifamily is needed. 3 levels are needed.

Tribe identified 1 & 2 units are critically needed instead of 3 br.

People make too much to qualify for income threshold but can't afford market rate.

Develop equitable housing that's balanced.

Development of more expensive units move us further away from meeting 10%.

People moving to other cheaper states b/c they see Nantucket & MV and don't want their children & grandchildren to deal with tough market.

Development of affordable housing needs to be strategic.

People are looking for rental & home ownership b/c people can't afford the down payment & interest rate too high. People who were renting were pushed out.

Commons rent is high for the market.

We don't want to see concentrated poverty & housing needs to be mixed income.

Commons commitment for housing needs to be met.

Zoning encouraging too large of homes.

Community character is important.

Q3

What is "affordable housing" & the terms presented tonight?

"A"ffordable vs "a"ffordable needs to be taught.

Equity restrictions should be communicated.

Majority of our wealth in homes.

Affordable housing is meant for elderly, youth, disabled, & veterans.

Mashpee Housing Production Plan

Community Meeting #1 Summary

Design concepts are more diverse than a box.

Changing demographic is pushing people who grew up here out and do they really care?

New residents need to know how their services will be limited: e.g., Island workforce being flown in.

Older people have experienced living near developments that were unsafe.

To own a home on Cape Cod is a social status & for people who grew up here, it's hard to compete.

Q4

Making good steps to getting sewer installed & town is making necessary investment.

Density & community character must be balanced.

We need to heal the water quality, not maintain it.

Will density be as much of a concern after sewer is in.

We owe good water quality to the next generation.

Q5

Balance is needed in all decisions.

Too many industrial buildings are empty, but businesses are looking. Is it too easy to build a warehouse?

Should this be redeveloped?

Red zone includes water treatment so that should be considered b/c infrastructure is in place and can accommodate new development and redevelopment.

Too hard to redevelop existing buildings b/c it's too expensive.

Stay away from water areas.

Encourage more ADU development.

Landlords should live on site for ADU.

Redevelop Planet Fitness area. Is it Cotuit?

More walkable development.

Incentive ADUs. Low interest financing, subsidies, anything. Would encourage mixed income living.

Q6

Not feasible. If you have a seasonal home, you don't want to rent it year-round. Too easy to make income on seasonal rentals.

Q7

Many homes have been bought for drug recovery use b/c it makes money.

Table 2

Q1

- Concerned it will continue to skew older & wealthier- become less and less attainable.
- cash buyers pricing out majority demographic.
- housing issues not necessarily unique
- college educated, young professionals, military can't enter market
- as family make ups change, i.e. divorce or otherwise→ can't stay
- Mashpee schools an asset that makes people want to stay or move here

Q2

Who is most impacted?

Families- would take anything→ ownership through habitat desirable

-some concerns relative to property ownership vs. rental→ perception and concern that renters have less care for property

-any housing needs to match the general scope, scale & aesthetic of existing neighborhoods

-lack of comfort to even consider seeking an affordable unit

-stigma- "public housing" "projects" even though I qualify, nervous to seek assistance

-concerns with safety- a housing authority member, face to face, calmed her fears about seeking a unit from authority

-strict property management and policies help with perception

-steps for bringing community together

Pride in place. Ensure the products built meet not only needs of tenants or new owners, but also provide a quality of life expected by everyone across the entire community

-people want to participate & give back

Environment vs. housing

-if you ruin the environment, there's no going back

-water quality is a resource that drives the economy

-have wetlands protection, title V

-sewer is a critical need to support affordable housing growth

-can the base JBCC provide housing opportunity to help solve the problem

-would provide more housing in Mashpee Commons

Table 3

Q1

- inaccessible for today's youth to return to Mashpee→ not unique to Mashpee
- fact of life in today's world (compare Mashpee to other communities).
- people at risk of eviction have nowhere to turn.
- no stock available- highly competitive→ not even possible for most unless they have a lot of wealth.

Q2

- fixed income, low income
- disabled (need accessible units
- disability payments & other fixed income sources not keeping pace
- housing authority senior housing full
- challenge for people just outside of income limits
- single parent households
- more compact housing, apartments- save land
- any way that way concentrate housing
- unless people have a lot of wealth, they can't move to Mashpee (but also not unique to Mashpee)
- landlords are able to ask for a lot and get it.

Q3

- education on housing market- broader community conversation
- things to educate on: if developers can make more money they will
- development feasibility
- incomes necessary for housing
- workforce housing- teacher, police officer, etc. outside of 80% AMI→ impact on local economy

Q4

- people don't necessarily agree or disagree on most important issues
- development cannot exacerbate water quality issues. Sewer site selection needs to be cognizant of water quality. (Falmouth Rd- Leclare Village)

Q5/6/7

- Mashpee Commons- stagnant?
- Repurposing existing buildings
- Appetite for building up?
- Or out?

Table 4

Q1

- challenging to bring & keep young people, young professionals & families
- so many leave and can't return
- over 5000 families on waitlist
- only 6 units
- daily applications
- originally from Mashpee and can no longer afford
- if this trend continues → quality of schools impacted (hiring teachers)
- Disconnect/gap town jobs and who can afford to live and work here
- Police and fire
- Losing services
- social aspect: coming off cape and community takes time away

Q2

- Family housing missing → owning or renting
- Young professionals*
- Diverse inventory to meet diverse needs
- People to care for elderly → no staff for elder services*
- Missing middle: don't qualify for affordable but still can't afford
- Elderly → only 24 units 56 units under tax credit
- Aging and staying in home → not able to maintain
- People can enjoy space! → noise barrier between units → multi-units → making sure to address environ impacts
- Tiny homes? → solve noise issue not use too much land → sewer ← zoning

Challenge 1

- in vicinity of schools, services, grocery stores
- identify foreclosure prop.
- identify seasonal properties & reach out to owners/neighbors/realtors

Opportunities #1

- traffic on 209: address concerns, always an issue → maybe start with traffic study
- misconception about who needs affordable housing: working and employed not just waiting for homes
- share for AMI: people don't understand how much avg cost house/rent → show gap between
- agree: housing crisis, there is a need, need to do something → impact town overall
- worried about: property values, drug issues, crime = misconceptions to clarify w/ DATA

#2

- phases of sewer infrastructure: identify parcels w/in

Challenge 2

Yes

- assessors could help identify
- survey on tax bill?
- incentives to switch from STR
- partner with developers

Mashpee Housing Production Plan
Community Meeting #1 Summary

Challenge 3

- incentives in commercial district to allow housing
- agree w/ more flexible zoning
- what is implication on environment?
- lower carbon footprints w/in design & construction

Other:

- Sharing w/ community early to discuss potential parcels
- Engaging w/ schools
- Shrinkage in schools
- Engagement w/ tribal community → what are their needs, own housing dept
- Building relationship & trust ↑↑
- Meeting w/ just tribal community center ↑↑
- Maintaining historical value
- people often not forthcoming about their real issues w/ affordable housing
- mechanisms to retain units
- accountability for implantation
- churches

Table 5

1. Yes
2. Tribal members, keep in Mashpee
 - everyone who meets 80 AMI +income gap to meet housing ???
 - elderly have to move from home
 - young adults→ missing contractor demands
 - we educate folks & they leave
 - lack of municipal employees b/c they can't afford to live in town
 - disabled adults
 - Types: starter homes→ 1 & 2 bedroom/1.5 baths/1200 SF ranch style
 - :multigenerational homes→ expanding on existing lands/bedroom counts
 - Meet the needs: consider zoning changes (higher density in center)
 - housing product in a walkable community (??? Phase 2)
 - rental & ownership & have limited rules on seasonal rentals

Opportunities for building issues

- homeowners need to understand property value will not decrease if its by them
Educating on total costs of what goes into seasonal rentals
Bring incentives to flip people from seasonal housing to year round
Tap into ??? properties
Hearing from business communities
AH folks do work!
Educating on the numbers now
Show who can afford the rents. Education on FMR
Have mixed income units
Explain the variety of resources that help off set rent
Training & advocats
- look into the future of the sewer & prioritize the pipes→ active engagement w/ ??? property owners,
zoning conversation

Group Consensus/Report-Out

1. Need for balance, mixed income, enviro vs housing, people growing up in Mashpee pushed off Cape
2. Existing stigma around affordable housing, policies considerate to sense of place felt my community reflective of quality of life for tenants & neighbors
3. Any future development or redevelopment cannot impact water quality broad housing needs (not necessary unique)
4. Diverse needs/types misconceptions, people need to enjoy homes→ noise barrier
5. Lack of housing on all fronts, attack w/ diff levels, height restriction, density, considerations for water quality
6. Projects should fit into community. Change zoning in res districts for multi fam/small lots. Town not aggressive/opportunities in getting land. Rentals need ??? clean water! Mashpee Commons few pieces.



Mashpee Housing Production Plan Update

Summary of Community Meeting #2

Background

Mashpee residents were invited to attend a second community meeting for the Mashpee Housing Production Plan on **October 26, 2023**. This meeting was in-person and located at the Mashpee Public Library. **There were eleven people in attendance**, not including members from the Affordable Housing Committee, Town Staff, and consultants from Barrett Planning group. The consulting team designed and ran the meeting while Town staff and the Affordable Housing Committee provided support.

The meeting had two main components: a presentation and open house activity. The presentation began with a brief overview of the required components of a Housing Production Plan and the project background and timeline. Next, the presentation introduced preliminary findings from the Housing Needs Assessment and discussed Mashpee's regulatory framework. Attendees were then invited to participate in the open house activity which included three stations. Each station and the received comments are described below.

Station 1: Strategies for Housing

Station 1 asked participants to provide their opinions on different strategies to facilitate the creation of affordable housing in Mashpee. These strategies were organized into the broad categories of Regulatory Reform, Policy & Capacity, and Community Resources & Education, and included actions such as create a multifamily "overlay" district to encourage multifamily rental development in certain areas of Town, explore funding mechanisms to support housing opportunities for households earning over 100 percent AMI, and launch a community education program regarding Mashpee's housing needs; include other communities and organizations where possible to encourage regional conversation. For a majority of these strategies, opinions were mixed. Among the least popular strategies were increasing allowed building height in certain areas of Town and setting aside additional CPA funds (beyond the 10 percent required for affordable housing) as standard practice. More popular strategies included developing a strategic plan for the Affordable Housing Trust and creating community education programs around affordable housing.

Mashpee Housing Production Plan
Community Meeting #2 Summary

REGULATORY REFORM

1 Increase allowed building height in certain areas of Town. (Where?)
Note: Allowed building height is generally 35' in all districts. Under OSID, buildings can be up to 45' and in Popponesset Overlay up to 30'.

2

Reduce dimensional requirements in certain areas of Town. (Where?)
Note: 40,000 sq ft lots are required in all districts except Res D (80,000 sq ft); 150 ft of frontage is required in residential districts and 200 feet of frontage is required in commercial and industrial districts.

3 Require the inclusion of affordable units in all new residential development and redevelopment.
Note: current zoning encourages and incentivizes including affordable units in OSID and Cluster Developments only.

Consider reducing parking requirements, particularly for multifamily development (currently 2 spots per dwelling unit)

4 Create a multifamily "overlay" district to encourage multifamily rental development in certain areas of Town. (Where?)

5

4

6

Other? Use sticky notes.

7

Key for Handwritten Notes

- | | |
|--|--|
| 4. Only in commercial industrial | 1. Multifamily cluster subdivision with open space |
| 5. In mixed use areas with form-based structures | 2. Very few areas! |
| 6. For deed restricted | 3. Consider P-town rental policies! Implementing \$ for rental cert. |
| 7. Only with open space mitigation | |

Mashpee Housing Production Plan
Community Meeting #2 Summary

POLICY & CAPACITY

Explore feasibility of adding a Housing Coordinator or similar position (which can be supported with CPA funds).

Consider setting a policy to set aside additional CPA funds (beyond the 10% required for affordable housing) as standard practice.

Establish criteria for evaluating properties for residential development or redevelopment.
Note: this criteria can be used either for evaluating current town-owned property or when considering an acquisition opportunity.

Develop a 3-5 year strategic plan for the Affordable Housing Trust.

Explore funding mechanisms to support housing opportunities for households earning over 100% AMI.

Other? Use sticky notes.

Key for Handwritten Notes

- | | |
|--------------------------------|---|
| 10. Redevelop greyfields | 8. All affordable housing should be in perpetuity |
| 11. Why so many no's? Explain. | 9. AHT meets regularly |

Mashpee Housing Production Plan
Community Meeting #2 Summary

COMMUNITY RESOURCES & EDUCATION

Encourage creation of ADUs by establish a revolving loan fund to provide small forgivable loans to property owners to construct an ADU.

12

ADUs are
first round
pendable

Encourage creation of ADUs by holding educational events to inform property owners of permitting process for ADUs.

16

14

landlord and
tenant training

15

introduce
shared housing
products

ADUs - If
they are used
year round
housing not
to increase housing
age in district

Explore feasibility of establishing housing assistance programs such as a first-time homebuyer downpayment program, rental assistance, or assistance with first/last/security, either as Town-sponsored programs or in collaboration with regional partners.

13

ADUs are
first round
pendable

Launch a community education program regarding Mashpee's housing needs; include other communities and organizations where possible to encourage regional conversation.

17

people already
know spending
more \$ on
education isn't
worth what it
could be spent
on construction

Other? Use sticky notes.

18

Pass the Housing Bond Bill
Make Mashpee a Seasonal Community
Housing for Mashpee residents, not the 40,000 people commuting to the Cape for work.
Meet housing needs without adding to our water pollution problems and traffic congestion, place housing on Rt 130, downstream from ponds and far from rivers
Ensure fair & equitable housing
Create & preserve housing where seniors, vulnerable (elderly, poor, disabled)
Create housing linked with businesses/jobs in Mashpee
Ensure environmentally considerate/friendly housing
Encourage joint ventures with Mashpee Wampanoag tribe to bring displaced tribal citizens back to Mashpee

Key for Handwritten Notes

14. Affordable housing trust

15. Landlord and tenant training

16. Introduce shared housing products

17. ADUs – If they are used for year round housing – not to increase housing [?] or AirBnB

18. People already know spending more \$ on education isn't worth what it could be spent on construction.

12. Pass the Housing Bond bill

Make Mashpee a seasonal community

Housing for Mashpee residents, not the 40,000 people commuting to the Cape for work.

Meet housing needs without adding to our water pollution problems and traffic congestion, place housing on Rt 130, downstream from ponds and far from rivers

Ensure fair & equitable housing

Create housing linked with businesses/jobs in Mashpee

Ensure environmentally considerate/friendly housing

Encourage joint ventures with Mashpee Wampanoag tribe to bring displaced tribal citizens back to Mashpee

Mashpee Housing Production Plan
Community Meeting #2 Summary

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

| OBJECTIVE | AGREE | DISAGREE | NO LONGER RELEVANT | NEED MORE INFO | IF AGREE: HIGH PRIORITY |
|---|-------|----------|--------------------|---|-------------------------|
| Seek additional opportunities for mixed-use development (commercial/residential) within Mashpee's commercial center and commercial corridors. | | | 19 | Only w/ donations of open space | |
| Identify areas of town suitable for increased density and multifamily housing, considering infrastructure, wastewater management, and other factors. | | | 20 | Only w/ donations of open space only in compliance with Flow Neutral Bylaw | |
| Encourage the development of affordable housing units in all new residential development and redevelopment projects. (Currently the Open Space Incentive Development and Cluster Development bylaws are the only sections in the Town's zoning that incentivizes providing affordable units.) | | | | | |
| Explore zoning incentives for the creation of affordable housing for households that work in the local economy. | | | | | |

Goal 3: Provide regulatory and financial incentives that maximize affordability for the most vulnerable segment of Mashpee's population, including but not limited to families in poverty, the very low income, single heads of households, and others with special needs.

| OBJECTIVE | AGREE | DISAGREE | NO LONGER RELEVANT | NEED MORE INFO | IF AGREE: HIGH PRIORITY |
|---|-------|----------|--------------------|----------------|-------------------------|
| Continue to identify surplus town-owned property for the development of "friendly" 40B affordable housing. | | | | | |
| Maintain a fund to assist special needs families with the move-in costs (first and last months rent plus security fee) for an affordable rental housing unit. | | | 21 | Not much left | |
| Assure all contributions from the development of housing projects are placed in the Affordable Housing Trust Fund. | | | | 22 | |
| Seek opportunities to convert existing properties, motels, and seasonal homes to more productive, long-term use as affordable year-round housing. | | | | | |

Key for Handwritten Notes

21. Only w/ donations of open space

19. Not much left






22. Only w/ donations of open space

20. PWS Mortgage assistance

Only in compliance with flow neutral bylaw

Mashpee Housing Production Plan
Community Meeting #2 Summary

Goal 4: Pursue joint ventures with the development community and collaborations with local and regional agencies who are resources for information, public financing and technical assistance.

| OBJECTIVE | AGREE | DISAGREE | NO LONGER RELEVANT | NEED MORE INFO | IF AGREE: HIGH PRIORITY |
|---|---|----------|---|----------------|---|
| Establish a plan framework and design guidelines for the development of future "friendly" 40B projects. |  | | | | |
| Work with regional agencies, private entities, and the Mashpee Wampanoag Tribe to develop cooperative arrangements for affordable or mixed income housing projects. |  | | | | |
| Engage the community in discussions on affordable housing to bring attention to the issue and attract community support. |  | |  | |  |

Station 3: Housing Types

Station 3 asked participants to give their opinions on different types of housing: single-family clustered cottages, accessory dwelling units, two-family homes, mixed commercial and residential use ("top of the shop"), townhouses and small multifamily, and larger multifamily. In addition to whether they liked the style of housing and why, participants were asked to share the areas of Mashpee they would like to see these housing types. The majority of participants did not have time to respond to this station, and only five comments were received. Three participants were most interested in seeing additional mixed use, "top of the shop" style housing due to the access to services and utilization of existing infrastructure this type of housing would allow for. A third participant did not want to see more of this type of housing because it would increase retail which the Town cannot maintain. Additionally, this participant did not want to see any larger multifamily complexes because "elderly town meeting voters and aging board members" do not allow these projects to pass through town meetings. This participant was in favor of accessory dwelling units and two-family homes as they would fit into the current look of the Town and could provide needed housing for single and two-person renters. They also stated that townhouses and small multifamily homes could work near Town center and in North Mashpee, though other residents typically push back against clustering.

Mashpee Housing Production Plan
Community Meeting #2 Summary



Housing Types

Single family clustered cottages
(Some duplexes may be included in images)



Accessory dwelling units



Two-family homes



Mixed comm/res use
("Top of the shop")



Townhouses and small multifamily



Larger multifamily



Responses

Response 1:

- 5,6,7
- 8,9,10
- 11
- 14,16
- 21

Response 2

Against: 11, 12, 13

- Commons are a good example of how this has worked in town however any more would increase retail which the town can't maintain at this moment, we need homes not retail space
- 20-23: large complexes are known to be too big on Cape. I'd rather support projects that are likely to pass through the elderly town meeting voters and aging board members
- *Also from town meeting its clear ADUs are good but only if the owner can rent how and when they want so why put renters through that

Mashpee Housing Production Plan
Community Meeting #2 Summary

In favor: 5,6,7,8,9,10,14-19

- People are afraid and will argue over ugly size for any apartment that looks like 20-23! "Capecod charm" matters to the aging population
- 5,6,7,8,9,10: easily blends with current town vibe or look. Also can house the smaller population of single/two person renters.
- 14-19: location could work near town center/North Mashpee. The problem would be clustering which towns people seem to not like

Response 3

- Highly recommend 11 and 12 mixed use "top of the shop"
- By definition infrastructure, roads, sewer, etc already in place

Response 4

- 11-12 good options as they provide good utilization and access to many services

Response 5

What I liked:

1. Superior architecture
Two stories
2. Superior architecture; likes of open space
Superior site
4. Central walkway
9. Nice massing of units
- 11, 12, 13. Like top of the shop
19. Superior architecture
- 20, 21, 23. Ugly
22. Very nice architecture
- 17, 18, 19
- 5, 6, 7 - What about tiny living neighborhoods
- 8 - could help with multigenerational
- 11 - renovate some strip shop areas and accommodate living space

Large multifamily like the new Hanover Bldgs in Hanover near Hnv Mall

Mashpee Housing Production Plan
Focus Group Summary

Mashpee Housing Production Plan Update Summary of HPP Focus Groups

Background

During the first two weeks of December 2023, the consultant team held five virtual focus groups with community members familiar with barriers to housing development and redevelopment in Mashpee. The fourteen participants included members of the Affordable Housing Committee, Planning Board, Select Board, Community Preservation Committee, Human Services Committee, Sewer Commission, Mashpee Chamber of Commerce, two private developers, and staff representation from the Health Department and Natural Resources Department. Participants received draft HPP strategies in advance and provided feedback that was incorporated into revised strategies. The summary below includes common themes from these conversations.

Zoning and Water Quality

- Participants were most concerned about the impact of zoning changes on the Town's water quality and whether any proposed amendments would contradict the Town's Comprehensive Wastewater Management Plan. Based on this feedback, the draft plan expanded its discussion of revised Title 5 regulations, the Town's Flow Neutral Bylaw, and the Town's phased sewerage project as part of the CWMP. In addition, the strategies section clarifies that any zoning changes do not negate the need for compliance with Board of Health or Sewer Commission regulations regarding wastewater management. These regulations focus on bedrooms per acre rather than housing units, still allowing freedom for zoning to allow more diverse housing types provided the bedroom count does not exceed the allowable amount based on lot size.
- Participants were generally not in favor of reducing minimum lot sizes in residential districts (or in specific areas within residential districts), but there was some willingness to inventory buildable land and to determine the potential buildout impacts of such proposed changes.
- One participant favored the use of the Town's Cluster Development Bylaw or a new Transfer of Development Rights Bylaw for allowing additional housing types to ensure that increased housing density would be paired with a required open space component.

Use of Town-Owned Land

- Multiple participants stressed that Town-owned land should be used specifically for "friendly 40B" LIP projects.
- One participant also commented that this should be paired with specific affordable housing standards for LIP projects and that the Town should work to promote and encourage these opportunities.
- Another participant strongly felt that 40B should be emphasized as the primary vehicle for creating affordable housing; as a result, strategies focused on 40B were moved up in the revised HPP.

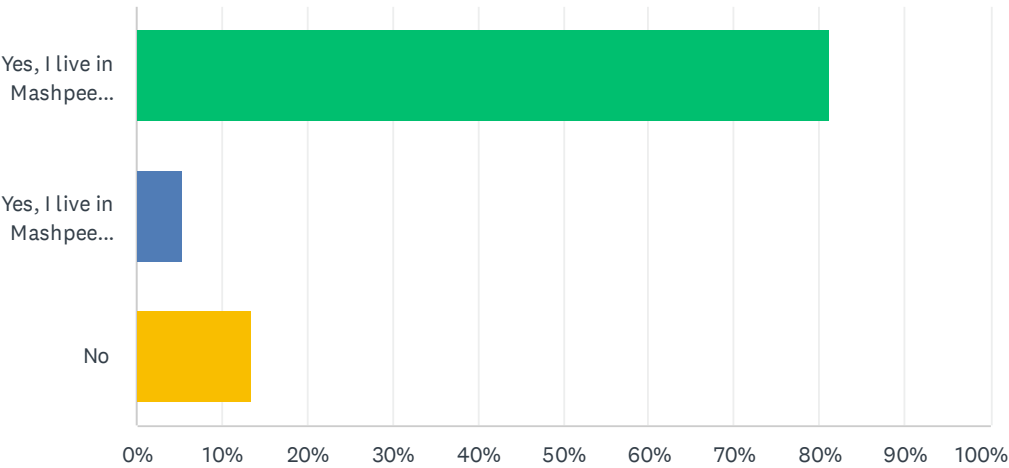
Mashpee Housing Production Plan
Focus Group Summary

Other Comments

- One participant suggested collaboration with the Cape Cod Regional Transit Authority when developing affordable housing projects to determine if additional stops could be added to existing routes.
- One participant noted that the Chamber of Commerce advocates for broader housing needs than just the seasonal workforce because local employers struggle year-round to find and retain employees; as such, a strategy relating to collaborating with both the local and regional CoCs was expanded to clarify this point.
- There was substantial confusion about the benefits of establishing a community land trust model. Upon discussion, the AHC elected to retain the strategy, as it could be explored in a subsequent HPP update if not implemented during this plan's timeframe.

Q1 Do you currently live in Mashpee, either seasonally or year-round?

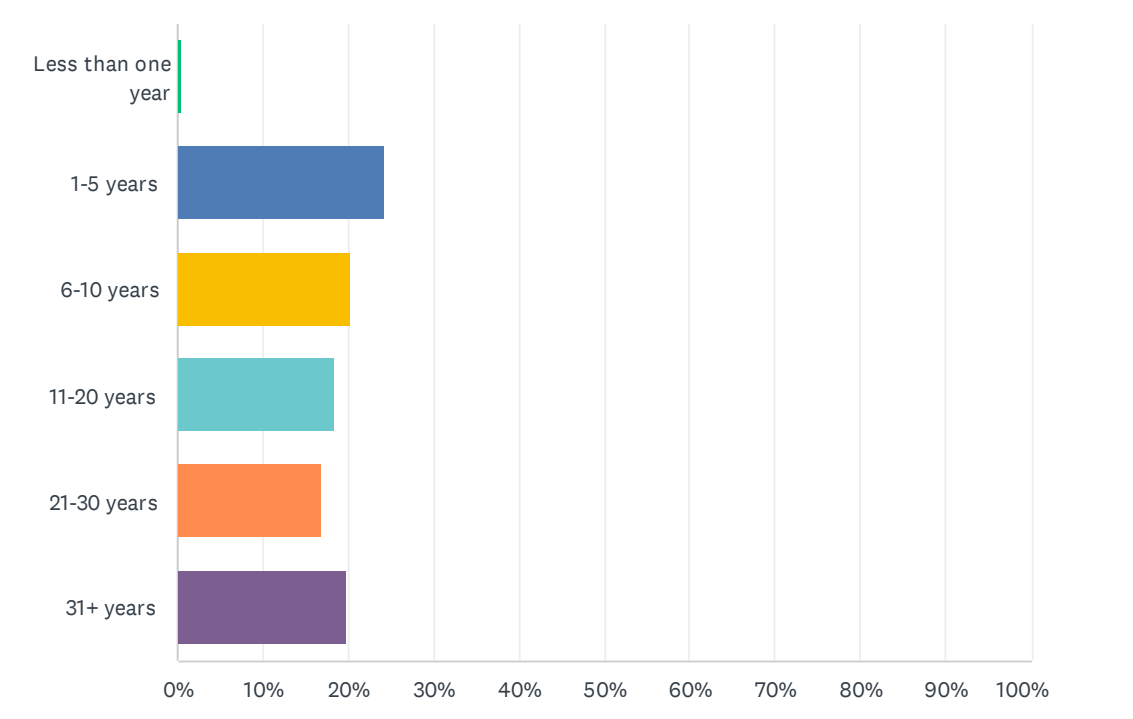
Answered: 318 Skipped: 0



| ANSWER CHOICES | | RESPONSES | |
|-----------------------------------|--|-----------|-----|
| Yes, I live in Mashpee year-round | | 81.13% | 258 |
| Yes, I live in Mashpee seasonally | | 5.35% | 17 |
| No | | 13.52% | 43 |
| TOTAL | | | 318 |

Q2 How long have you lived in Mashpee?

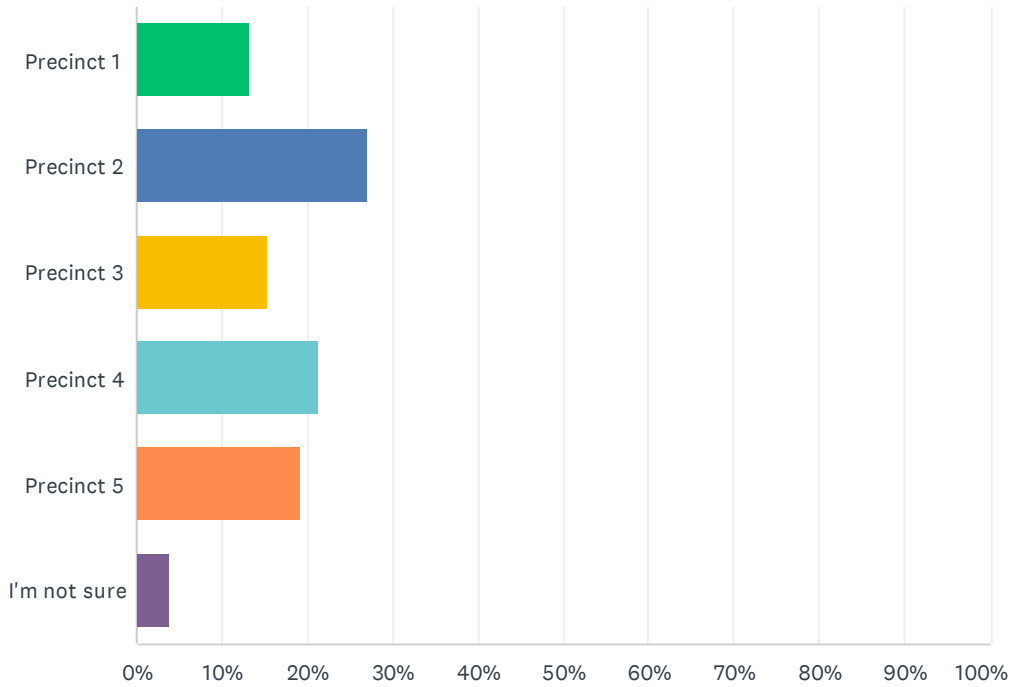
Answered: 267 Skipped: 51



| ANSWER CHOICES | RESPONSES | |
|--------------------|-----------|-----|
| Less than one year | 0.37% | 1 |
| 1-5 years | 24.34% | 65 |
| 6-10 years | 20.22% | 54 |
| 11-20 years | 18.35% | 49 |
| 21-30 years | 16.85% | 45 |
| 31+ years | 19.85% | 53 |
| TOTAL | | 267 |

Q3 In which voting precinct do you live? See the map below and scroll down to select your answer.

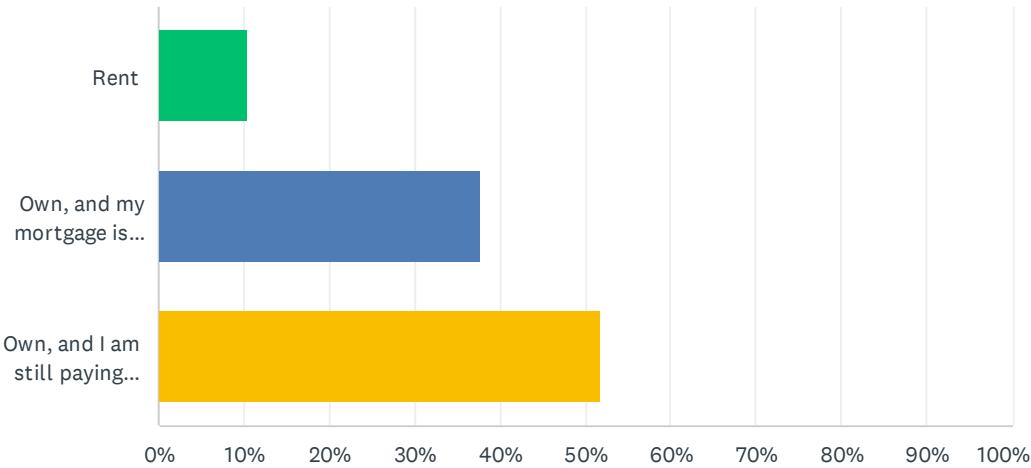
Answered: 266 Skipped: 52



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Precinct 1 | 13.16% | 35 |
| Precinct 2 | 27.07% | 72 |
| Precinct 3 | 15.41% | 41 |
| Precinct 4 | 21.43% | 57 |
| Precinct 5 | 19.17% | 51 |
| I'm not sure | 3.76% | 10 |
| TOTAL | | 266 |

Q4 Do you rent or own your home in Mashpee?

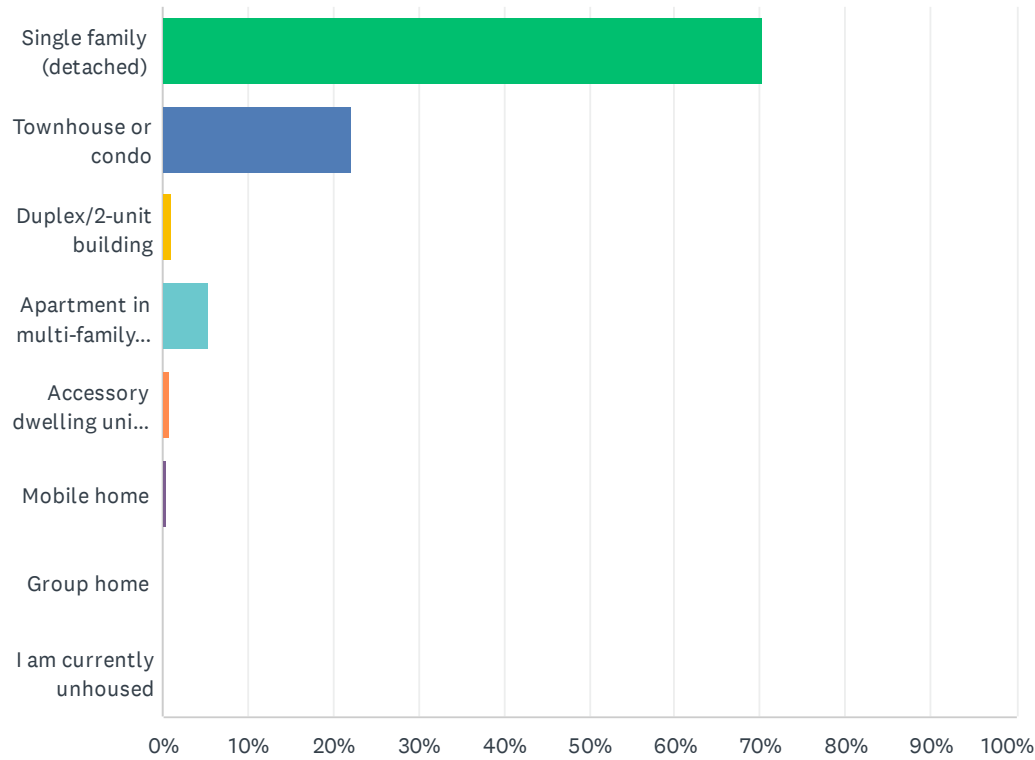
Answered: 259 Skipped: 59



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| Rent | 10.42% | 27 |
| Own, and my mortgage is paid off | 37.84% | 98 |
| Own, and I am still paying my mortgage | 51.74% | 134 |
| TOTAL | | 259 |

Q5 What type of home do you live in?

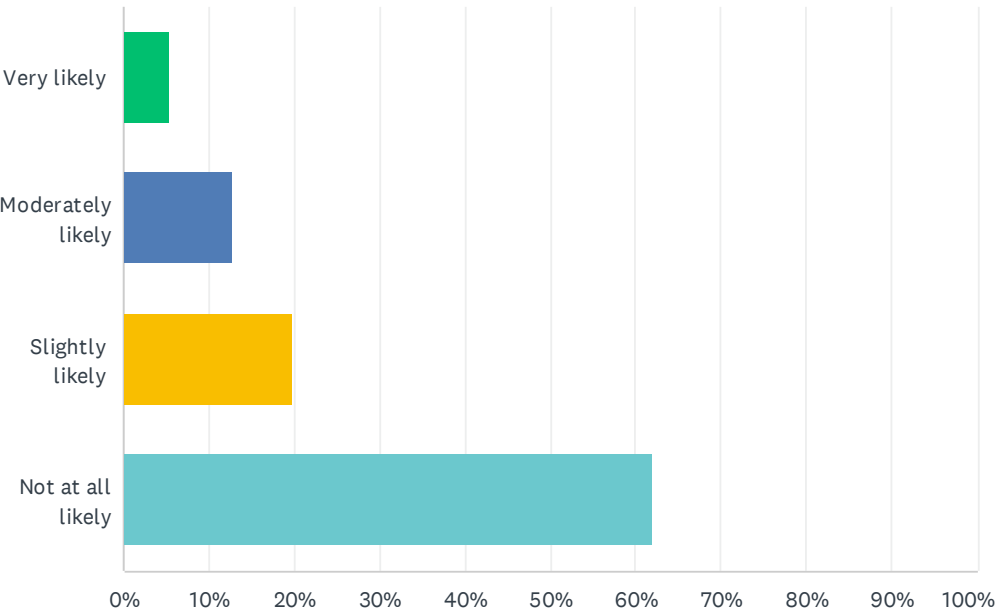
Answered: 267 Skipped: 51



| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----|
| Single family (detached) | 70.41% | 188 |
| Townhouse or condo | 22.10% | 59 |
| Duplex/2-unit building | 1.12% | 3 |
| Apartment in multi-family building | 5.24% | 14 |
| Accessory dwelling unit (aka, "in-law apartment") | 0.75% | 2 |
| Mobile home | 0.37% | 1 |
| Group home | 0.00% | 0 |
| I am currently unhoused | 0.00% | 0 |
| TOTAL | | 267 |

Q6 How likely are you to move out of Mashpee in the next five years?

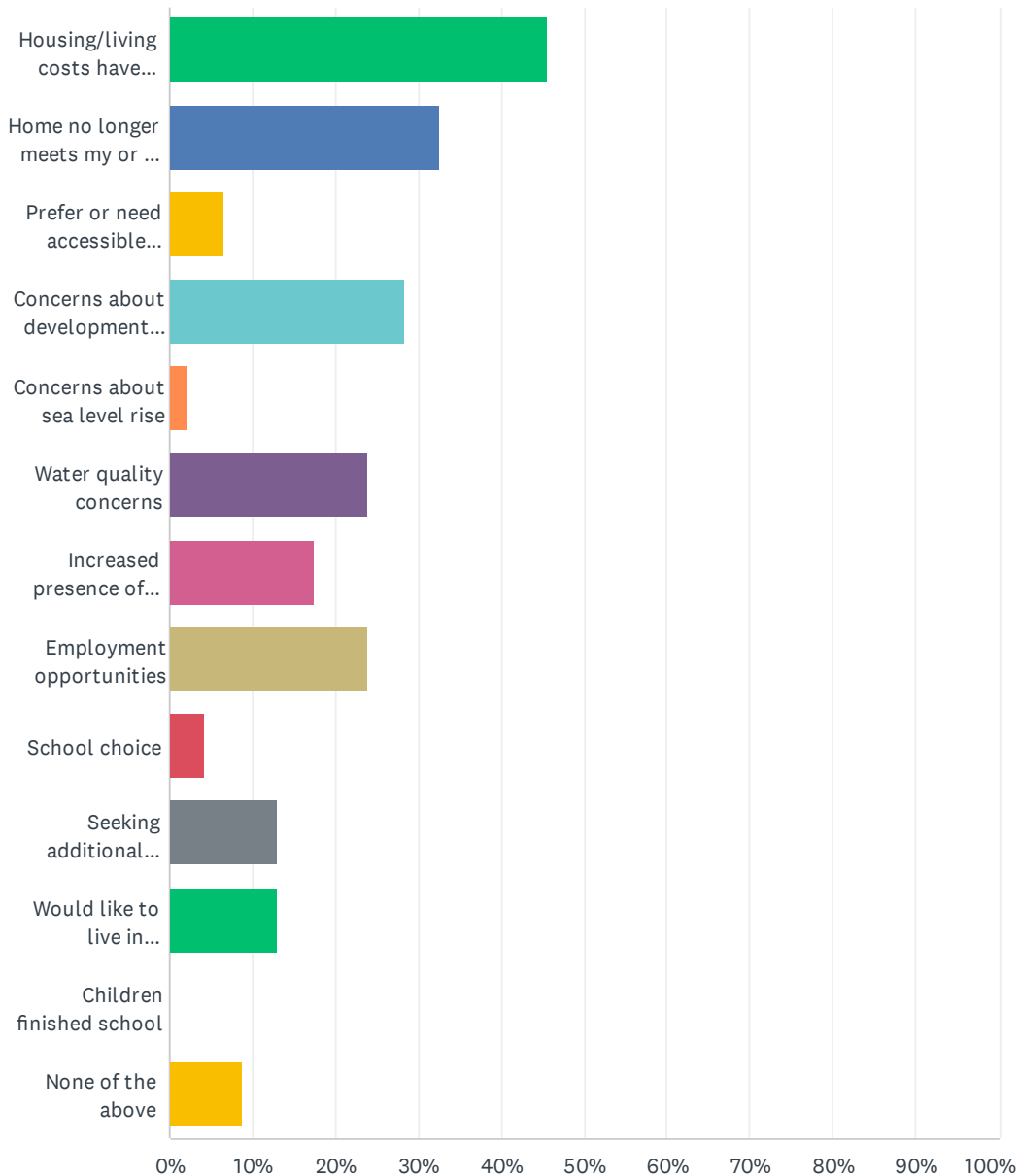
Answered: 266 Skipped: 52



| ANSWER CHOICES | RESPONSES | |
|-------------------|-----------|-----|
| Very likely | 5.26% | 14 |
| Moderately likely | 12.78% | 34 |
| Slightly likely | 19.92% | 53 |
| Not at all likely | 62.03% | 165 |
| TOTAL | | 266 |

Q7 You've indicated that it is very likely or moderately likely that you will move out of Mashpee in the next five years. Which of the following factors do you believe most influence your likelihood of moving out of Mashpee? Select up to five.

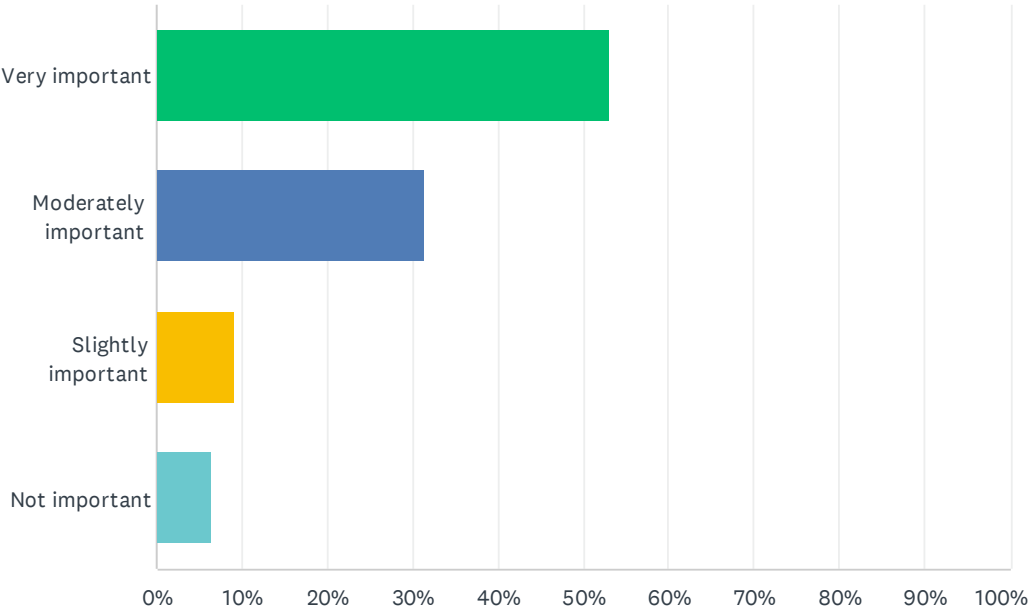
Answered: 46 Skipped: 272



| ANSWER CHOICES | RESPONSES | |
|--|-----------|----|
| Housing/living costs have become too high | 45.65% | 21 |
| Home no longer meets my or my household's needs | 32.61% | 15 |
| Prefer or need accessible housing | 6.52% | 3 |
| Concerns about development changing the town's character | 28.26% | 13 |
| Concerns about sea level rise | 2.17% | 1 |
| Water quality concerns | 23.91% | 11 |
| Increased presence of short-term rentals | 17.39% | 8 |
| Employment opportunities | 23.91% | 11 |
| School choice | 4.35% | 2 |
| Seeking additional community services/local amenities | 13.04% | 6 |
| Would like to live in different climate (weather) | 13.04% | 6 |
| Children finished school | 0.00% | 0 |
| None of the above | 8.70% | 4 |
| Total Respondents: 46 | | |

Q8 How important is it to you to stay in Mashpee (either in your current home or not) as you age?

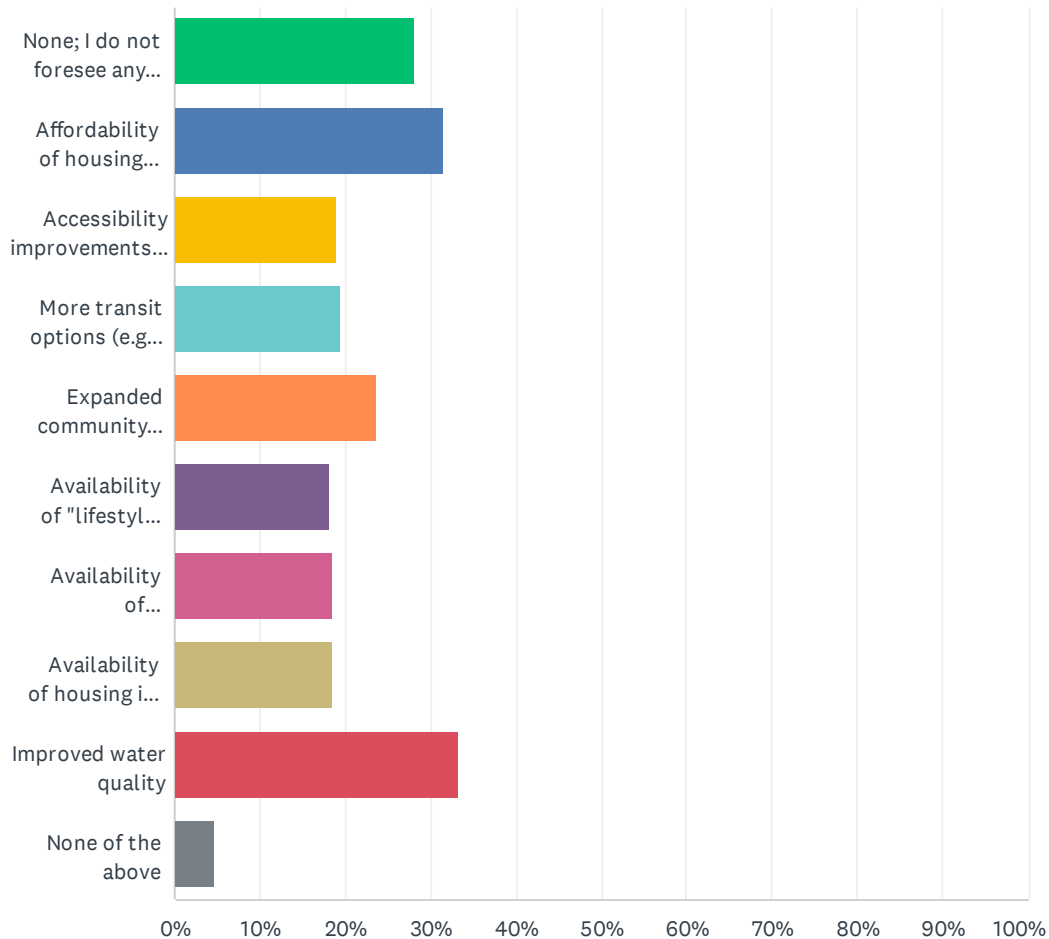
Answered: 262 Skipped: 56



| ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|-----|
| Very important | 53.05% | 139 |
| Moderately important | 31.30% | 82 |
| Slightly important | 9.16% | 24 |
| Not important | 6.49% | 17 |
| TOTAL | | 262 |

Q9 You've indicated that it is very important or moderately important to stay in Mashpee as you age. What factors need to change/improve to enable you to stay in the community as you age? Select up to five.

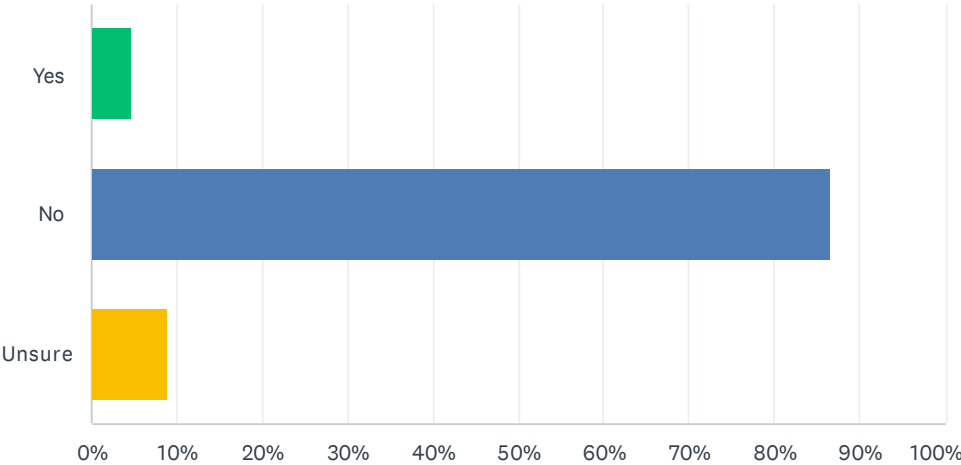
Answered: 216 Skipped: 102



| ANSWER CHOICES | RESPONSES | |
|--|-----------|----|
| None; I do not foresee any challenges that would limit my ability to remain in Mashpee. | 28.24% | 61 |
| Affordability of housing costs | 31.48% | 68 |
| Accessibility improvements to home (e.g., installation of ramps, grab bars, first floor bedroom or bath) | 18.98% | 41 |
| More transit options (e.g., buses, ride shares/taxis) | 19.44% | 42 |
| Expanded community services (e.g., health and wellness services/programs) | 23.61% | 51 |
| Availability of "lifestyle housing" (i.e., designed for active older adults, including single-family and/or multi-family with social or recreational amenities such as clubhouses) | 18.06% | 39 |
| Availability of "service-enriched housing" (i.e., offers a set of services intended to meet residents' evolving needs) or expanded home-based services | 18.52% | 40 |
| Availability of housing in walkable neighborhood | 18.52% | 40 |
| Improved water quality | 33.33% | 72 |
| None of the above | 4.63% | 10 |
| Total Respondents: 216 | | |

Q10 Are you currently looking, or do you anticipate looking for rental housing in Mashpee within the next five years?

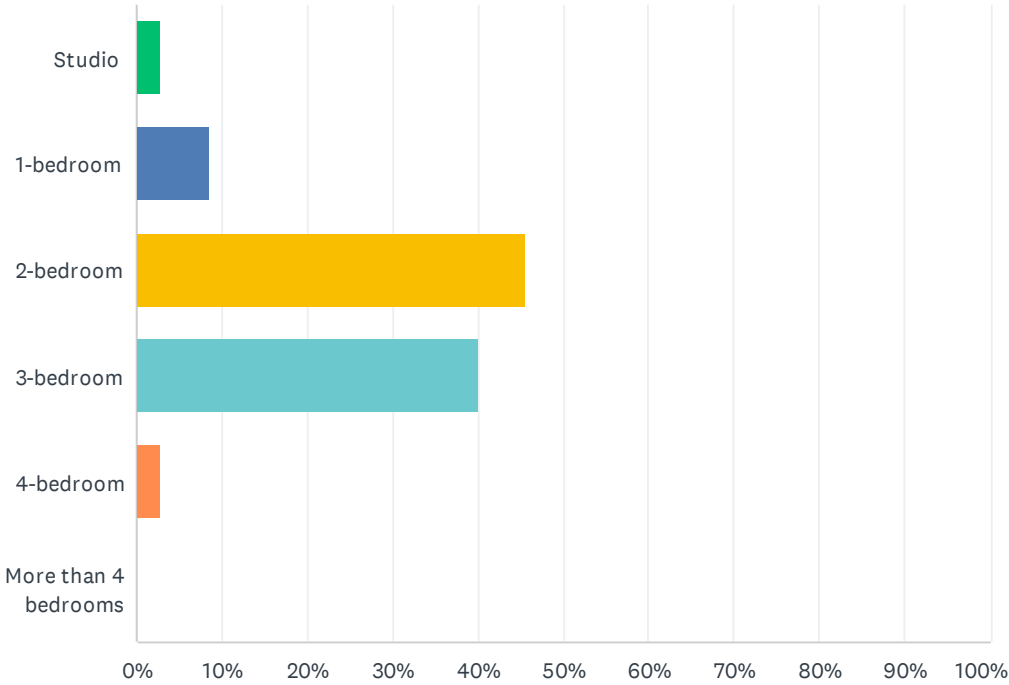
Answered: 259 Skipped: 59



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|-----|
| Yes | | 4.63% | 12 |
| No | | 86.49% | 224 |
| Unsure | | 8.88% | 23 |
| TOTAL | | | 259 |

Q11 How many bedrooms would your household need in order to live in a rental home in Mashpee?

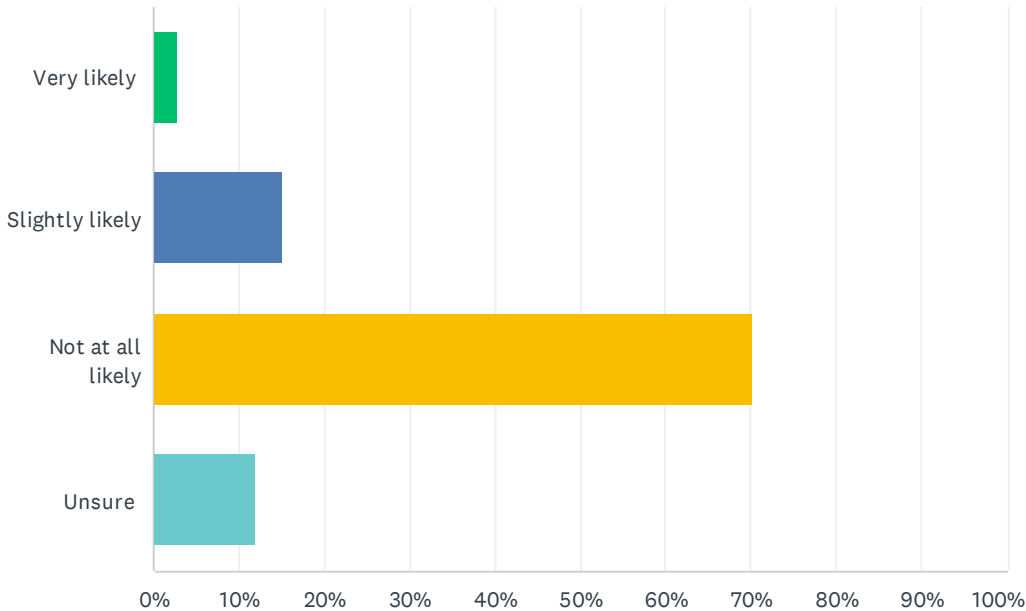
Answered: 35 Skipped: 283



| ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|----|
| Studio | 2.86% | 1 |
| 1-bedroom | 8.57% | 3 |
| 2-bedroom | 45.71% | 16 |
| 3-bedroom | 40.00% | 14 |
| 4-bedroom | 2.86% | 1 |
| More than 4 bedrooms | 0.00% | 0 |
| TOTAL | | 35 |

Q12 How likely is it that you will buy a new or different home in Mashpee within the next five years?

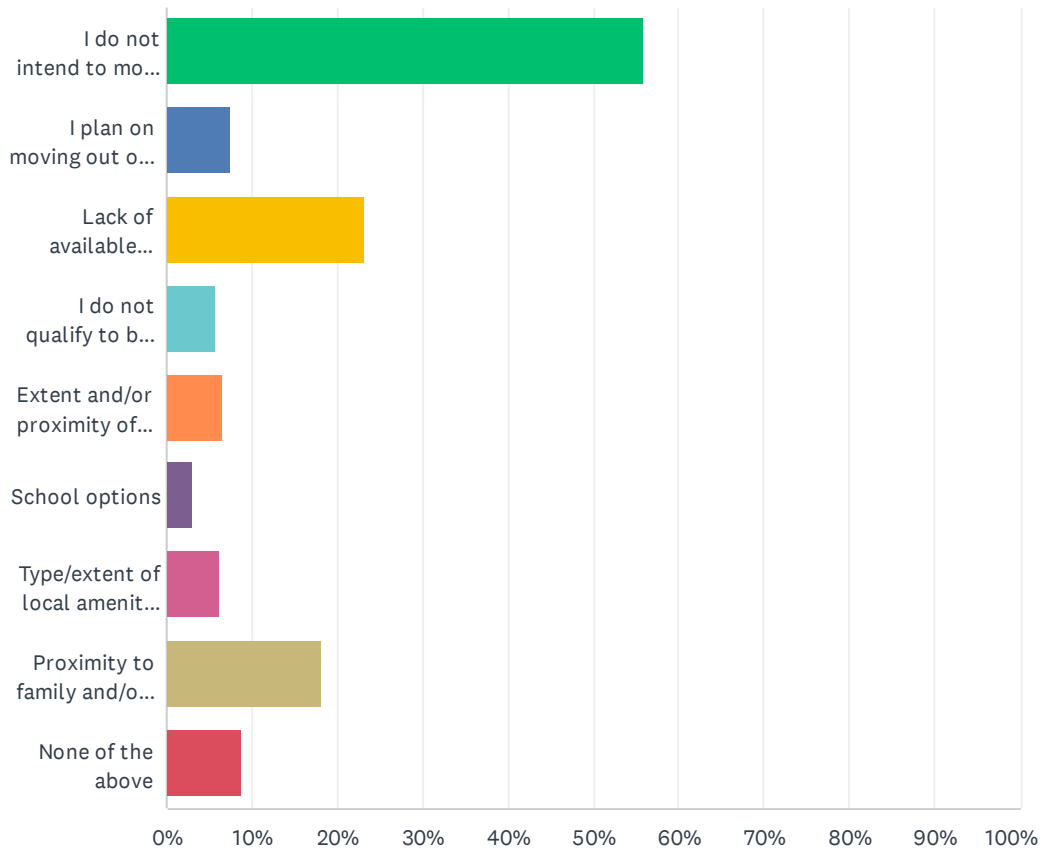
Answered: 258 Skipped: 60



| ANSWER CHOICES | RESPONSES | |
|-------------------|-----------|-----|
| Very likely | 2.71% | 7 |
| Slightly likely | 15.12% | 39 |
| Not at all likely | 70.16% | 181 |
| Unsure | 12.02% | 31 |
| TOTAL | | 258 |

Q13 You've indicated that buying a new or different home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influence this decision? Check all that apply.

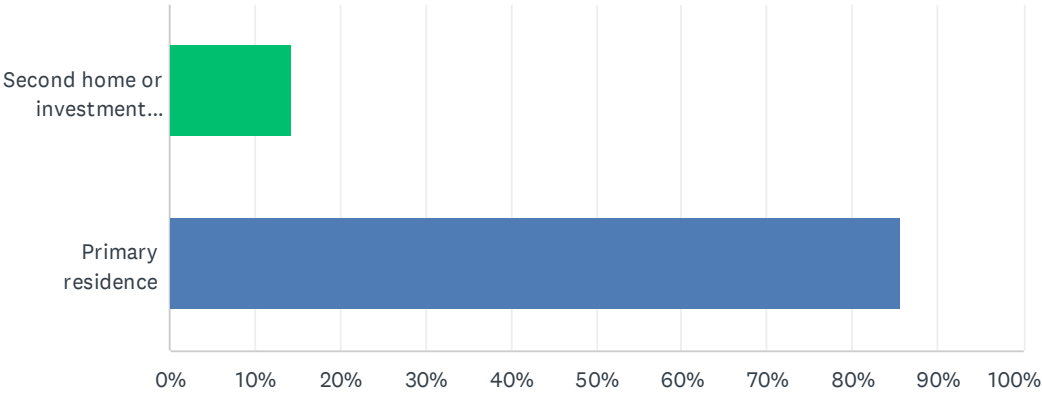
Answered: 242 Skipped: 76



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| I do not intend to move or to buy a new home in the next 10 years | 55.79% | 135 |
| I plan on moving out of Mashpee | 7.44% | 18 |
| Lack of available housing in my price range (location, size, quality, etc.) | 23.14% | 56 |
| I do not qualify to buy a home | 5.79% | 14 |
| Extent and/or proximity of employment opportunities | 6.61% | 16 |
| School options | 2.89% | 7 |
| Type/extent of local amenities (parks, recreation, libraries, houses of worship) | 6.20% | 15 |
| Proximity to family and/or friends | 18.18% | 44 |
| None of the above | 8.68% | 21 |
| Total Respondents: 242 | | |

Q14 You've indicated that buying a new or different home in Mashpee within the next five years is very likely. What purpose would this home serve for your household?

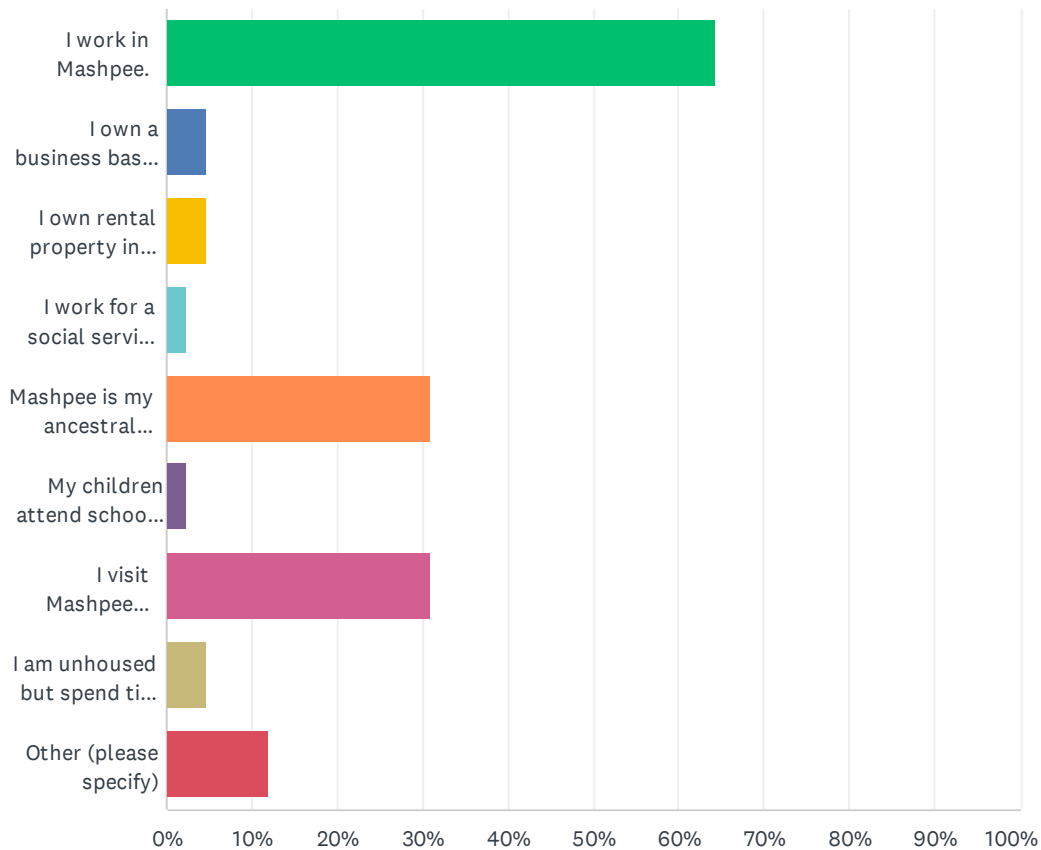
Answered: 7 Skipped: 311



| ANSWER CHOICES | RESPONSES | |
|------------------------------------|-----------|---|
| Second home or investment property | 14.29% | 1 |
| Primary residence | 85.71% | 6 |
| TOTAL | | 7 |

Q15 What is your connection to Mashpee? Check all that apply.

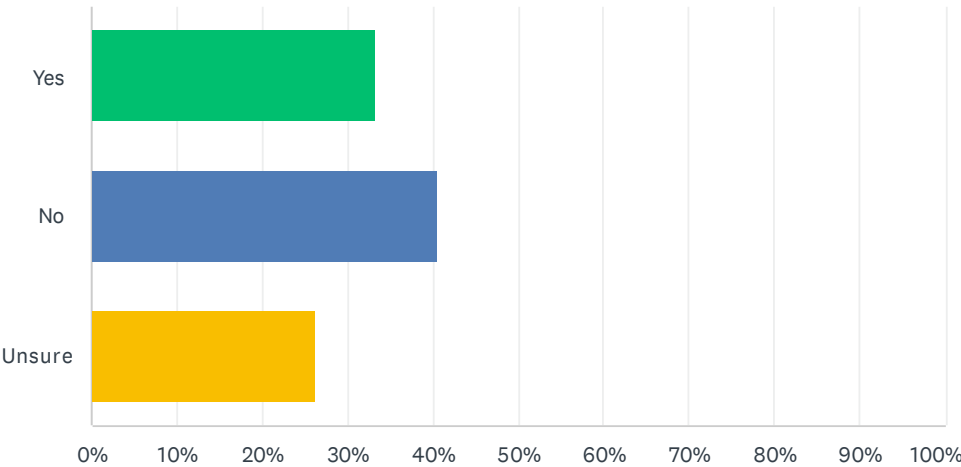
Answered: 42 Skipped: 276



| ANSWER CHOICES | RESPONSES | |
|---|-----------|----|
| I work in Mashpee. | 64.29% | 27 |
| I own a business based in Mashpee. | 4.76% | 2 |
| I own rental property in Mashpee. | 4.76% | 2 |
| I work for a social service provider or other agency assisting Mashpee residents. | 2.38% | 1 |
| Mashpee is my ancestral homeland. | 30.95% | 13 |
| My children attend school in Mashpee. | 2.38% | 1 |
| I visit Mashpee frequently. | 30.95% | 13 |
| I am unhoused but spend time in Mashpee or previously lived in Mashpee. | 4.76% | 2 |
| Other (please specify) | 11.90% | 5 |
| Total Respondents: 42 | | |

Q16 Are you considering moving to Mashpee or do you want to move to Mashpee within the next five years?

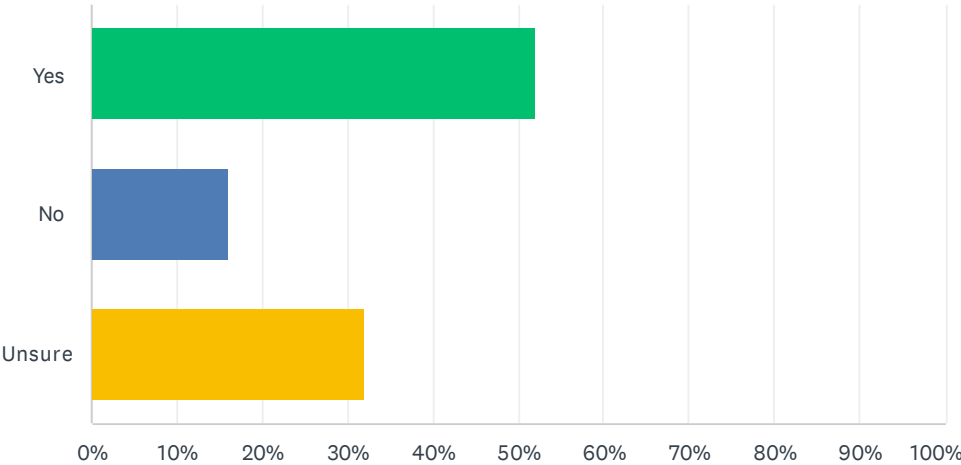
Answered: 42 Skipped: 276



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|----|
| Yes | | 33.33% | 14 |
| No | | 40.48% | 17 |
| Unsure | | 26.19% | 11 |
| TOTAL | | | 42 |

Q17 Are you currently looking, or do you anticipate looking for rental housing in Mashpee within the next five years?

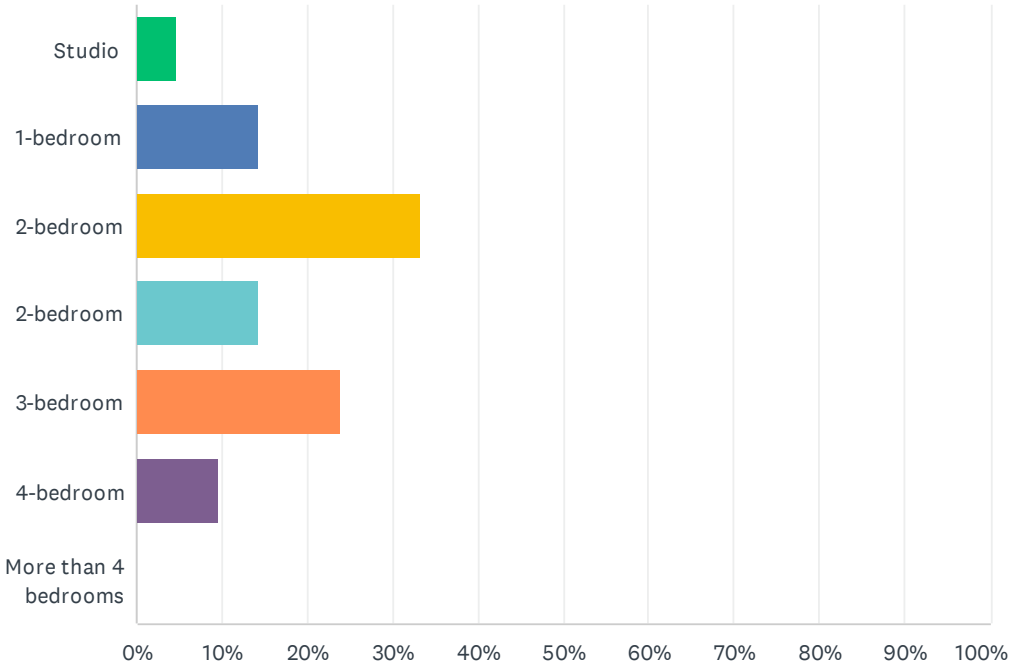
Answered: 25 Skipped: 293



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|----|
| Yes | | 52.00% | 13 |
| No | | 16.00% | 4 |
| Unsure | | 32.00% | 8 |
| TOTAL | | | 25 |

Q18 How many bedrooms would your household need to live in a rental home in Mashpee?

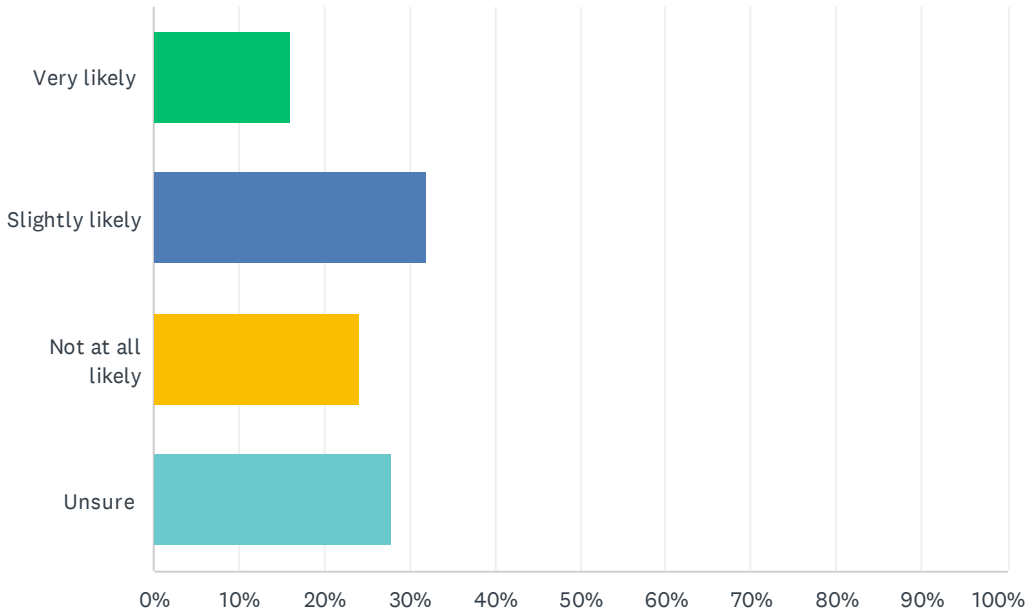
Answered: 21 Skipped: 297



| ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|----|
| Studio | 4.76% | 1 |
| 1-bedroom | 14.29% | 3 |
| 2-bedroom | 33.33% | 7 |
| 2-bedroom | 14.29% | 3 |
| 3-bedroom | 23.81% | 5 |
| 4-bedroom | 9.52% | 2 |
| More than 4 bedrooms | 0.00% | 0 |
| TOTAL | | 21 |

Q19 How likely is it that you will buy a home in Mashpee within the next five years?

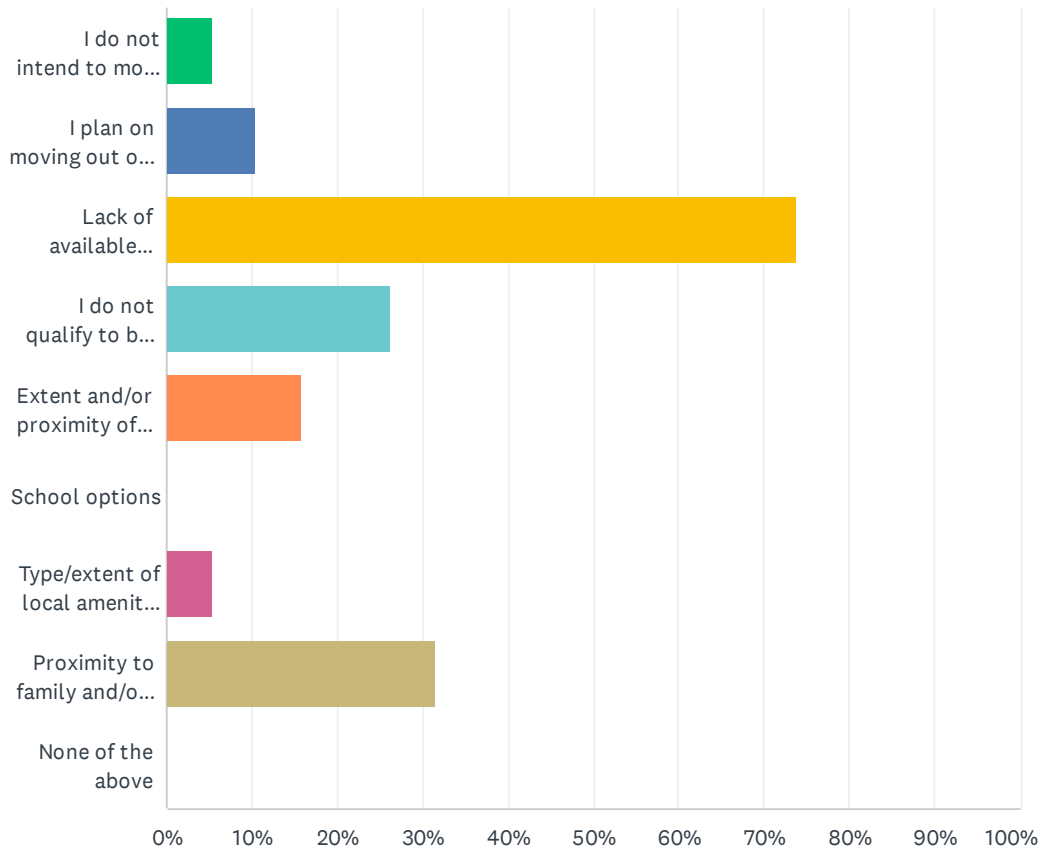
Answered: 25 Skipped: 293



| ANSWER CHOICES | RESPONSES | |
|-------------------|-----------|----|
| Very likely | 16.00% | 4 |
| Slightly likely | 32.00% | 8 |
| Not at all likely | 24.00% | 6 |
| Unsure | 28.00% | 7 |
| TOTAL | | 25 |

Q20 You've indicated that buying a home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influences this decision? Check all that apply

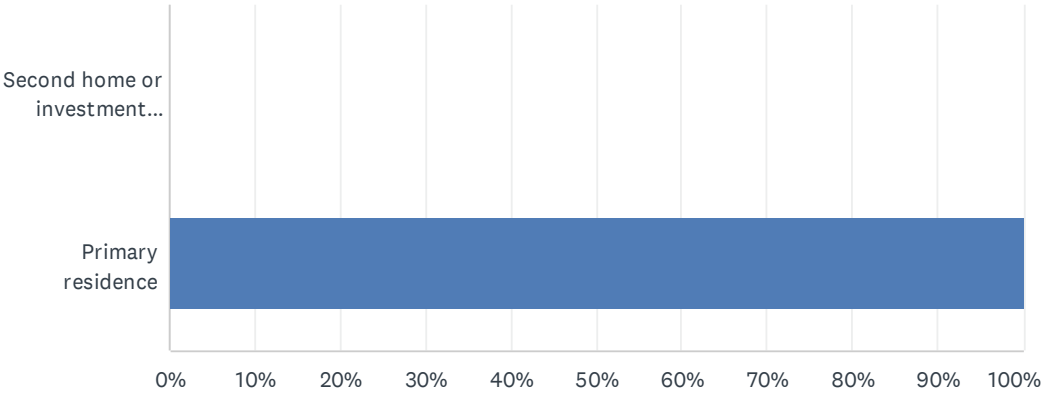
Answered: 19 Skipped: 299



| ANSWER CHOICES | RESPONSES | |
|--|-----------|----|
| I do not intend to move or to buy a new home in the next 10 years | 5.26% | 1 |
| I plan on moving out of the area | 10.53% | 2 |
| Lack of available housing in my price range (location, size, quality, etc.) | 73.68% | 14 |
| I do not qualify to buy a home | 26.32% | 5 |
| Extent and/or proximity of employment opportunities | 15.79% | 3 |
| School options | 0.00% | 0 |
| Type/extent of local amenities (parks, recreation, libraries, houses of worship) | 5.26% | 1 |
| Proximity to family and/or friends | 31.58% | 6 |
| None of the above | 0.00% | 0 |
| Total Respondents: 19 | | |

Q21 You’ve indicated that buying a new or different home in Mashpee within the next five years is very likely. What purpose would this home serve for your household?

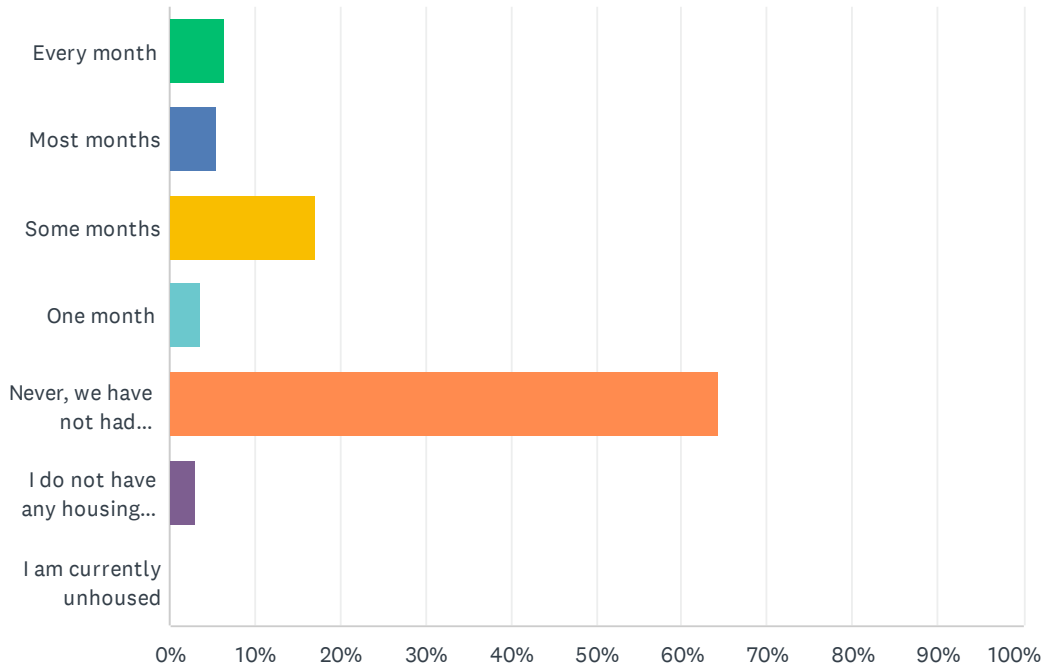
Answered: 4 Skipped: 314



| ANSWER CHOICES | RESPONSES | |
|------------------------------------|-----------|---|
| Second home or investment property | 0.00% | 0 |
| Primary residence | 100.00% | 4 |
| TOTAL | | 4 |

Q22 How often in the last 12 months did you find it hard to pay your rent, mortgage, or other housing costs?

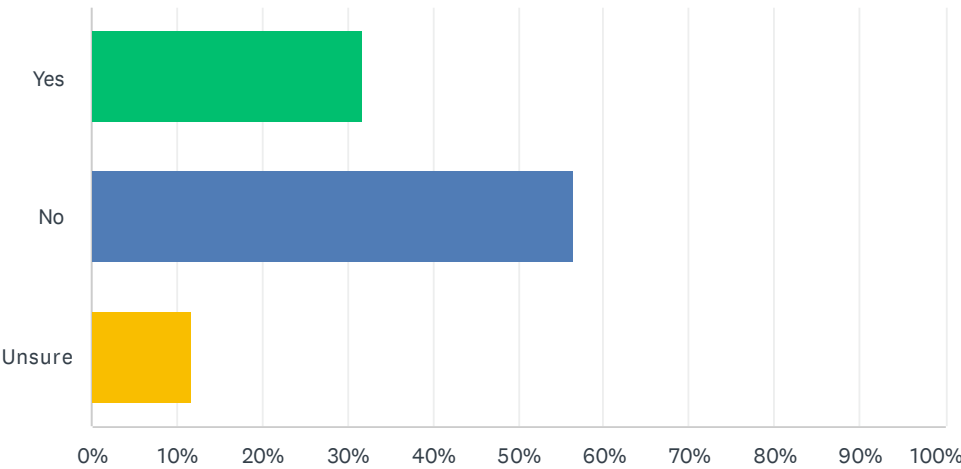
Answered: 269 Skipped: 49



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| Every month | 6.32% | 17 |
| Most months | 5.58% | 15 |
| Some months | 17.10% | 46 |
| One month | 3.72% | 10 |
| Never, we have not had problems paying for housing costs | 64.31% | 173 |
| I do not have any housing costs | 2.97% | 8 |
| I am currently unhoused | 0.00% | 0 |
| TOTAL | | 269 |

Q23 The median sales price for a single-family home in Mashpee was \$675,000 in 2022. If you were to buy today, would you be able to afford to purchase a home in Mashpee at this price?

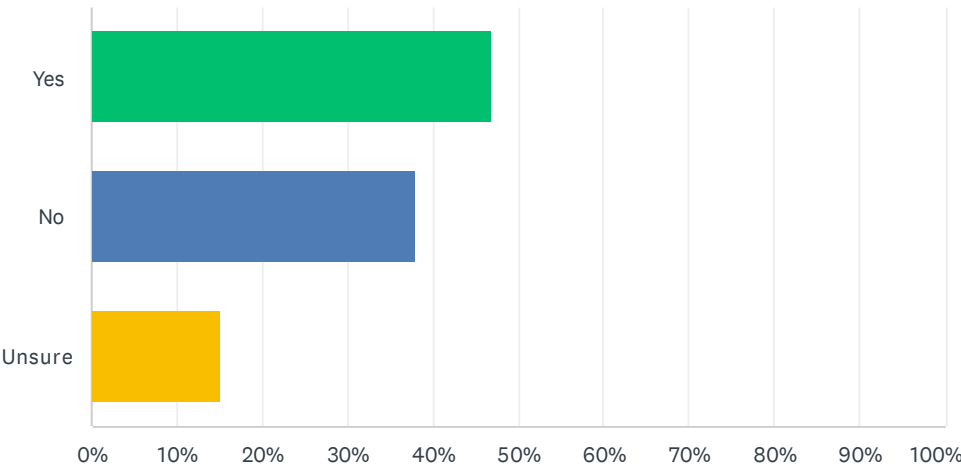
Answered: 274 Skipped: 44



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|-----|
| Yes | | 31.75% | 87 |
| No | | 56.57% | 155 |
| Unsure | | 11.68% | 32 |
| TOTAL | | | 274 |

Q24 According to the U.S. Department of Housing and Urban Development (HUD), the 2023 “fair market rents” for Barnstable’s metropolitan statistical area (MSA) are as follows: 1-bedroom: \$1,553-2-bedroom: \$2,0443-bedroom: \$2,5014-bedroom: \$2,781 If you needed to seek rental housing today based on your household size, would you be able to afford rent at these prices?

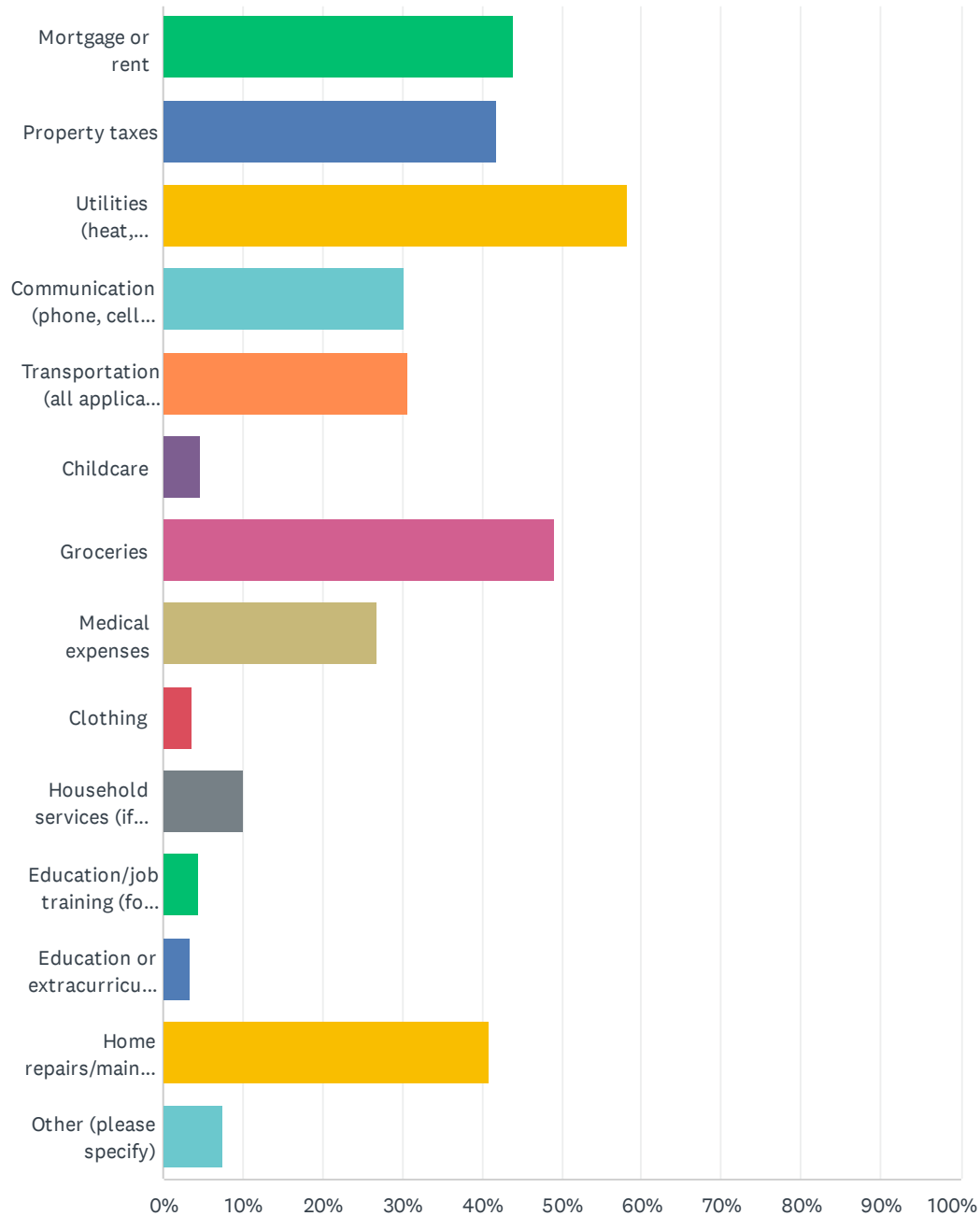
Answered: 271 Skipped: 47



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|-----|
| Yes | | 46.86% | 127 |
| No | | 38.01% | 103 |
| Unsure | | 15.13% | 41 |
| TOTAL | | | 271 |

Q25 What are the most burdensome expenses in your household's operating budget? Select up to five.

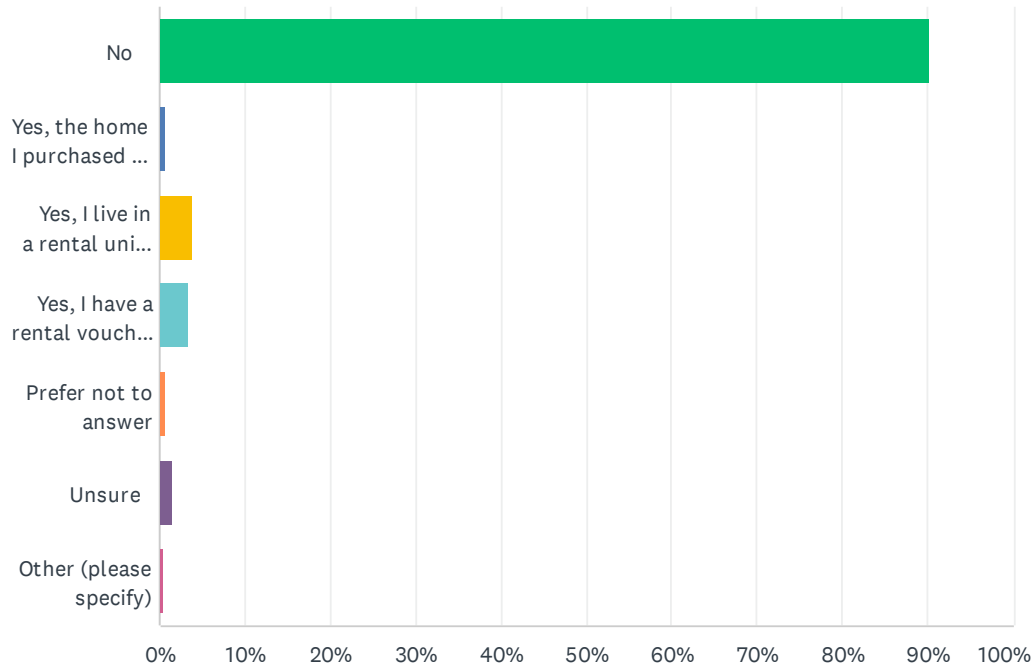
Answered: 271 Skipped: 47



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| Mortgage or rent | 43.91% | 119 |
| Property taxes | 41.70% | 113 |
| Utilities (heat, electricity, water) | 58.30% | 158 |
| Communication (phone, cell, Internet, etc.) | 30.26% | 82 |
| Transportation (all applicable costs - car payment, insurance, gas, ride sharing, etc.) | 30.63% | 83 |
| Childcare | 4.80% | 13 |
| Groceries | 49.08% | 133 |
| Medical expenses | 26.94% | 73 |
| Clothing | 3.69% | 10 |
| Household services (if such services are necessary due to limitation; e.g., lawn care, housekeeping food shopping, snow plowing, etc.) | 9.96% | 27 |
| Education/job training (for adult householder[s], including student loan payments) | 4.43% | 12 |
| Education or extracurricular activities not including childcare (for school-aged child[ren]) | 3.32% | 9 |
| Home repairs/maintenance | 40.96% | 111 |
| Other (please specify) | 7.38% | 20 |
| Total Respondents: 271 | | |

Q26 Do you live in a housing unit with income restrictions? (I.e., was/is your housing limited to households up to a specified income threshold?)

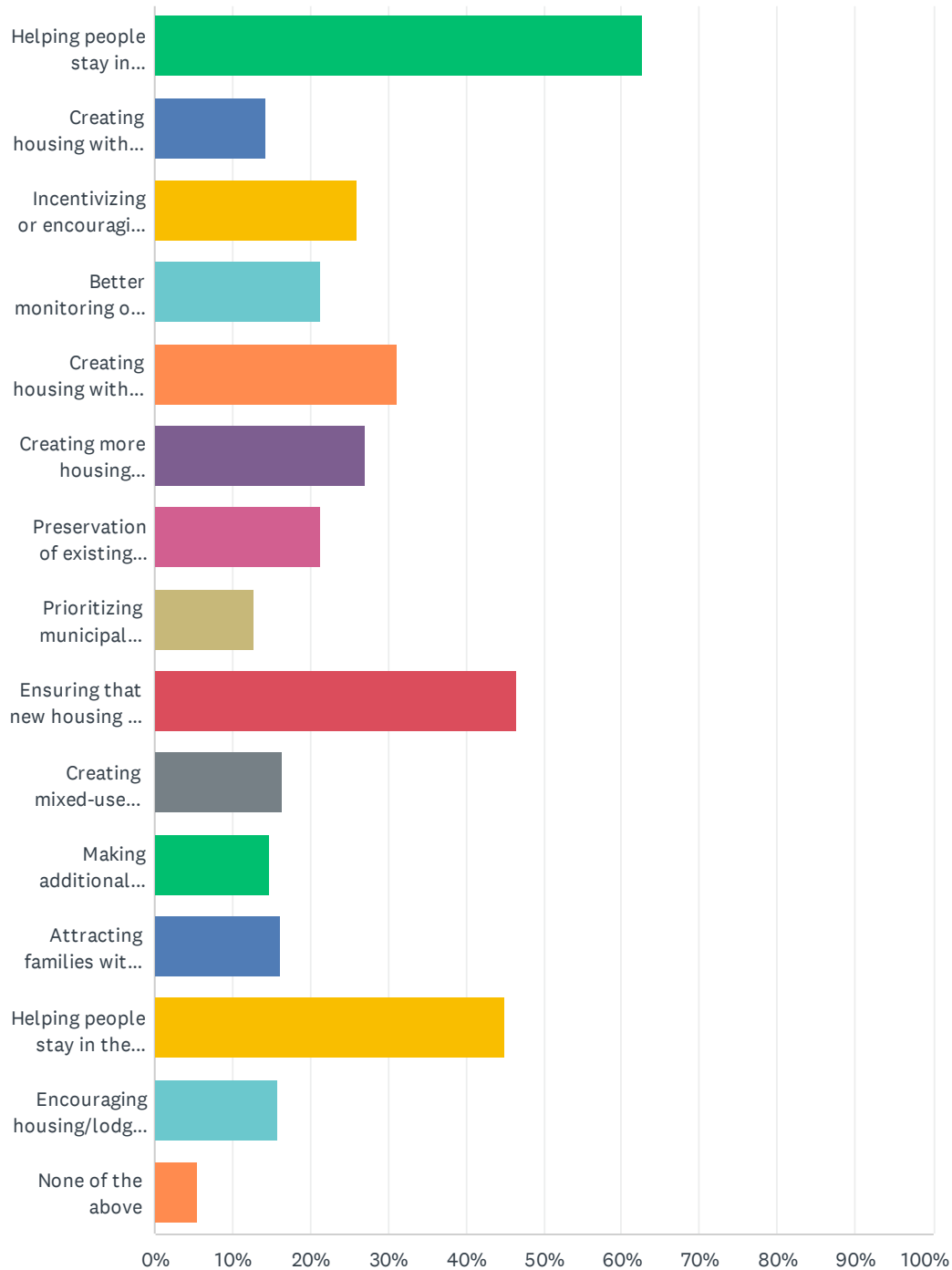
Answered: 288 Skipped: 30



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| No | 90.28% | 260 |
| Yes, the home I purchased was restricted to households up to a certain income level at the time of purchase. | 0.69% | 2 |
| Yes, I live in a rental unit that is restricted to households up to a certain income level. | 3.82% | 11 |
| Yes, I have a rental voucher or other rental assistance based on my income. | 3.47% | 10 |
| Prefer not to answer | 0.69% | 2 |
| Unsure | 1.39% | 4 |
| Other (please specify) | 0.35% | 1 |
| Total Respondents: 288 | | |

Q27 Which of the following housing initiatives are important to you? Please check up to five.

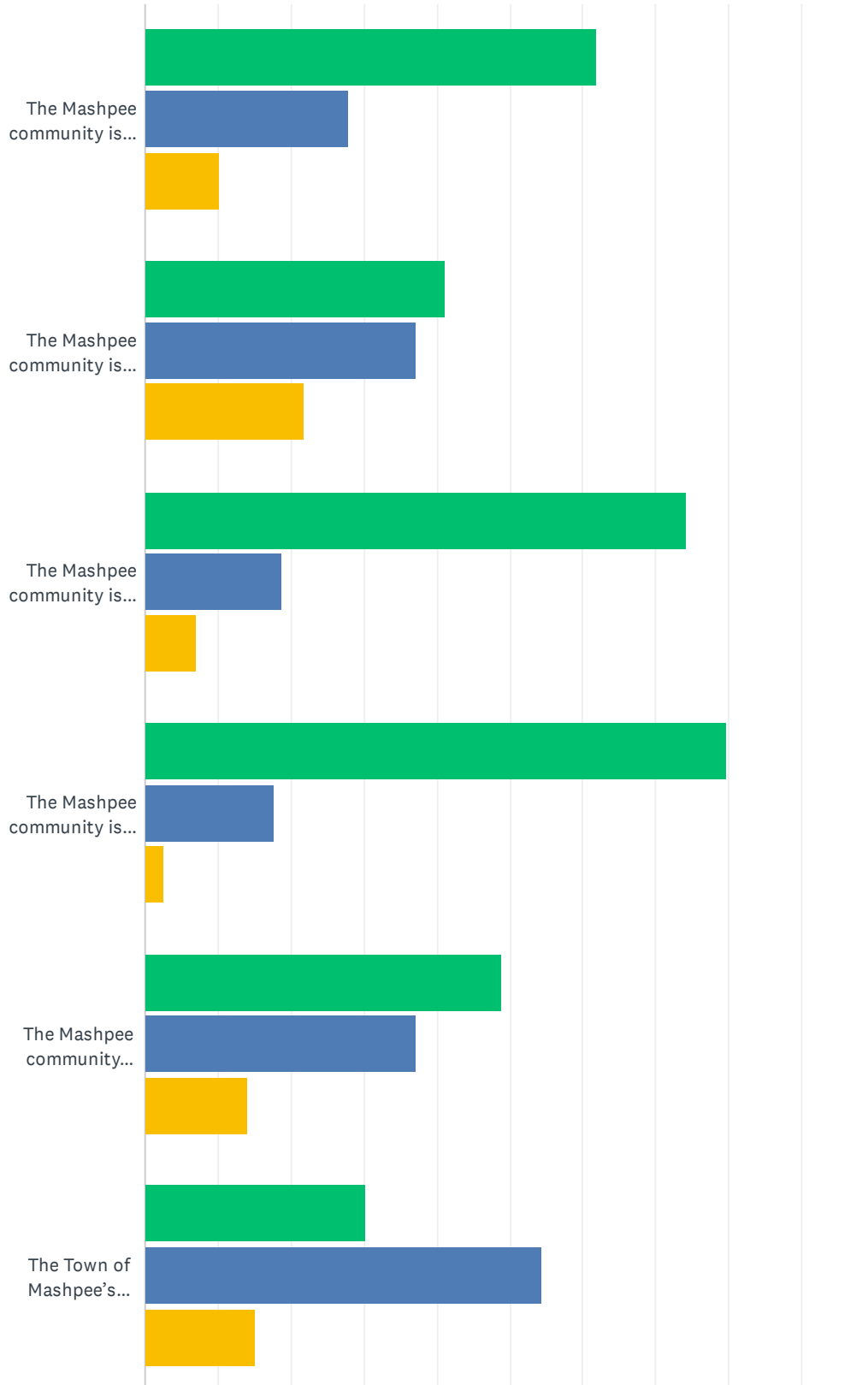
Answered: 273 Skipped: 45



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| Helping people stay in year-round housing that is affordable to them | 62.64% | 171 |
| Creating housing with convenient access to amenities | 14.29% | 39 |
| Incentivizing or encouraging year-round housing | 26.01% | 71 |
| Better monitoring or managing the impact of short term rentals on the community | 21.25% | 58 |
| Creating housing with a mix of price ranges | 31.14% | 85 |
| Creating more housing options/choices | 27.11% | 74 |
| Preservation of existing housing | 21.25% | 58 |
| Prioritizing municipal communication with the Mashpee Wampanoag Tribe regarding affordable housing opportunities | 12.82% | 35 |
| Ensuring that new housing is sustainably built (e.g., environmentally responsible, protects water supply, energy efficient, and resource-efficient design and materials) | 46.52% | 127 |
| Creating mixed-use development with retail on the ground level and residential space on upper floors | 16.48% | 45 |
| Making additional funds available to improve public housing | 14.65% | 40 |
| Attracting families with children | 16.12% | 44 |
| Helping people stay in the community as they age | 45.05% | 123 |
| Encouraging housing/lodging for seasonal employees | 15.75% | 43 |
| None of the above | 5.49% | 15 |
| Total Respondents: 273 | | |

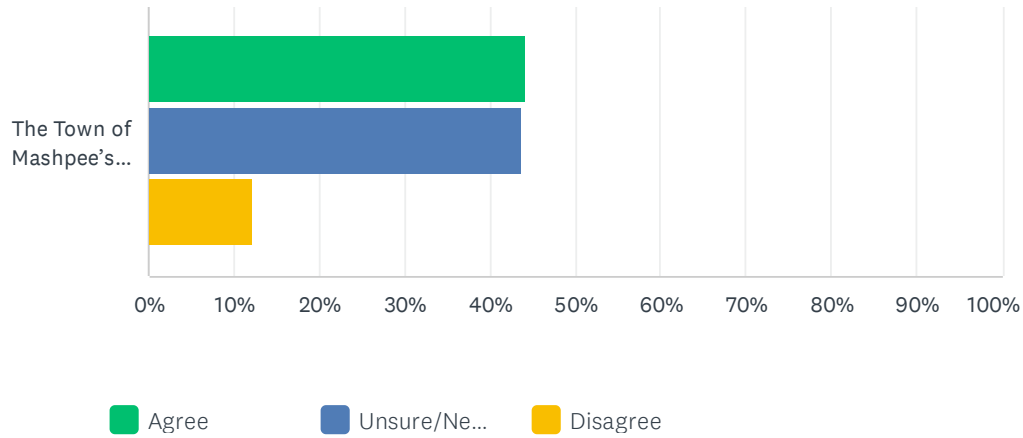
Q28 Please check off the box in each column that indicates your thoughts about each statement.

Answered: 273 Skipped: 45



Mashpee Housing Production Plan Survey

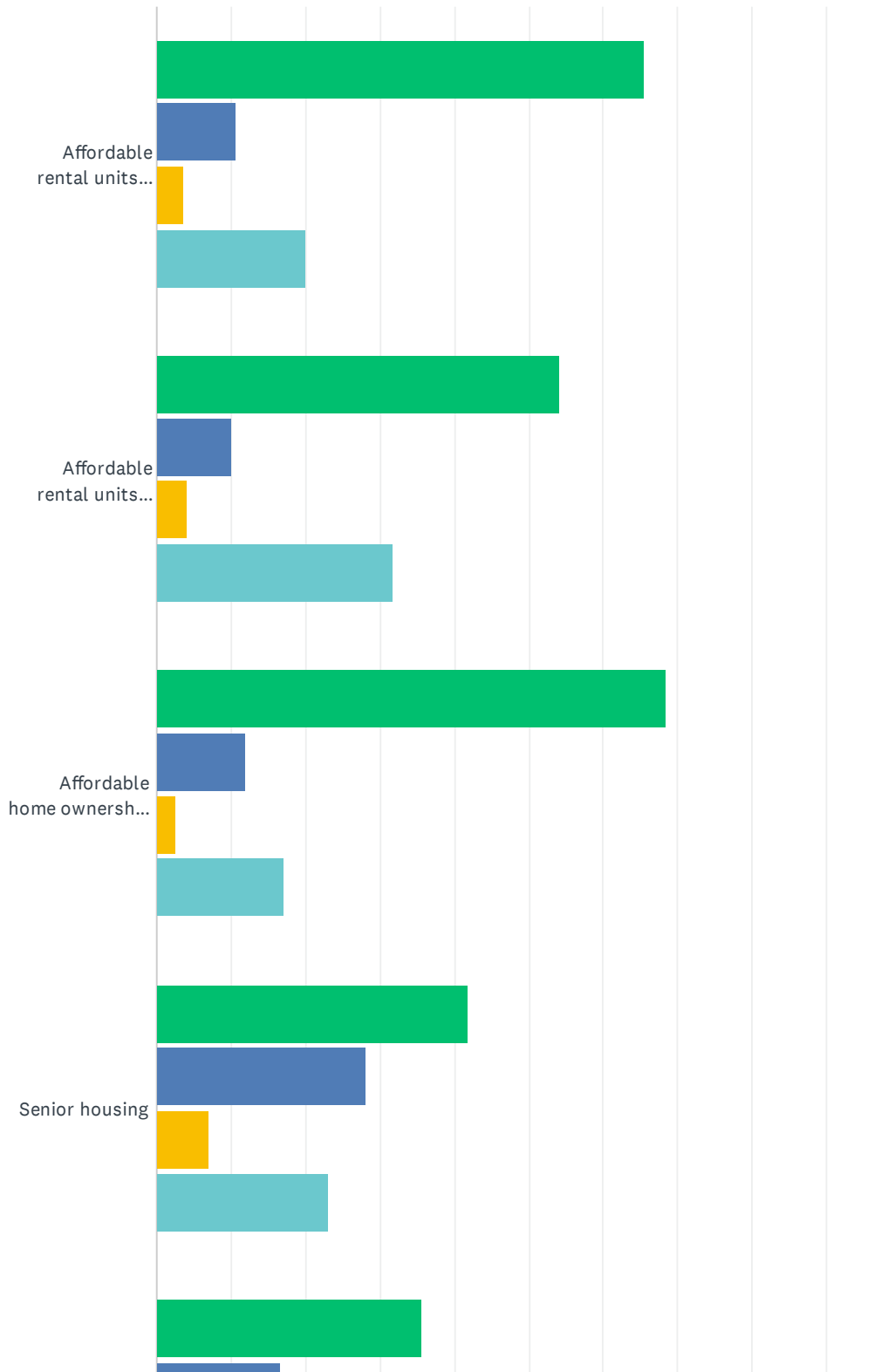
APPENDIX E



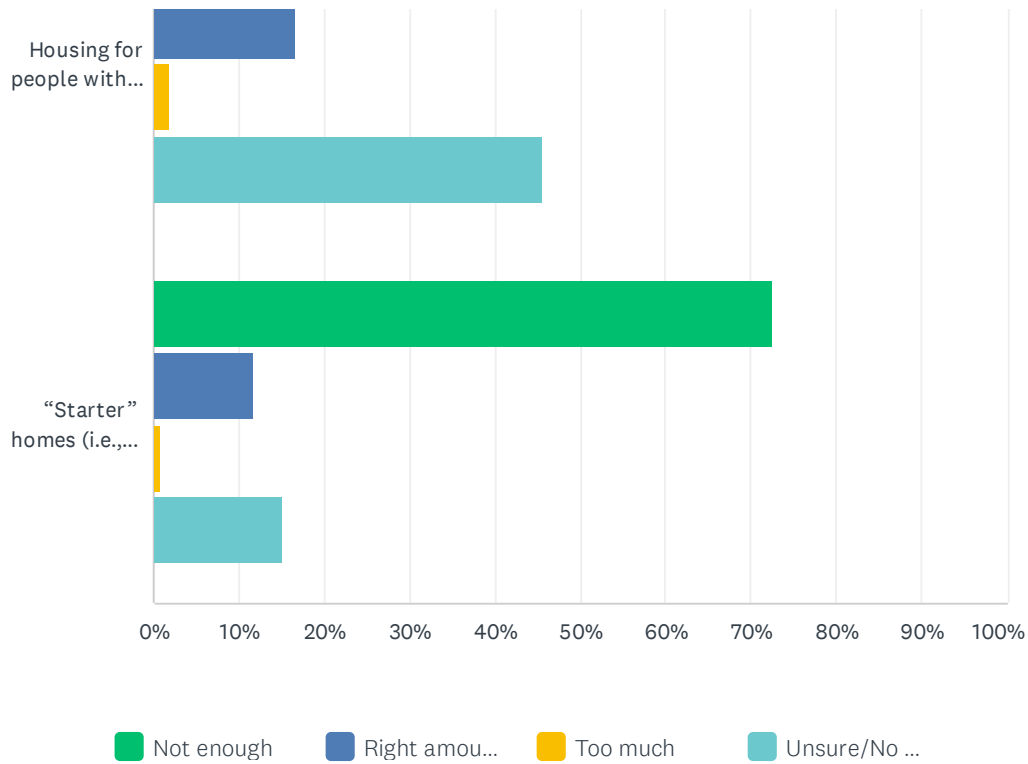
| | AGREE | UNSURE/NEUTRAL | DISAGREE | TOTAL | WEIGHTED AVERAGE |
|--|---------------|----------------|--------------|-------|------------------|
| The Mashpee community is welcoming to people all of races, ethnicities, and cultural backgrounds. | 61.90% 169 | 27.84% 76 | 10.26% 28 | 273 | 1.48 |
| The Mashpee community is welcoming to people of all socioeconomic backgrounds. | 41.18% 112 | 37.13% 101 | 21.69% 59 | 272 | 1.81 |
| The Mashpee community is welcoming to families with children. | 74.17% 201 | 18.82% 51 | 7.01% 19 | 271 | 1.33 |
| The Mashpee community is welcoming to older adults. | 79.70% 216 | 17.71% 48 | 2.58% 7 | 271 | 1.23 |
| The Mashpee community prioritizes natural resource protection and environmental stewardship. | 48.90% 133 | 37.13% 101 | 13.97% 38 | 272 | 1.65 |
| The Town of Mashpee's bylaws, regulations, and policies demonstrate a commitment to social equity. | 30.37% 82 | 54.44% 147 | 15.19% 41 | 270 | 1.85 |
| The Town of Mashpee's bylaws, regulations, and policies demonstrate a commitment to natural resource protection and environmental stewardship. | 44.07% 119 | 43.70% 118 | 12.22% 33 | 270 | 1.68 |

Q29 Do you think Mashpee has too much, too little, or just the right amount of the following specialized categories of housing? Please check off the box in each column that indicates your answer.

Answered: 273 Skipped: 45



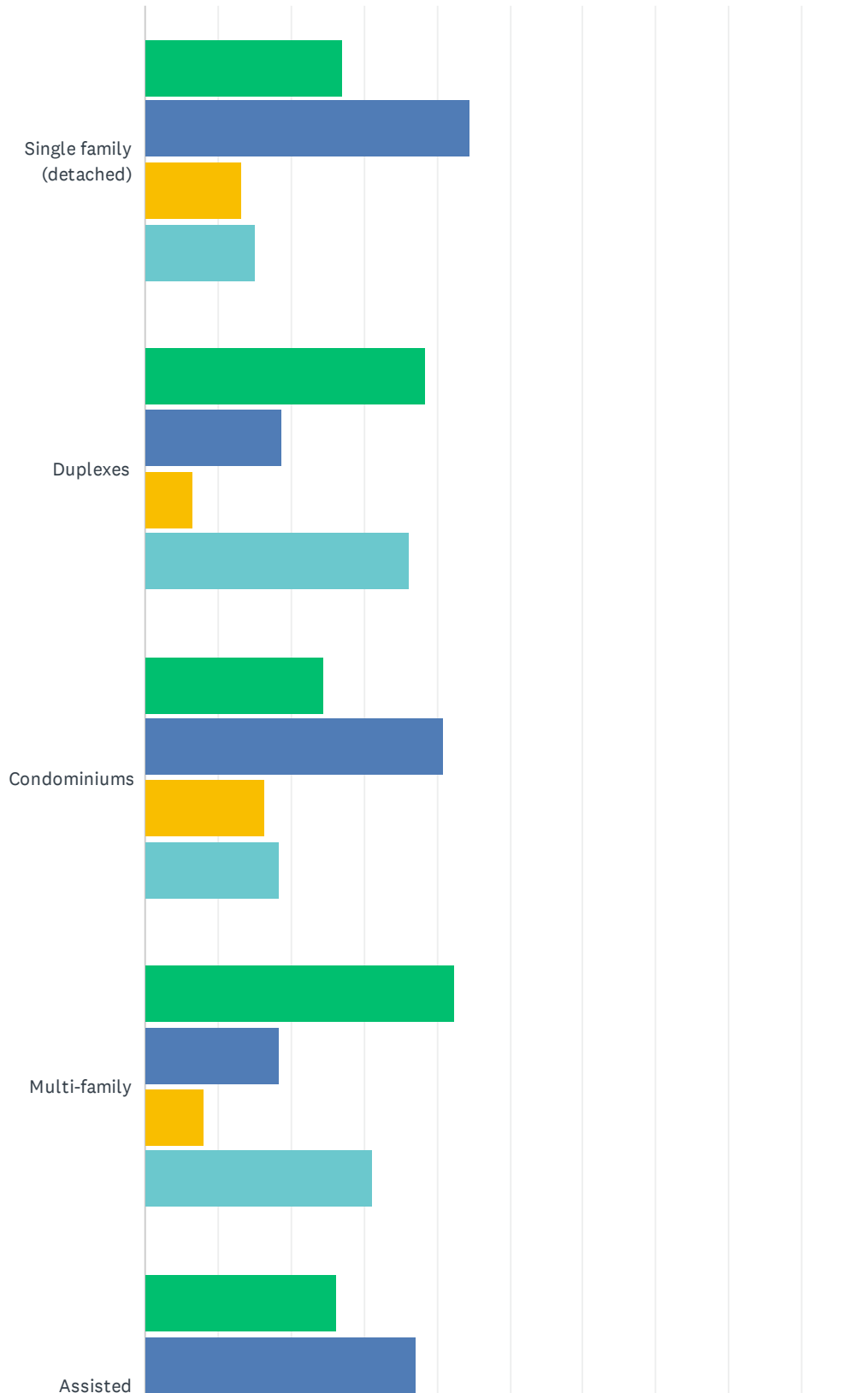
Mashpee Housing Production Plan Survey



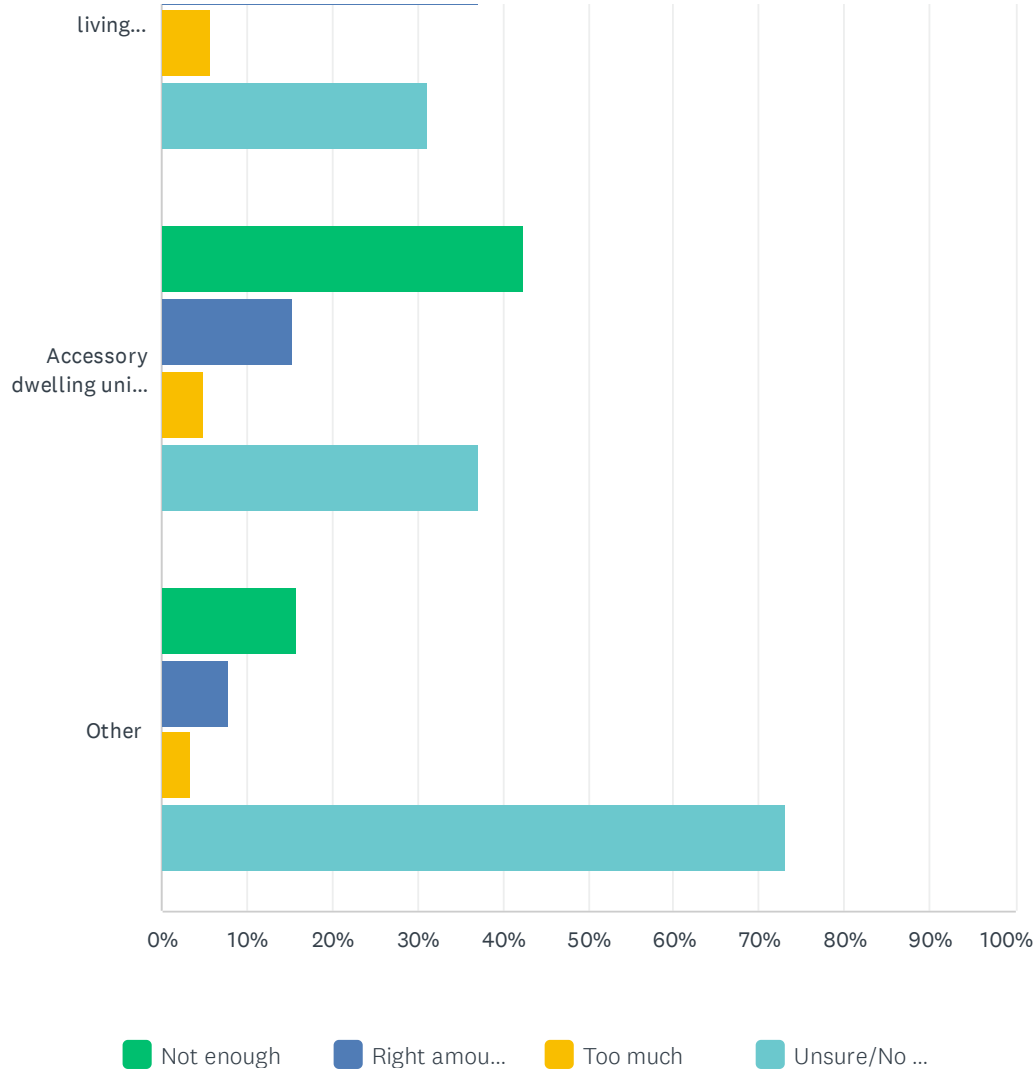
| | NOT ENOUGH | RIGHT AMOUNT | TOO MUCH | UNSURE/NO OPINION | TOTAL |
|--|---------------|--------------|-------------|-------------------|-------|
| Affordable rental units for individuals or smaller households (1-4 people) | 65.56% 177 | 10.74% 29 | 3.70% 10 | 20.00% 54 | 270 |
| Affordable rental units for larger households (5+ people) | 54.10% 145 | 10.07% 27 | 4.10% 11 | 31.72% 85 | 268 |
| Affordable home ownership opportunities | 68.52% 185 | 11.85% 32 | 2.59% 7 | 17.04% 46 | 270 |
| Senior housing | 41.85% 113 | 28.15% 76 | 7.04% 19 | 22.96% 62 | 270 |
| Housing for people with disabilities | 35.69% 96 | 16.73% 45 | 1.86% 5 | 45.72% 123 | 269 |
| “Starter” homes (i.e., typically a smaller home someone can afford to buy as their first home) | 72.56% 193 | 11.65% 31 | 0.75% 2 | 15.04% 40 | 266 |

Q30 Do you think Mashpee has too much, too little, or just the right amount of the following types of housing?

Answered: 271 Skipped: 47



Mashpee Housing Production Plan Survey



| | NOT ENOUGH | RIGHT AMOUNT | TOO MUCH | UNSURE/NO OPINION | TOTAL |
|--|---------------|---------------|--------------|-------------------|-------|
| Single family (detached) | 27.17% 72 | 44.53% 118 | 13.21% 35 | 15.09% 40 | 265 |
| Duplexes | 38.46% 100 | 18.85% 49 | 6.54% 17 | 36.15% 94 | 260 |
| Condominiums | 24.43% 64 | 40.84% 107 | 16.41% 43 | 18.32% 48 | 262 |
| Multi-family | 42.53% 111 | 18.39% 48 | 8.05% 21 | 31.03% 81 | 261 |
| Assisted living facilities | 26.14% 69 | 37.12% 98 | 5.68% 15 | 31.06% 82 | 264 |
| Accessory dwelling units (smaller dwelling unit within or adjacent to single-family house) | 42.53% 111 | 15.33% 40 | 4.98% 13 | 37.16% 97 | 261 |
| Other | 15.73% 14 | 7.87% 7 | 3.37% 3 | 73.03% 65 | 89 |

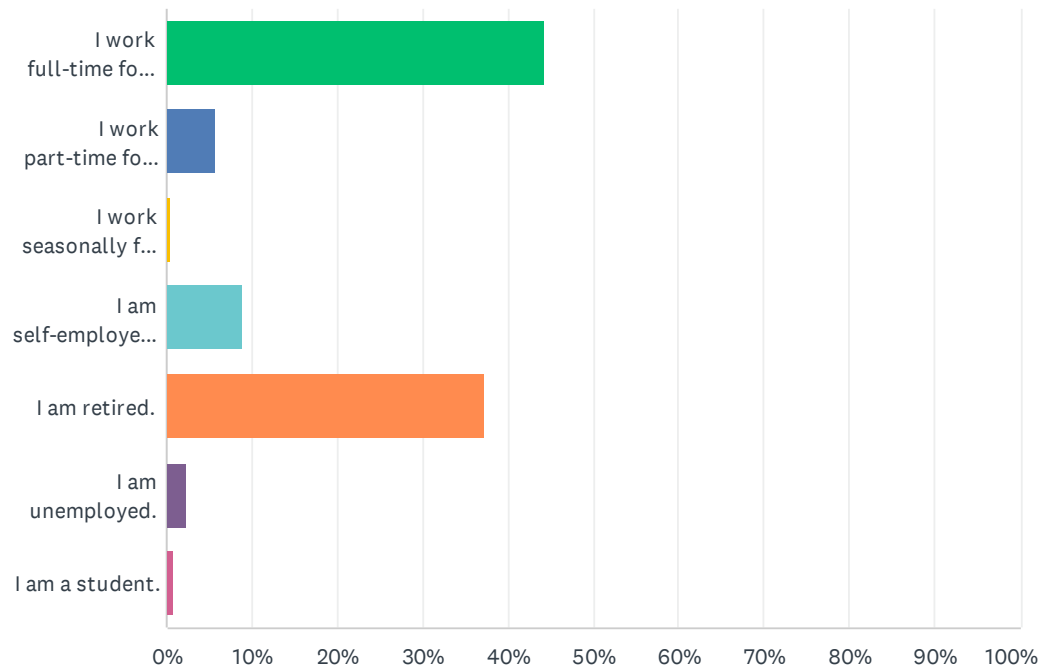
Q31 What are the top five most significant barriers to affordable housing in Mashpee? Please keep your answers to short phrases.

Answered: 215 Skipped: 103

| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Barrier #1 | 100.00% | 215 |
| Barrier #2 | 86.05% | 185 |
| Barrier #3 | 66.05% | 142 |
| Barrier #4 | 47.44% | 102 |
| Barrier #5 | 35.35% | 76 |

Q32 What describes your current employment status?

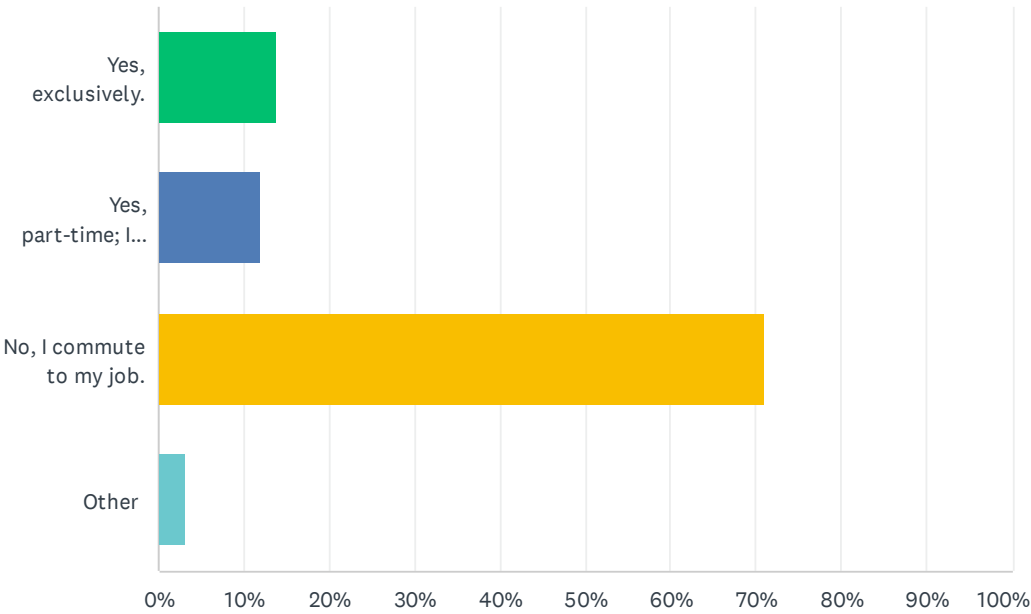
Answered: 257 Skipped: 61



| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----|
| I work full-time for an employer. | 44.36% | 114 |
| I work part-time for an employer. | 5.84% | 15 |
| I work seasonally for an employer. | 0.39% | 1 |
| I am self-employed/own my own business. | 8.95% | 23 |
| I am retired. | 37.35% | 96 |
| I am unemployed. | 2.33% | 6 |
| I am a student. | 0.78% | 2 |
| TOTAL | | 257 |

Q33 Do you work remotely/from home?

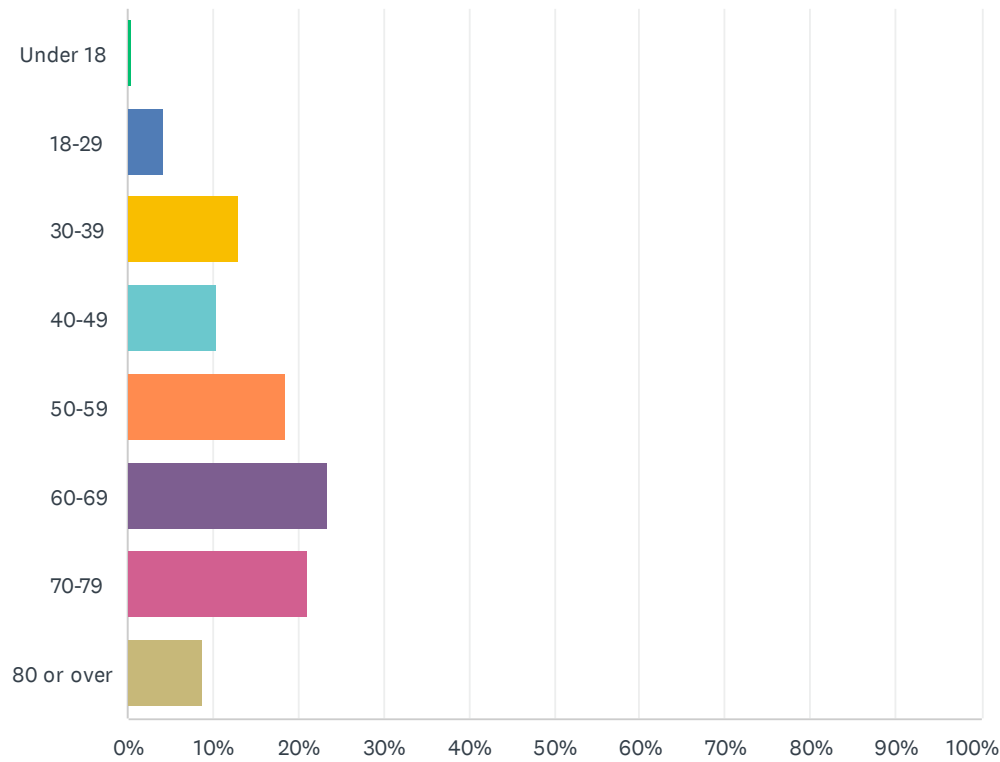
Answered: 159 Skipped: 159



| ANSWER CHOICES | | RESPONSES | |
|--|--|-----------|-----|
| Yes, exclusively. | | 13.84% | 22 |
| Yes, part-time; I have a hybrid work schedule. | | 11.95% | 19 |
| No, I commute to my job. | | 71.07% | 113 |
| Other | | 3.14% | 5 |
| TOTAL | | | 159 |

Q34 What is your age?

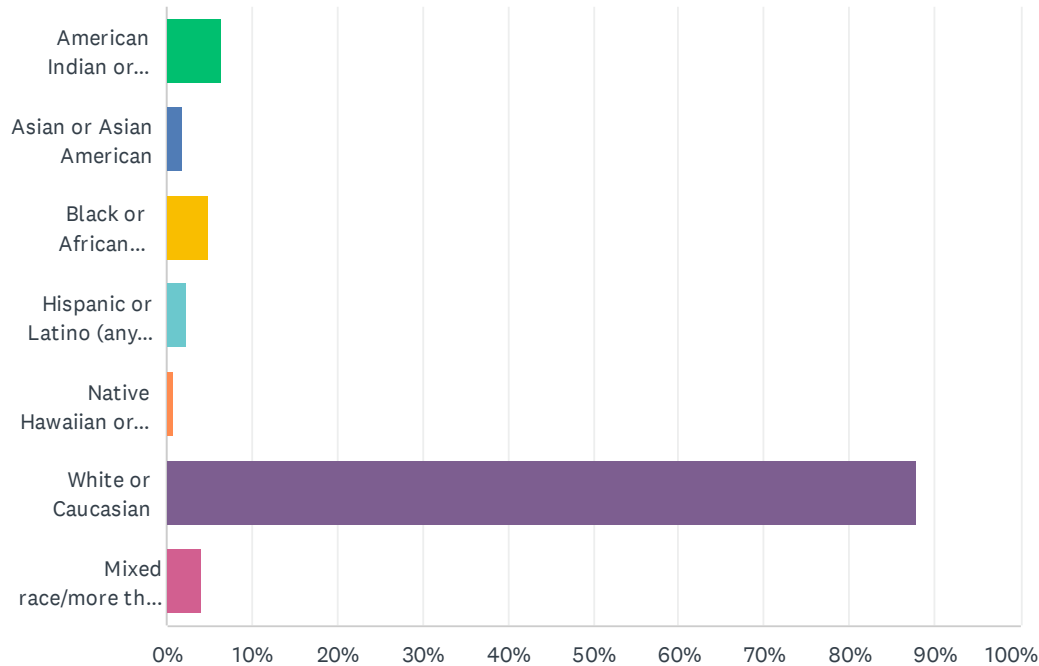
Answered: 238 Skipped: 80



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Under 18 | 0.42% | 1 |
| 18-29 | 4.20% | 10 |
| 30-39 | 13.03% | 31 |
| 40-49 | 10.50% | 25 |
| 50-59 | 18.49% | 44 |
| 60-69 | 23.53% | 56 |
| 70-79 | 21.01% | 50 |
| 80 or over | 8.82% | 21 |
| TOTAL | | 238 |

Q35 Which of the following racial or ethnic categories best describes you?
Check all that apply.

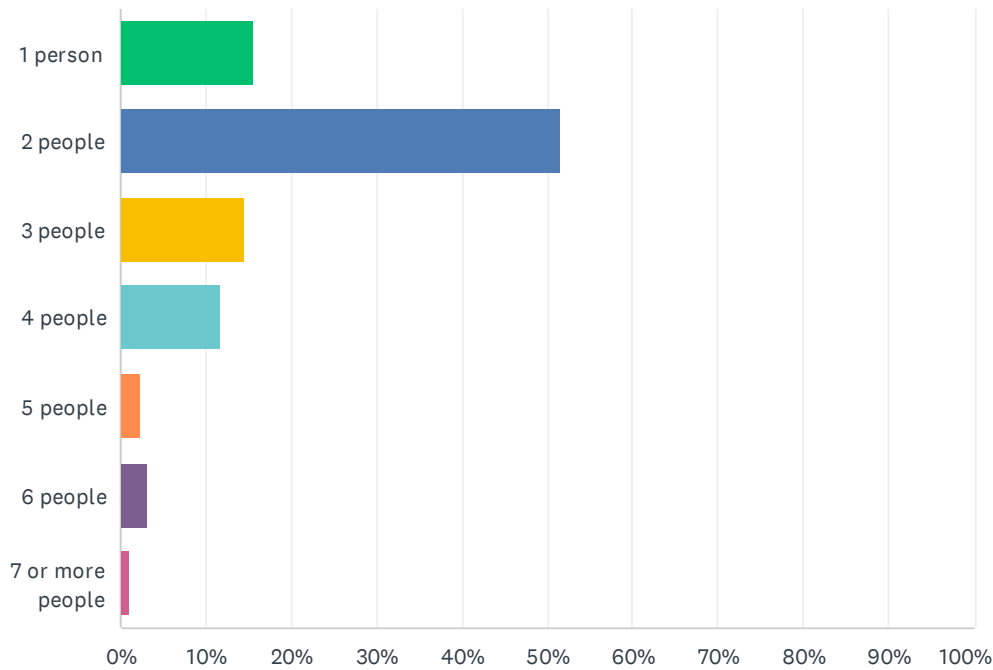
Answered: 247 Skipped: 71



| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----|
| American Indian or Alaska Native | 6.48% | 16 |
| Asian or Asian American | 2.02% | 5 |
| Black or African American | 4.86% | 12 |
| Hispanic or Latino (any race) | 2.43% | 6 |
| Native Hawaiian or other Pacific Islander | 0.81% | 2 |
| White or Caucasian | 87.85% | 217 |
| Mixed race/more than one race | 4.05% | 10 |
| Total Respondents: 247 | | |

Q36 How many people (including yourself) live in your household?

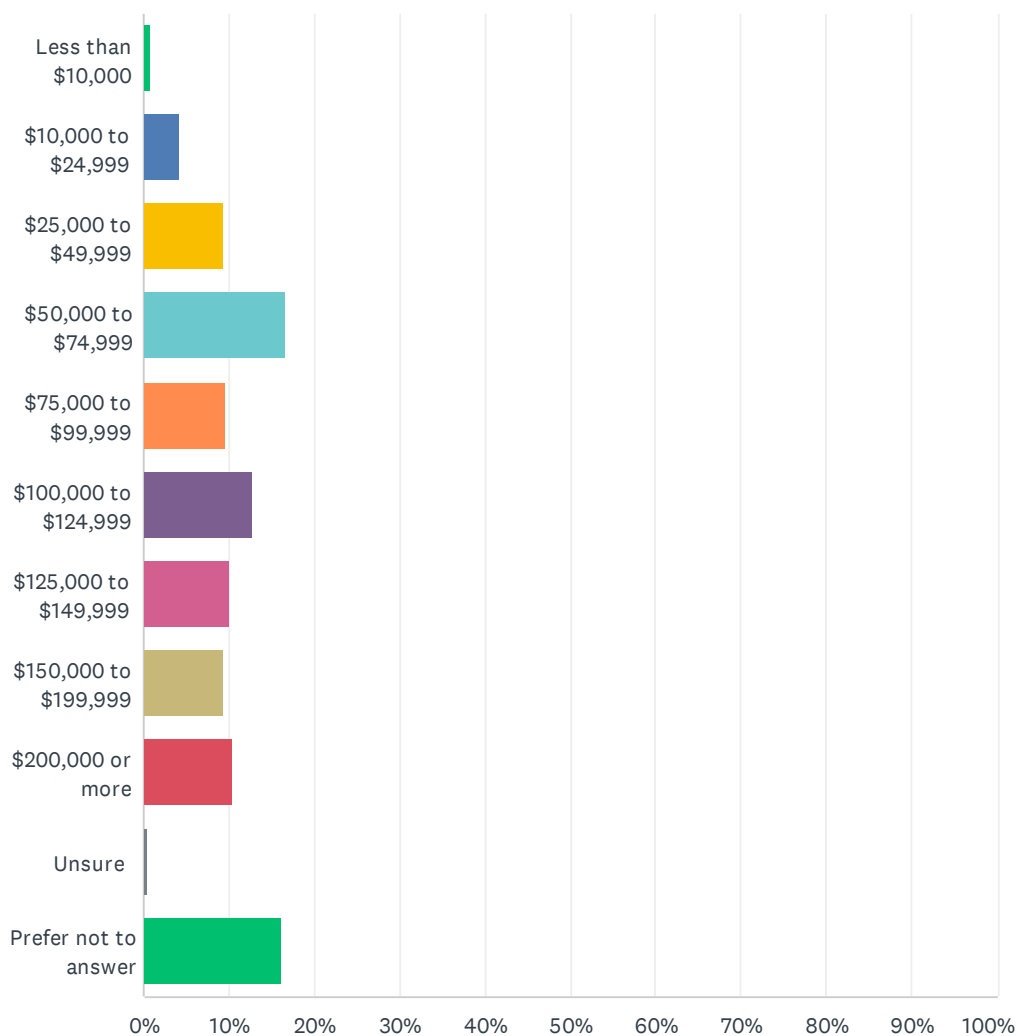
Answered: 256 Skipped: 62



| ANSWER CHOICES | RESPONSES | |
|------------------|-----------|-----|
| 1 person | 15.63% | 40 |
| 2 people | 51.56% | 132 |
| 3 people | 14.45% | 37 |
| 4 people | 11.72% | 30 |
| 5 people | 2.34% | 6 |
| 6 people | 3.13% | 8 |
| 7 or more people | 1.17% | 3 |
| TOTAL | | 256 |

Q37 What is your gross (pre-tax) annual household income?

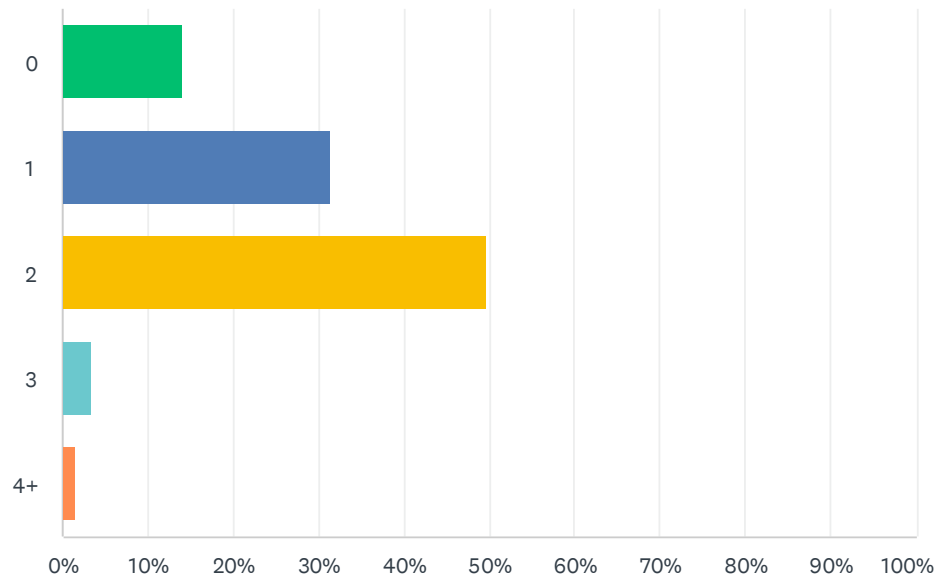
Answered: 258 Skipped: 60



| ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|-----|
| Less than \$10,000 | 0.78% | 2 |
| \$10,000 to \$24,999 | 4.26% | 11 |
| \$25,000 to \$49,999 | 9.30% | 24 |
| \$50,000 to \$74,999 | 16.67% | 43 |
| \$75,000 to \$99,999 | 9.69% | 25 |
| \$100,000 to \$124,999 | 12.79% | 33 |
| \$125,000 to \$149,999 | 10.08% | 26 |
| \$150,000 to \$199,999 | 9.30% | 24 |
| \$200,000 or more | 10.47% | 27 |
| Unsure | 0.39% | 1 |
| Prefer not to answer | 16.28% | 42 |
| TOTAL | | 258 |

Q38 How many income earners are in your household?

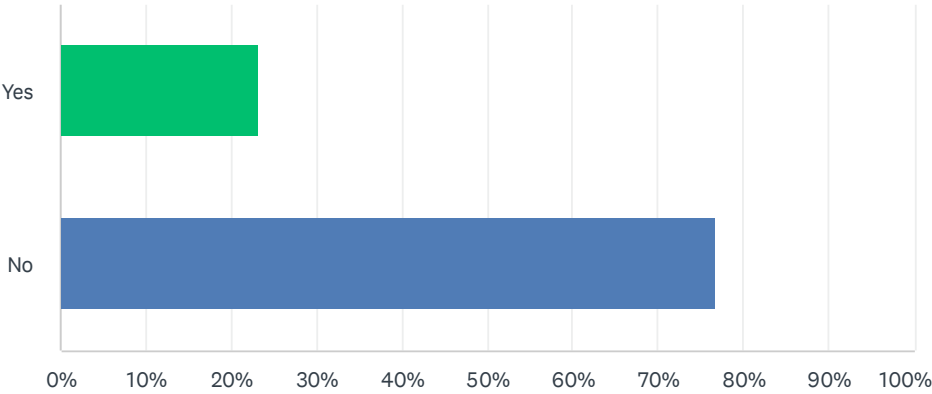
Answered: 256 Skipped: 62



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|-----|
| 0 | | 14.06% | 36 |
| 1 | | 31.25% | 80 |
| 2 | | 49.61% | 127 |
| 3 | | 3.52% | 9 |
| 4+ | | 1.56% | 4 |
| TOTAL | | | 256 |

Q39 Do you have children under 18 who reside in your household for more than 3 months/year?

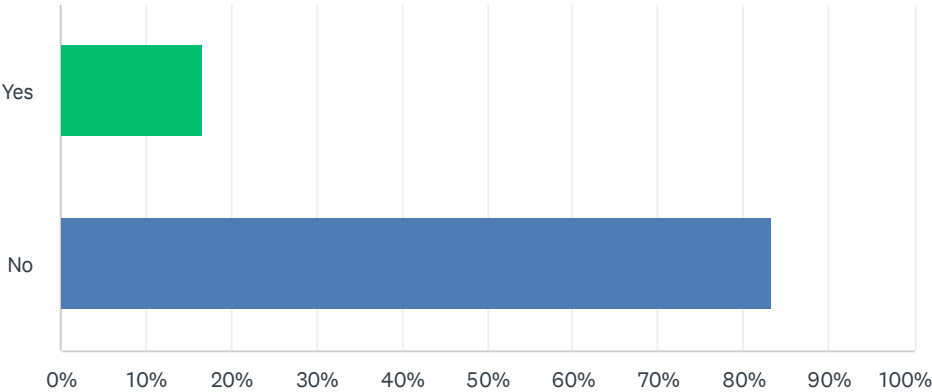
Answered: 259 Skipped: 59



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 23.17% | 60 |
| No | 76.83% | 199 |
| TOTAL | | 259 |

Q40 Do you have adult children of your own who reside in your household for more than 3 months/year?

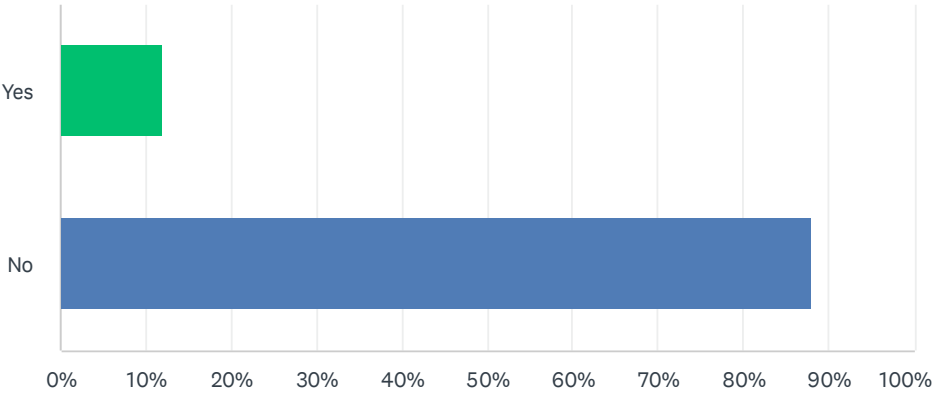
Answered: 235 Skipped: 83



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 16.60% | 39 |
| No | 83.40% | 196 |
| TOTAL | | 235 |

Q41 Is your household a multigenerational household – i.e., children, parents, and grandparents living together, or some similar arrangement?

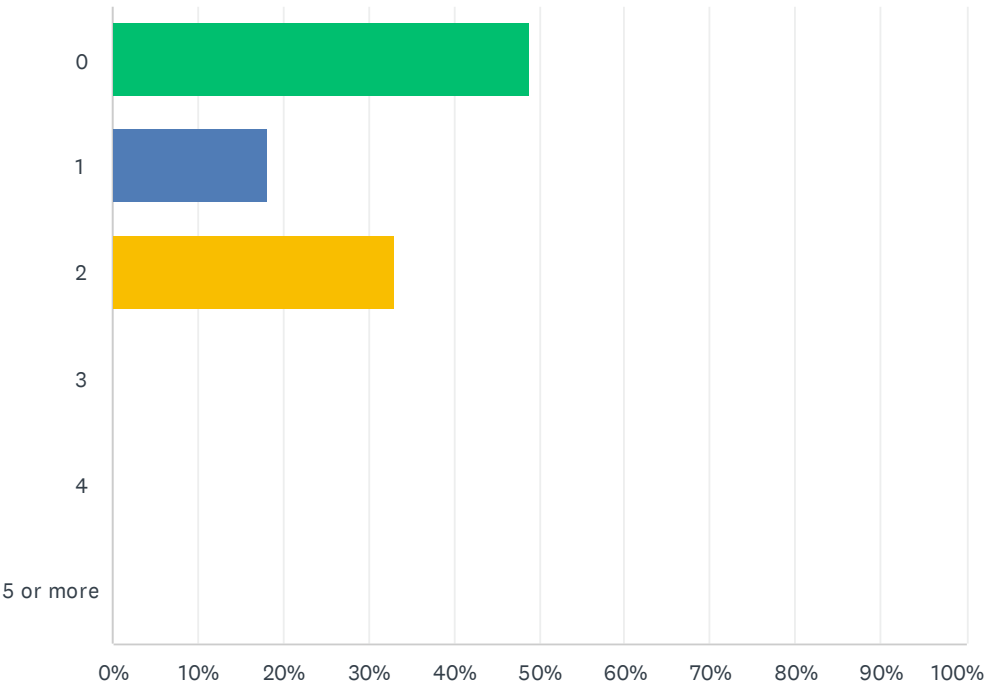
Answered: 259 Skipped: 59



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 11.97% | 31 |
| No | 88.03% | 228 |
| TOTAL | | 259 |

Q42 How many members of your household are 65 or older, including yourself?

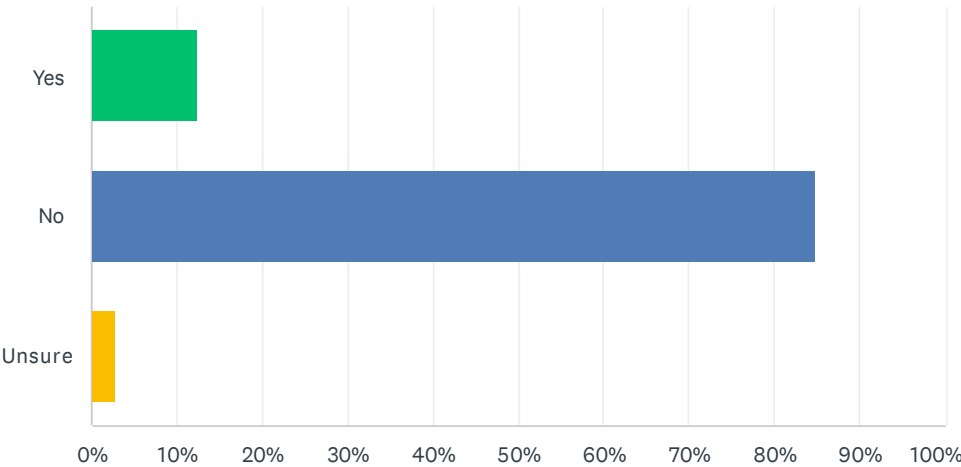
Answered: 260 Skipped: 58



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| 0 | 48.85% | 127 |
| 1 | 18.08% | 47 |
| 2 | 33.08% | 86 |
| 3 | 0.00% | 0 |
| 4 | 0.00% | 0 |
| 5 or more | 0.00% | 0 |
| TOTAL | | 260 |

Q43 Does anyone in your household have a disability (any physical or mental impairment that substantially limits one or more major life activity)?

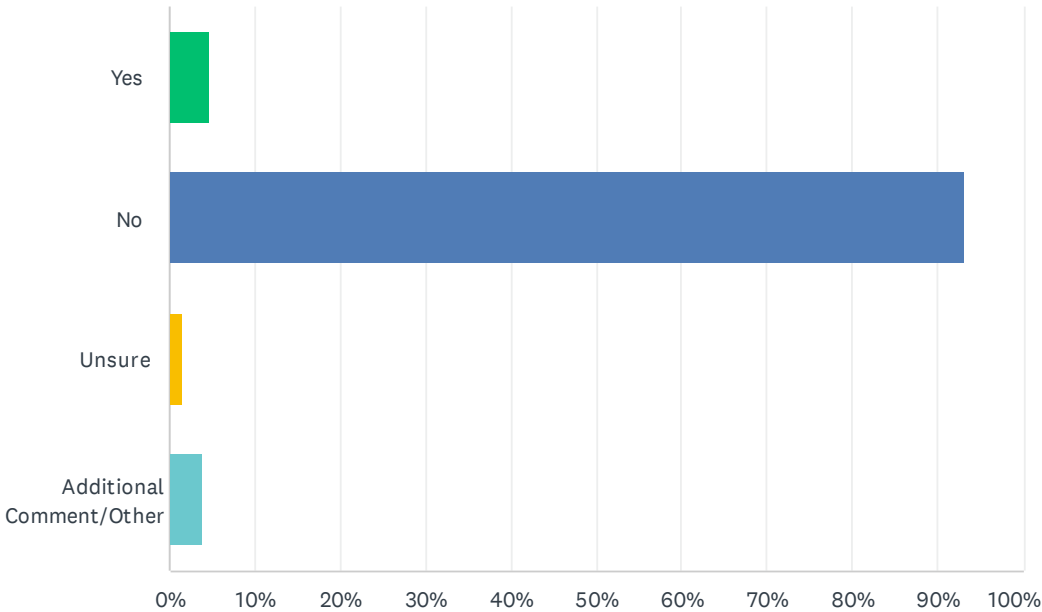
Answered: 257 Skipped: 61



| ANSWER CHOICES | | RESPONSES | |
|----------------|--|-----------|-----|
| Yes | | 12.45% | 32 |
| No | | 84.82% | 218 |
| Unsure | | 2.72% | 7 |
| TOTAL | | | 257 |

Q44 Do you or any member(s) of your household receive support services through an outside organization to assist with home or life activities? (Examples include home-based healthcare, assistance with household duties, transportation, etc.) If yes, please feel free to identify your support organizations or agencies in the "Additional Comment/Other" field below.

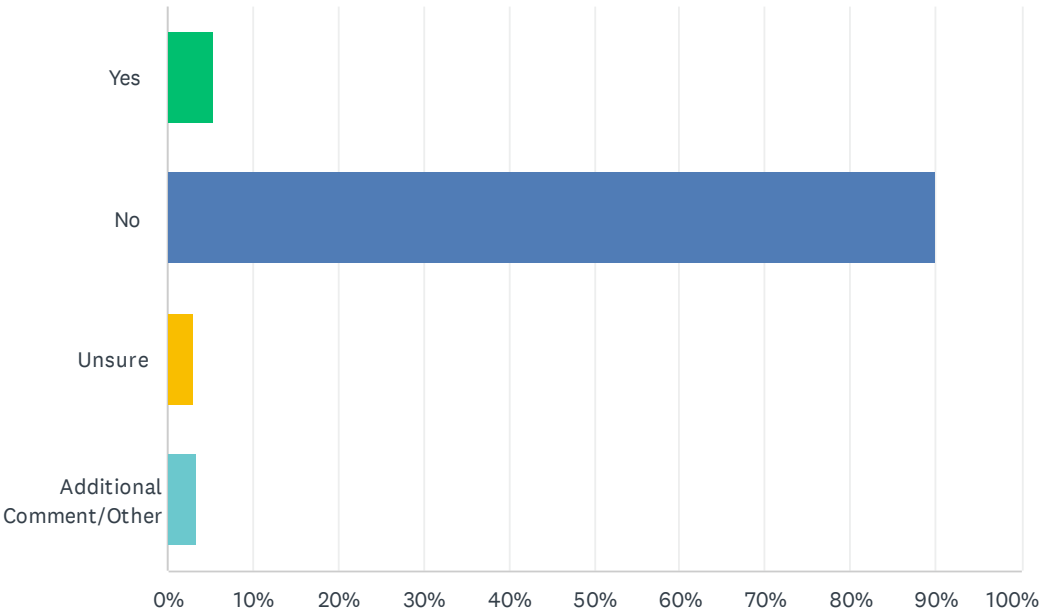
Answered: 260 Skipped: 58



| ANSWER CHOICES | RESPONSES | |
|--------------------------|-----------|-----|
| Yes | 4.62% | 12 |
| No | 93.08% | 242 |
| Unsure | 1.54% | 4 |
| Additional Comment/Other | 3.85% | 10 |
| Total Respondents: 260 | | |

Q45 Do you or any member(s) of your household require support services that you/they are unable to afford or access for some other reason? (Examples include home-based healthcare, assistance with household duties, transportation, etc.) Please feel free to explain your answer in the "Additional Comment/Other" field below.

Answered: 259 Skipped: 59



| ANSWER CHOICES | RESPONSES | |
|--------------------------|-----------|-----|
| Yes | 5.41% | 14 |
| No | 89.96% | 233 |
| Unsure | 3.09% | 8 |
| Additional Comment/Other | 3.47% | 9 |
| Total Respondents: 259 | | |