1. Housing
   1. Introduction

Mashpee’s housing development over the last half-century catalyzed significant population growth. The majority of this development has been as single-family detached homes. These trends were assessed in Mashpee’s 2015 *Affordable Housing Production Plan* and the 2017 *Regional Housing Market Analysis* by Crane Associates and Economic Policy Resources. The *Housing Market Analysis* examines all housing on Cape Cod but contains projections specific to Mashpee up to 2025. This information, along with more recent data from the 2020 Census and 2016-2020 American Community Survey (ACS), is used in this Chapter to provide an overview of existing conditions for Mashpee’s housing.

The 2020 Census identified 6,923 occupied and 3,834 vacant housing units in Mashpee (United States Census Bureau, 2020). Vacant housing data can be skewed if seasonal homeowners are living elsewhere when the census is distributed. The Census Bureau is expected to publish detailed data on seasonal units. Meanwhile, the Massachusetts Department of Housing and Community Development (DHCD) continues to rely on 2010 Census data in which Mashpee has 6,473 occupied housing units, 343 of which are deed-restricted affordable housing units (Massachusetts Department of Housing and Community Development, 2020). DHCD calculated that affordable housing units represented just 5.3% of the 2010 Census year-round housing units. By 2022, single-family detached units comprised 85% of total housing in Mashpee. Approximately one-third are only used seasonally (Cape Cod Commission, 2021).

* 1. Existing Conditions

### Demographics and Housing

Historically, Mashpee’s population growth rate has exceeded all other towns on the Cape. Mashpee’s population more than doubled in both the 1970s and 1980s. This growth slowed through the 1990s but was still increasing two times faster than any other town on the Cape (Town of Mashpee, 2015). The 2010 census indicated that the Town’s year-round population was 14,006, an increase of nearly 8.2% since 2000. Between 2010 and 2020, the population grew by 7.53% to 15,060, across 6,552 households living in 10,239 housing units (United States Census Bureau, 2020). The median home value is $371,800. The presence of more housing units than households result from the prevalence of seasonal units. The remaining units are comprised of year-round ownership units (53.6%), year-round rental units (8.3%), and 4.1% vacant/other. 84.5% of year-round occupied housing units are owner-occupied and 92% of total housing units are owner-occupied.

Mashpee’s older year-round population represents a key demographic in the housing market. According to the ACS, 29.7% of the Town’s population is 65 and older, up from 22.5% in 2010 (United States Census Bureau, 2020). The ACS also indicates that Mashpee’s median age is 52.2, up from 46.3 in 2010. This is significantly higher than the 1990s census. The median age of Barnstable County residents is higher than the median age for Massachusetts as a whole at 53.7 and 39.6, respectively. Since the 1990s, Mashpee’s median age has risen steadily. In 1990, just under 15% of residents were 65 or older (Bureau of the Census, 1990). This number increased to nearly 30% by 2020. The reverse is evident for those under 18. Approximately 25% of residents were under the age of 18 in 1990 with only 14% by 2020. Age distribution is a factor in identifying Mashpee’s future housing needs.

Veterans and people with disabilities in particular may have different housing needs. They may require upgrades to their home to ensure ease of mobility. Specially adapted housing and adaptive equipment, such as stair lifts, maybe necessary when upgrading existing homes and considering the development of new construction. Almost 9% of Mashpee’s population are veterans compared to 5.3% in the state. Approximately 10% of Mashpee residents have a disability with the state average at 11.7% (United States Census Bureau, 2020). With a higher than average popoulation of veterans and disabled, Mashpee has unique housing needs when compared with other cities and towns in the state.

Recent data suggest that some historically summer homes are being converted into year-round homes (Melnik, Spitzer, & Breest, 2022). This trend may have been influenced by opportunities for residents to work remotely during the COVID-19 pandemic, but the longer-term trends indicate that seasonal homes on the Cape will continue to comprise a sizable portion of Cape housing and outpace the growth of year-round units (Crane Associates, Inc. & Economic & Policy Resources, 2017). The UMass Amherst Donahue Institute released the Cape Cod New Homeowners Survey in 2020-2021 to better understand the impact of remote work on the Cape Cod housing market. The survey documented an ongoing trend of older households looking for retirement homes and a new effort by workers to relocate to Cape Cod permanently. Thirty-five percent of people surveyed indicated that the pandemic influenced their decision to purchase a home on Cape Cod. Overall, respondents were well-educated with 34 percent having a bachelor's degree and 52 percent a graduate or professional degree. Many also reported high annual household incomes, including over half of respondents reporting incomes higher than $150,000 annually.

### Housing Stock and Condition

Mashpee was one of the last communities on the Cape to develop. Only 1.2% of the current housing stock was constructed before 1940 and 81.5% of the housing stock was built after 1970. Mashpee developed rapidly, with much of the housing boom beginning in the 1980s. As a result, Mashpee does not have many older homes or the problems that are typically seen with older housing stock, such as lead paint.

A surge in housing construction occurred between 2000 and 2010, increasing by 18.7% from 8,325 units to 9,882 units (6,473, or 66%, are year-round units). Table 1-1 provides a breakdown of the Town’s housing units by year. The explosive increase in population during the 1980s doubled the number of housing units, with significant continuing growth in the 1990s. Seasonal housing, as a percentage of total Town housing stock, has declined since 1980 (see Table 1-2). This trend was somewhat interrupted by the housing market crisis of 2008, which led to fewer low or moderate-priced year-round homes while high-end seasonal homes continued to be built. Now, however, housing in Mashpee is trending toward more year-round rather than seasonal occupancy.

| **Table 1‑1.** **Housing Units by Year Structure Built** | | |
| --- | --- | --- |
| **Year** | **Housing Units** | **Percent of Total Housing Stock** |
| Built 2014 or later | 360 | 3.5% |
| Built 2010 to 2013 | 129 | 1.3% |
| Built 2000 to 2009 | 1,516 | 14.8% |
| Built 1990 to 1999 | 1,661 | 16.2% |
| Built 1980 to 1989 | 3,820 | 37.3% |
| Built 1970 to 1979 | 1,528 | 14.9% |
| Built 1960 to 1969 | 772 | 7.5% |
| Built 1950 to 1959 | 256 | 2.5% |
| Built 1940 to 1949 | 71 | 0.7% |
| Built 1939 or earlier | 126 | 1.2% |
| **TOTAL** | **10,239** | **100.0%** |

*Source: U.S. Census Bureau, 2020*

| **Table 1-2. Mashpee Housing Stock** | | | |
| --- | --- | --- | --- |
| **Year** | **Year-Round Units** | **Seasonal Units** | **Total Units** |
| 1980 | 1,756 | 1,989 | 3,582 |
| 1990 | 3,787 | 3,212 | 7,002 |
| 2000 | 5,578 | 2,747 | 8,325 |
| 2010 | 6,473 | 3,409 | 9,882 |
| 2020 | 6,781 | 3,492 | 10,273 |

*Source: U.S. Census Bureau, 2020*

## Housing Diversity

Mashpee, like much of the rest of Cape Cod maintains a relative monoculture of housing types. Its residential fabric is largely comprised of detached single-family dwellings which represent 73.3% of the overall housing stock. Mashpee is actually doing slightly better than the region as a whole relative to production of housing types other than the single-family detached dwelling however still well below the state and national averages for multifamily housing typologies which are 52% and 63%, respectively (United States Census Bureau, 2020). The existing limitations of Mashpee’s predominantly single-family housing stock has impacts across generations: young families and first-time home buyers struggle to enter the ownership marketplace while aging adults are often over-housed and may desire a transition to a more manageable situation. Neither generation has much choice as to where they can live if they are able to afford it.

Many communities across the county are confronted with the challenges presented by limited housing diversity where economic mobility is restricted for its community members due to a lack of choices among housing types relative to the cost of entry. These challenges resulted in the term “Missing Middle” housing” to describe the long-neglected middle of the housing spectrum. These are buildings ranging in size and density between a single-family detached home and a mid-rise apartment building. Common characteristics of Missing Middle housing is a scale comparable to a single-family house with multiple housing units. Missing Middle housing includes duplexes, triplexes, and fourplexes, courtyard apartments, bungalow courts, townhouses, multiplexes, and live/work units. The term was also used to point out that these types of housing units are not allowed by right in most residential zoning districts, as ordinances/bylaws still exclude most housing types, other than detached single-family.

Finding opportunities to diversify the housing stock with a focus on those Missing Middle typologies may be necessary and should be considered to improve economic mobility for all generations. Beyond the single-family dwellings, condominium developments like Windchime Point, Stratford Ponds, and the Southport Retirement Community are designed to appeal to older adults. Meanwhile, newer resort-style developments like New Seabury and Willowbend provide seasonal homes and resort amenities for families with higher incomes. While these developments provide additional housing options, they are not affordable to most families in Mashpee.

|  |  |  |
| --- | --- | --- |
| Table 1‑3. Housing Units By Units In Structure | | |
| **Type of Housing Unit** | **Housing Units** | **Percent of Total Housing Stock** |
| 1-unit, detached | 7,502 | 73.3% |
| 1-unit, attached | 1,235 | 12.1% |
| 2 units | 162 | 1.6% |
| 3 or 4 units | 439 | 4.3% |
| 5 to 9 units | 390 | 3.8% |
| 10 to 19 units | 106 | 1.0% |
| 20 or more units | 198 | 1.9% |
| Mobile home | 207 | 2.0% |
| Boat, RV, van, etc. | 0 | 0.0% |
| **TOTAL** | **10,239** | **100.0%** |

*Source: U.S. Census Bureau, 2020*

Mashpee Commons, a mixed-use style development, located at the rotary connecting Routes 28 and 151 has endeavored to provide additional year-round housing of typologies that fall within the missing-middle spectrum. The development has expansion potential to increase density and offer more housing options. The construction of the Mashpee Commons’ wastewater treatment infrastructure allows for increased housing and commercial density to minimize environmental impacts but regulatory hurdles preventing their expansion have not been reconciled between Town decision-makers, the developer, and community members. Currently no dwelling units are allowed in Mashpee’s commercial areas except via a bylaw operating under the principles of Transfer of Development Rights (TOD) called Open Space Incentive Development (OSID). If more diversified housing options are desirable around the rotary area this bylaw should be re-evaluated.

Non-age restricted condominium housing is found at Oak Hollow, Deer Crossing, Pheasant Run, and Quashnet Valley with buildings consisting of four to eight units. In Mashpee, densities of multi-family housing, including condominium complexes and resort complexes, range from 2.8 units per acre at Southport (55+ age-restricted community) to 10 units per acre at Oak Hollow. The majority of multifamily condominium complexes were permitted under the Open Space Multifamily Bylaw active in the 1980’s which capped densities at 4 units per acre.

## Housing Affordability

In 2017, Crane Associates and EPR, Inc. conducted a Housing Market Analysis for Barnstable County. The analysis identified how individuals or families can become “housing cost-burdened,” which occurs when the cost of a mortgage or rent payment exceeds 30% of a family’s or individual’s income. The report predicted that it would start to affect residents in higher income groups in the next 10 years as housing costs outpace wages.

In addition to the “housing cost burden,” the “affordability gap” provides another metric to assess the gap between area median incomes and median housing prices. The 2017 Housing Market Analysis indicated that Mashpee residents’ wage rates lagged behind other communities in Barnstable County. The housing affordability gap exists when the median household income is below the median house price. This study estimated that an affordable house in Mashpee would cost $280,793. Meanwhile, the median home price was $327,000, a gap of $46,207. The study projected that by 2025, the median house price will be $536,928 while an affordable house will cost $291,718. The gap would increase to $245,210, making the median house price unaffordable to all but those in the highest income brackets (Cape Cod Commission, 2017).

The Economic Development chapter includes more detail on local wage rates and identifies a mismatch between local wages and local housing prices. The US Bureau of Labor Statistics listed the average annual wage for Massachusetts in May of 2020 as $70,101 while the average annual wage for Barnstable County was only $57,270. Although Cape Cod has a more expensive housing market than the state of Massachusetts, local wage rates are lower. Wage rates, for workers within Mashpee, are not keeping pace with housing prices. Within Mashpee, affordable housing provides needed housing for local workers.

In addition to the affordability gap, there are other factors that affect the overall amount of available housing, which plays a role in an area’s relative affordability. One factor is the continued seasonal use of homes in Mashpee. The 2017 Housing Market Analysis identified that Cape Cod lost 3,000 homes and gained 6,000 seasonal homes between 2013 and 2018 (Crane Associates, Inc. & Economic & Policy Resources, 2017). The other factor is the relatively small household size in Mashpee and the Cape. As more retirees move to the Cape, this number will continue to decrease. Estimates place average household size in Mashpee at 2.15 persons (United States Census Bureau, 2020). It is important to note the 2020 ACS may have been an outlier for household size as the 2019 ACS and 2021 ACS had average household sizes of 2.21 and 2.26, respectively. However, regardless of their actual size, smaller households require more homes to house the same population as compared to larger household sizes, making it more difficult to offer affordable housing options.

The United States Department of Housing and Urban Development (HUD) conducted an annual Comprehensive Housing Affordability Strategy to identify housing problems, needs, and cost burdens for low-income households. The most recent analysis was based on data from the 2019 ACS. According to HUD, cost burden is defined as “monthly housing costs (including utilities) exceeding 30% of monthly income” while severe cost burden is “exceeding 50% of monthly income” (CHAS: Background, 2019). Cost burden and severe cost burden are then compared to the HUD Area Median Family Income, or HAMFI, to determine the cost burden by income level, as depicted in Tables 1-4, 1-5, and 1-6.

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| --- | --- | --- | --- |
| Table 1‑4. Income by Cost Burden (Owners and Renters) | | | |
| **Income Level** | **Cost Burden > 30%** | **Cost Burden > 50%** | **Total** |
| Household Income <= 30% HAMFI | 480 | 400 | 645 |
| Household Income >30% to <=50% HAMFI | 860 | 475 | 1,065 |
| Household Income >50% to <=80% HAMFI | 555 | 100 | 1,005 |
| Household Income >80% to <=100% HAMFI | 185 | 45 | 615 |
| Household Income >100% HAMFI | 220 | 20 | 3,025 |
| **TOTAL** | **2,300** | **1,040** | **6,360** |

*Source: HUD User 2015-2019 Comprehensive Housing Affordability Strategy, 2022*

|  |  |  |  |
| --- | --- | --- | --- |
| Table 1‑5. Income by Cost Burden (Owners Only) | | | |
| **Income Level** | **Cost Burden > 30%** | **Cost Burden > 50%** | **Total** |
| Household Income <= 30% HAMFI | 320 | 275 | 415 |
| Household Income >30% to <=50% HAMFI | 620 | 300 | 800 |
| Household Income >50% to <=80% HAMFI | 480 | 100 | 910 |
| Household Income >80% to <=100% HAMFI | 185 | 45 | 545 |
| Household Income >100% HAMFI | 220 | 20 | 2,835 |
| **TOTAL** | **1,825** | **740** | **5,510** |

*Source: HUD User 2015-2019 Comprehensive Housing Affordability Strategy, 2022*

|  |  |  |  |
| --- | --- | --- | --- |
| Table 1‑6. Income by Cost Burden (Renters Only) | | | |
| **Income Level** | **Cost Burden > 30%** | **Cost Burden > 50%** | **Total** |
| Household Income <= 30% HAMFI | 160 | 125 | 230 |
| Household Income >30% to <=50% HAMFI | 240 | 175 | 265 |
| Household Income >50% to <=80% HAMFI | 75 | 0 | 95 |
| Household Income >80% to <=100% HAMFI | 0 | 0 | 70 |
| Household Income >100% HAMFI | 0 | 0 | 190 |
| **TOTAL** | **475** | **300** | **850** |

*Source: HUD User 2015-2019 Comprehensive Housing Affordability Strategy, 2022*

Slightly over 36% of Mashpee households are considered cost burdened with 16.3% being severely cost burdened. Households making between 30% and 50% of Mashpee’s HAMFI are the most cost burdened income group with 80.7% of owners and renters being at least cost burdened. Of the 860 cost burdened residents at this income level, over half are severely cost burdened. Meanwhile, only 20 households of 3,025 at the 100% HAMFI are severely cost burdened, indicating a wide disparity between cost burdened households at lower income levels compared to those at higher income levels. A further breakdown by owners versus renters illustrates a stark comparison between different income levels. The difference between cost burden for low-income renters versus high income renters is far greater than for owners. Over 80% of renters below 50% HAMFI are cost burdened while zero renters are cost burdened above 80% HAMFI.

### Environmental Justice Populations

The Town of Mashpee has neighborhoods defined as minority and income Environmental Justice populations under the Executive Office of Energy and Environmental Affairs (EOEEA). Within Mashpee, Block Group 1, in Census Tract 150.02, qualifies under “Income” (see Figure 1-1, area shaded in green). Block Group 2, in Census Tract 150.02, qualifies under “Minority” (see Figure 1-1, the area shaded yellow). According to the Massachusetts EOEEA, a neighborhood is defined as an Environmental Justice population if one or more of the following four criteria are true:

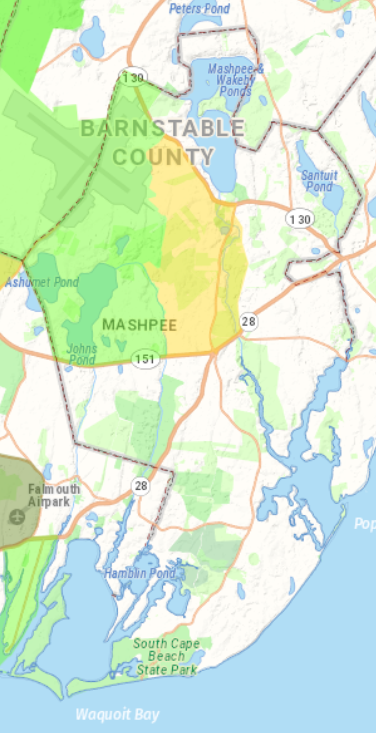


Figure 1-1. Environmental Justice Populations

Source: MassMapper

1) the annual median household income is not more than 65 percent of the statewide annual median household income;

2) minorities comprise 40 percent or more of the population;

3) 25 percent or more of households lack English language proficiency; or

4) minorities comprise 25 percent or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 150 percent of the statewide annual median household income (Environmental Justice Populations in Massachusetts).

### Local Affordable Housing Programs

The Town of Mashpee has several programs and committees dedicated to addressing the issue of affordable housing. The following is a list of some of the Town and Tribe programs and resources.

* **Mashpee Housing Authority**- The Mashpee Housing Authority owns and manages Homeyer Village, Breezy Acres, and Great Cove Community, and manages Asher’s Path, which is a privately funded affordable housing development.
* **Massachusetts Rental Vouchers Program (MRVP)** - Mashpee Housing Authority manages 71 MRVP vouchers, a state-funded program that offers rental support to low-income individuals or households, which can be used for any housing unit that meets state codes and rent limitations. (2022 Annual Report, Mashpee Housing Authority).
* **Affordable** **Housing Trust** – Created in 2001, the Trust is a non-profit that works with the Mashpee Housing Authority to access grant funds and purchase real estate.
* **Affordable Housing Committee** – To meet the needs of present and future Mashpee residents for fair, decent, safe affordable housing in a manner that is consistent with the protection of Mashpee’s environment. To ensure equal opportunity in housing. To assist current homeowners in maintaining current homeownership whether or not they started as affordable to not be forced into foreclosure.
* **Mashpee Wampanoag Housing Department** - to provide housing assistance and opportunities specific to the needs of the Native Americans living with The Wampanoag Community.
* **ADU Bylaw -** Accessory dwelling units have been identified as a tool to provide more affordable housing, and Mashpee’s zoning does have a provision for by-right accessory dwelling units.
* **Community Preservation Program –** Town has provided a portion of Community Preservation Funds toward affordable housing in Mashpee Housing Preservation with assistance with rent and mortgage.
* **Mashpee Village –** The Community Builders owns and manages 148 units of affordable rental housing centrally located in Mashpee at 1 Wampanoag Drive, off of Old Barnstable Road.

## Subsidized Housing

The following table lists the location of the deed-restricted affordable housing in Mashpee.

| **Table 1-7. Mashpee Affordable Units** | | | |
| --- | --- | --- | --- |
| **Site** | **Rental Units** | **Ownership Units** | **Total Units** |
| **Mashpee Housing Authority Units** | | | |
| Homeyer Village | 24 | 0 | 24 |
| Breezy Acres | 6 | 0 | 6 |
| Great Cove Comm | 10 | 0 | 10 |
| **Other Units** | | | |
| Other Qualified Units | 1 | 19 | 20 |
| Asher’s Path | 56 | 0 | 56 |
| Mashpee Village | 145 | 0 | 145 |
| CCC HOR Program | 0 | 3 | 3 |
| Habitat for Humanity | 0 | 19 | 19 |
| DDS Group Homes | 20 | 0 | 20 |
| **TOTAL** | **262** | **41** | **303** |

*Source: Mashpee GIS, 2017*

### New Housing Construction

## Affordable

Projects in the pipeline and under construction include the following which would provide additional affordable housing opportunities:

* Planning approval was recently given to a 40B development at 950 Falmouth Road. This will be a 39-unit affordable housing project on 13 acres of Town-owned land.
* There are units already permitted included the Mashpee Commons Ch 40B project which include 396 units of diverse housing, of which 96 units are affordable.
* Mashpee Commons has special permits allowing for up to 100 housing units in a mixed-use residential/commercial setting.
* The 52-unit Wampanoag Village project by the Wampanoag Tribe is proposed for 184 Meetinghouse Road.
* The Wampanoag Tribe is also working on a proposed Shelter and is planning on applying for ICDBG funding to the US Department of Housing and Urban Development.
* Funding approval was recently given for a feasibility study of 108 Commercial Street, a six-acre parcel designated in 2021 by Town Meeting for housing with affordable housing and workforce housing components.

Despite these efforts, there is still a significant need for affordable housing. According to the Mashpee Housing Authority, the current wait for housing in Asher’s Path is six months to a year.

## Market Rate

New market-rate projects are focused on age-restricted housing:

* Laurentide at Mashpee Commons – 70 units of assisted living focusing on memory care.
* Bridges at Mashpee – 54 units of assisted living focusing on memory care.
* Building permits – Over 60 new home permits were allocated in 2021.

### Constraints to Development

Housing construction requires developable land, infrastructure, and capital. Much of Mashpee’s land is conserved because of its ecological and/or cultural significance, which limits available space and increases cost. Like many towns on Cape Cod and coastal Massachusetts, development is also constrained by a lack of wastewater infrastructure to support new units. As noted, between 1980 and 2000, Mashpee experienced rapid growth in single-family housing. Possibly due to the rate of growth, housing construction has stressed natural systems and presented challenges to municipal services, such as water and wastewater. Several initiatives are underway, such as the Mashpee Clean Water Plan, to restore water quality in Mashpee.

The Town’s zoning bylaws also constrain development, by limiting higher density, mixed-use development, which could produce more affordable housing. In 2021, the Town Planner prepared a technical memo for the Mashpee Planning Board, which included a build-out analysis related to the potential for additional residential development within Mashpee. This build-out analysis estimated a potential 294 housing units for new single-family home construction under the cluster subdivision bylaw. This analysis pointed out the need for additional housing types and increased density, where appropriate as a measure to produce more affordable housing (Build-Out Analysis and Recommendations relative to the proposed Mashpee Commons Development Agreement, 2021).

* 1. Challenges & Opportunities

### Challenges

Mashpee’s rapid rise in population since the 1970s has resulted in challenges to its housing supply and related aspects of Town life. While year-round housing options have increased since the COVID pandemic, there is still widespread concern regarding the overabundance of seasonal housing. Approximately 30% of current housing stock is only used part of the year and considered second homes. Access to affordable housing is also minimal and underfunded. Citizens are particularly concerned with the importance of balancing affordable housing needs with open space protection, which is also covered in Chapters 4 and 7, *Natural Resources,* and *Open Space and Recreation*, respectively. Polluted waters from past development booms and a fragile environment present additional challenges for identifying safe areas for affordable housing development. There is also a lack of senior housing available, even as the overall age of Mashpee’s population increases. Additional developable land is not readily available, so alternative regulatory and engineering solutions maybe necessary to promote affordable and senior housing within Mashpee. Affordable housing remains difficult to implement without full-time staff dedicated to its creation. Some areas and neighborhoods have also experienced persistent and intermittent rodent issues in recent years. Asbestos is also encountered from time to time.

### Opportunities

The Town is committed to finding solutions to both an aging population and lack of affordable housing. Between the nearly 300 housing units available for single-family home construction, potential reuse opportunities, and densification, there are still multiple pathways at the Town’s disposal. A diverse array of housing styles provides current and future residents with options that reflect their needs. Changes to zoning bylaws, including the Friendly Ch 40B, which overcomes zoning barriers, would allow new types of development in areas that may have previously been restricted. Mashpee residents are generally in agreement that there is a critical need for housing; however, this cannot come at the expense of preserving the natural environment, which is essential for economic prosperity and overall well-being. A sustainable alternative to new building construction is redevelopment. A growing number of properties are eligible for redevelopment.

Many residents support expansion of mixed-use development. The so-called, “Amazon Effect,” has made residential development more appealing than commercial development. Work-from-home business models have encouraged many seasonal homeowners to move to Mashpee full-time. Previous industrial, office, and commercial uses can now be turned into residential spaces. In tandem with Town-owned land, this creates an expanding, untapped market for low-income and senior housing.

### Current Measures

Mashpee continues to work to identify suitable sites for affordable and workforce housing production, primarily utilizing Town owned property. Currently assessing the potential for redevelopment overlays that prioritize a diversity of housing typologies and pedestrian connectivity whilst meeting the Town's economic and commercial needs. Further, the Town hopes to pursue adoption of an inclusionary zoning bylaw that would require a certain percentage of any housing units created be affordable. Mashpee Commons has brought forth proposals in 2018 and again in 2020 that seek to create these types of housing, but consensus has not been reached. Mashpee Commons remains an opportunity the community needs to work through with the landowner.

* 1. Goals & Policies

Goals

1. Ensure that current and future Mashpee residents have access to safe, decent, affordable and diverse types of housing options.
2. Ensure that sustainable and environmentally sensitive practices are integrated into all housing development decisions to create a safer, more resilient, and healthier housing stock and populace.
3. Ensure fair and equal opportunity in housing.
4. Create affordable housing to meet the state’s 10% mandate.

Policies

1. Prioritize redevelopment of single-use, auto-centric commercial strip development into

compact, walkable, and pedestrian-friendly mixed-use neighborhoods that provide a

variety of housing types.

1. Maximize the Town’s potential to provide Subsidized Housing Inventory (SHI) eligible deed restricted affordable units by using Town owned property.
2. Expand the diversity of housing types to provide all residents with appropriate shelter.
3. Diligently and efficiently monitor and enforce inclusionary zoning requirements and provide professional oversight for any locally run housing programs and nurture relationships with community housing partners.
4. Incentivize the production of Accessory Dwelling Units (ADUs).
5. Implement sustainable building practices for all new construction and redevelopment.
6. Minimize housing vulnerabilities to climate change and natural disasters.