

Pre-approved Housing Plans



Housing Cape Cod
THE REGIONAL STRATEGY



CAPE COD
COMMISSION

Purpose of the Regional Housing Strategy

Identify policies, strategies, and appropriate areas for housing development and redevelopment to address housing supply, affordability, and availability challenges while protecting sensitive resources.

Guiding Principles



Generate a Greater Variety of Housing

Create an environment that allows for the creation of a wider variety of housing choices



Support the Year-round Population

Promote a vibrant year-round community, relieving housing challenges for year-round residents and supporting the seasonal work force



Protect Natural and Cultural Resources

Ensure strategies and actions for housing protect the region's natural environment and preserve its cultural resources



Address Climate Change and Coastal Resiliency

Prioritize strategies that advance climate change mitigation and adaptation



Prioritize Redevelopment

Prioritize strategies that support redevelopment and reuse and preserve existing housing stock



Coordinate Housing and Infrastructure

Align housing opportunities with wastewater, transportation, broadband, and other infrastructure planning and investments



Regionalize Efforts to Support Municipalities

Identify opportunities for regional efforts and entities, existing or new, that can support municipalities in their housing work



Build Support for Housing Through Education

Support strategy implementation through education and partnerships that can help articulate the housing needs of the region and actions necessary to address those needs



Key Findings


Development of the Regional Housing Strategy resulted in a number of key findings regarding regional housing challenges.



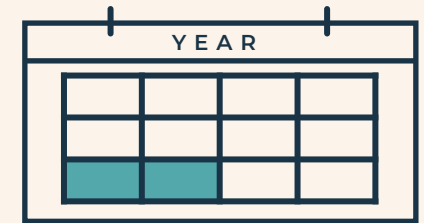
of residential properties County-wide are single family homes

Sales prices have increased at a rate that far exceeds income 2019 - 2022

60% 
median single-family home sales price increase

7.5% 
median household income increase

It takes just **2** MONTHS



for average short-term rental income to exceed average year-round rental income

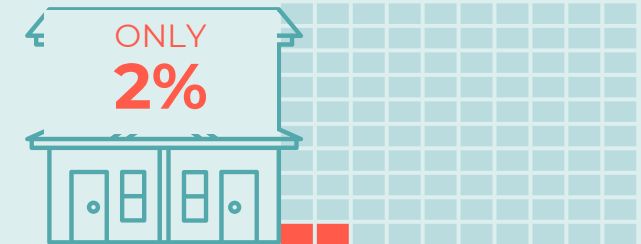


a household must earn **\$210,000** ANNUALLY

to be able to affordably purchase a median-priced single-family home



Estimated housing demand is projected to outpace supply by **11,000 to nearly 22,000** housing units by 2035



of the region is zoned to allow housing developments with more than two units to be built by-right

Challenges



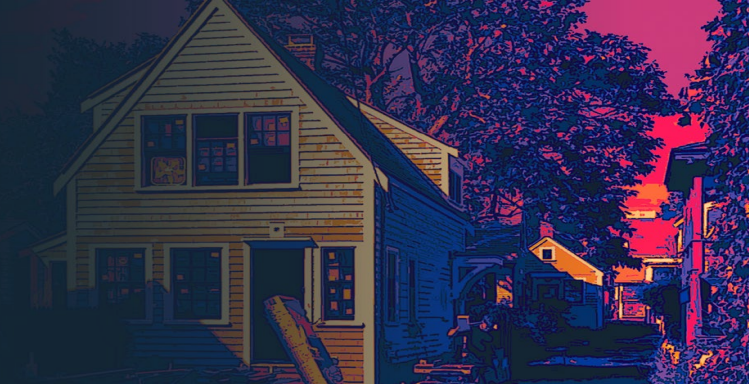
It isn't allowed
or it's too
complicated
to build

It's too
expensive to
build new
housing

It's too
expensive to
secure or
maintain
housing

It's hard to
find and keep
year-round
rental housing

Recommendations



Change Zoning



Streamline Permitting



Develop a Community Land Trust and Regional Housing Land Bank



Develop a Regional Redevelopment Authority



Provide Financial Incentives to Convert and Preserve Year-round Housing



Finance Housing Affordable to 80%-120%+ AMI



Provide Low- or No-cost Loans for ADUs



Dedicate Municipal Tax Receipts Towards Housing and Infrastructure



Develop a Regional Local Government Investment Pool



Establish a Permanent Regional Housing Services Office



Develop a Regional Homesharing Program



Develop a Regional Capital Plan



Explore Housing Potential on Joint Base Cape Cod

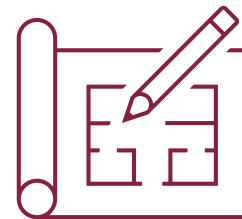
Project Scope

12 – 15 CONSTRUCTION READY PLANS

*Mix of ADUs, cottages,
duplexes, small multifamily*



*Necessary construction
documents*



*Meets the state
building code*



Project Team

flintlocklab
LANDSCAPE • ARCHITECTURE • BUILDING

 **UNION**

 **KRONBERG
URBANISTS
ARCHITECTS**

CAPE COD CATALOG OF DWELLINGS

KICKOFF • AUGUST 2024



PROJECT TEAM

flintlocklab
LANDSCAPE • ARCHITECTURE • BUILDING



Places of Value. *Value of Place.*



FLINTLOCK LAB



FLINTLOCK LAB IS A SMALL WOMAN-OWNED MULTI-DISCIPLINARY FIRM BASED IN FAYETTEVILLE, ARKANSAS. OUR WORK IS DEDICATED TO CREATING BEAUTIFUL, SUSTAINABLE, ECONOMICALLY VIBRANT PLACES.

UNION STUDIO



**UNION IS AN AWARD-WINNING, NATIONALLY PRACTICING
ARCHITECTURE AND COMMUNITY DESIGN FIRM DRIVEN BY OUR
MISSION TO USE THE POWER OF DESIGN TO**
ENRICH LIVES AND STRENGTHEN COMMUNITIES.

KRONBERG URBANISTS + ARCHITECTS



**KUA IS A MULTIDISCIPLINARY TEAM THAT UTILIZES SKILLS
IN ARCHITECTURE, PLANNING, URBAN DESIGN, HISTORIC
PRESERVATION, POLICY MAKING AND REAL ESTATE DEVELOPMENT
TO MAKE HEALTHY NEIGHBORHOODS.**

PROJECT TEAM

**WE'RE ARCHITECTS, PLANNERS, LANDSCAPE ARCHITECTS,
HOUSING ADVOCATES, AND SMALL-SCALE DEVELOPERS.**

**WE UNDERSTAND HOW HARD IT IS TO PROVIDE
LOVABLE, SUSTAINABLE, ATTAINABLE HOUSING.**

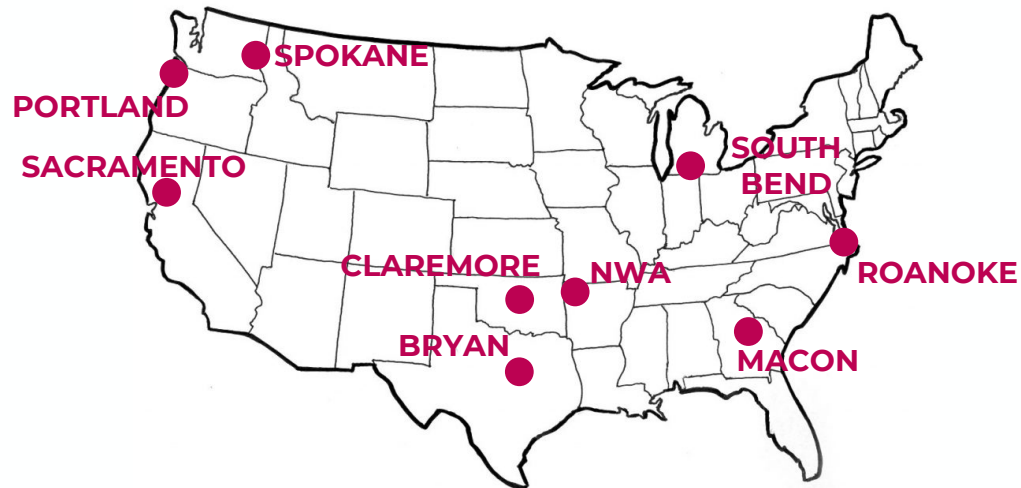


PRE-APPROVED PLANS

EXAMPLE PROGRAMS



PRE-APPROVED ADU PLANS



PRE-APPROVED HOUSE PLANS

EXAMPLE PROGRAM, SOUTH BEND

PRE-APPROVED PLANS

SOUTH BEND, INDIANA

7 BASE PLANS, EACH WITH A VARIETY OF ELEVATIONS

COTTAGE

STANDARD HOUSE

NARROW HOUSE

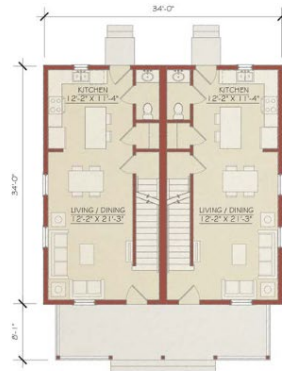
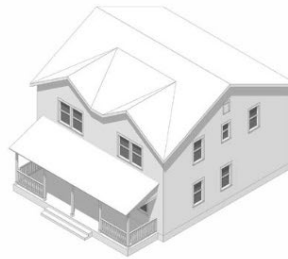
STACKED DUPLEX

SIDE BY SIDE DUPLEX

CARRIAGE HOUSE

SIX-PLEXES

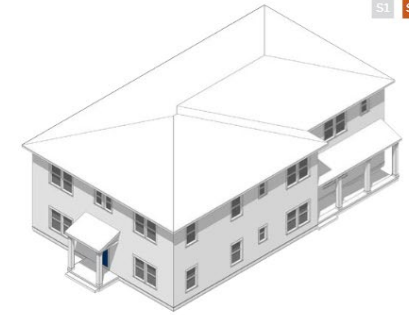
S1 S2 U1 U2 U3 UF NC DT



Side-by-Side Duplex

Unit Configuration	(2) 2 bed / 1.5 bath
Unit Size	1,156 ft ²
Optional	Basement
Lot Width	44' min.

S1 S2 U1 U



Six-plex Apartment

Unit Configuration	(4) 1 bed/1 bath + (2) 2 bed/1 bath
Unit Size	605 ft ² - 845 ft ²
Optional	4 units
Lot Width	50' min.



PROJECT OVERVIEW

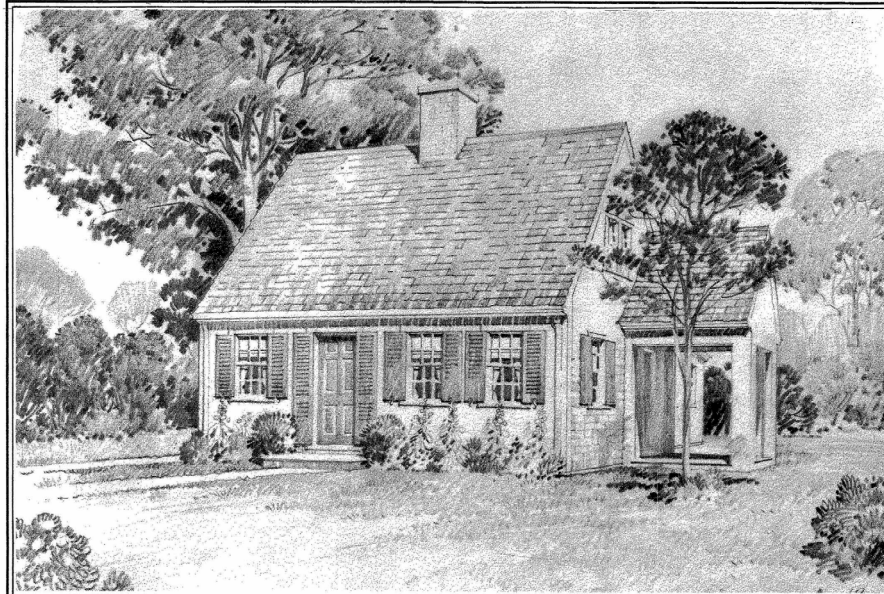
WHAT ARE PRE-APPROVED PLANS?

- **PRE-REVIEWED**
- **PERMIT READY**
- **ADOPTED LOCALLY (OPT-IN)**

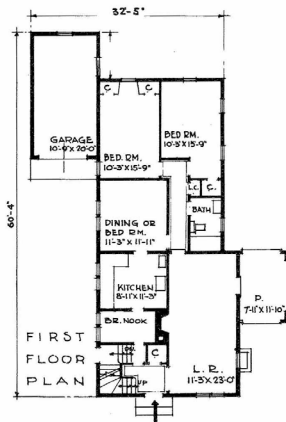
WHAT WILL BE INCLUDED?

- **12 IRC PLANS (ADUS, COTTAGES, DUPLEXES, TOWNS)**
- **3 IBC PLANS (HOUSE-SCALE MULTIPLEXES)**
- **FRAMEWORK FOR FUTURE EXPANSION**

WHAT ARE PRE-APPROVED PLANS?

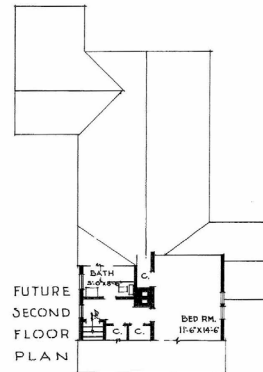


CAPE COD COTTAGE FOR A FORTY FOOT LOT



CONSTRUCTION Frame
 EXTERIOR FINISH Wood siding
 CEILING HEIGHTS: 1st Fl. 8'-0"; 2nd Fl. 7'-6"

Here is a house designed in the manner of the really old Cape Cod cottages, with a long ell at the back. Long and narrow it will fit a 40 or 50 foot lot comfortably. A convenient breakfast nook permits converting the dining room into an additional bedroom. The front hall stairs lead to a third bedroom and bath upstairs which may be finished now or later. The downstairs bedrooms are well isolated from the living room and kitchen. Eight closets provide adequate storage space.



Approved for use under the Federal Home Building Service Plan

Designed by ELEANOR RAYMOND—Architect
 Use permitted by Architects' Small House Service Bureau

CUBIC FEET
 HOUSE 21,330
 1/2 BASEMENT . 3,830
 TOTAL 25,160

DESIGN
 5-G-19
 6-G-19

WHAT ARE PRE-APPROVED PLANS?

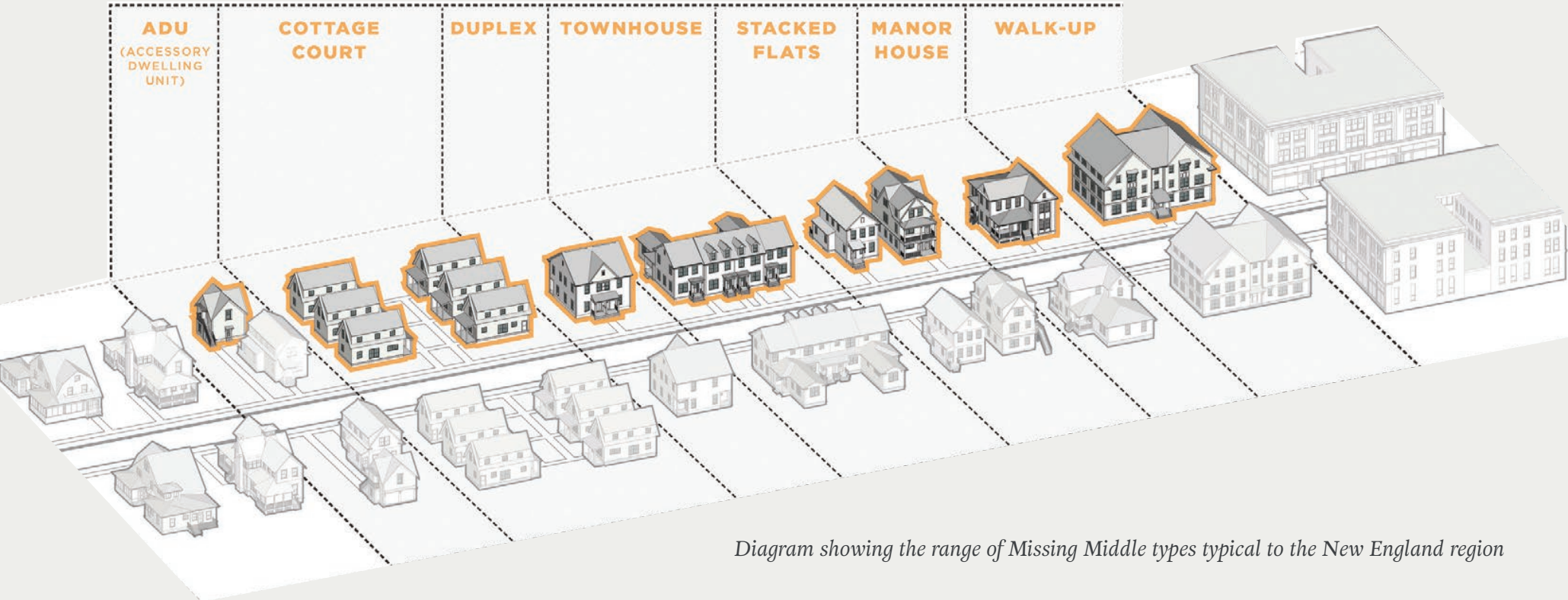


Diagram showing the range of Missing Middle types typical to the New England region

Images by Union

WHAT COULD PRE-APPROVED PLANS LOOK LIKE?



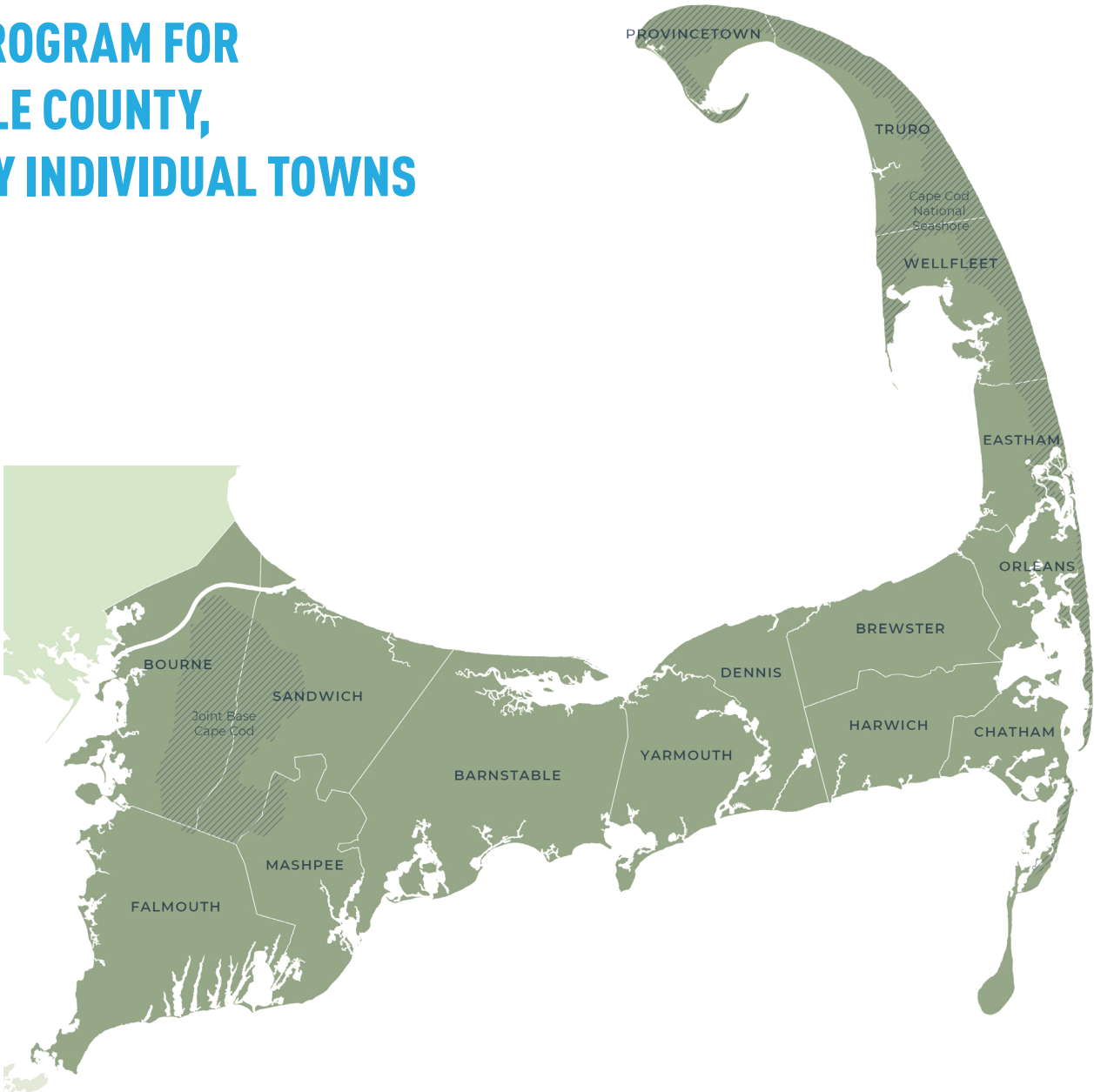
WHAT COULD PRE-APPROVED PLANS LOOK LIKE?



**SHOW US YOUR
FAVORITE CAPE COD
HOUSING EXAMPLES!**

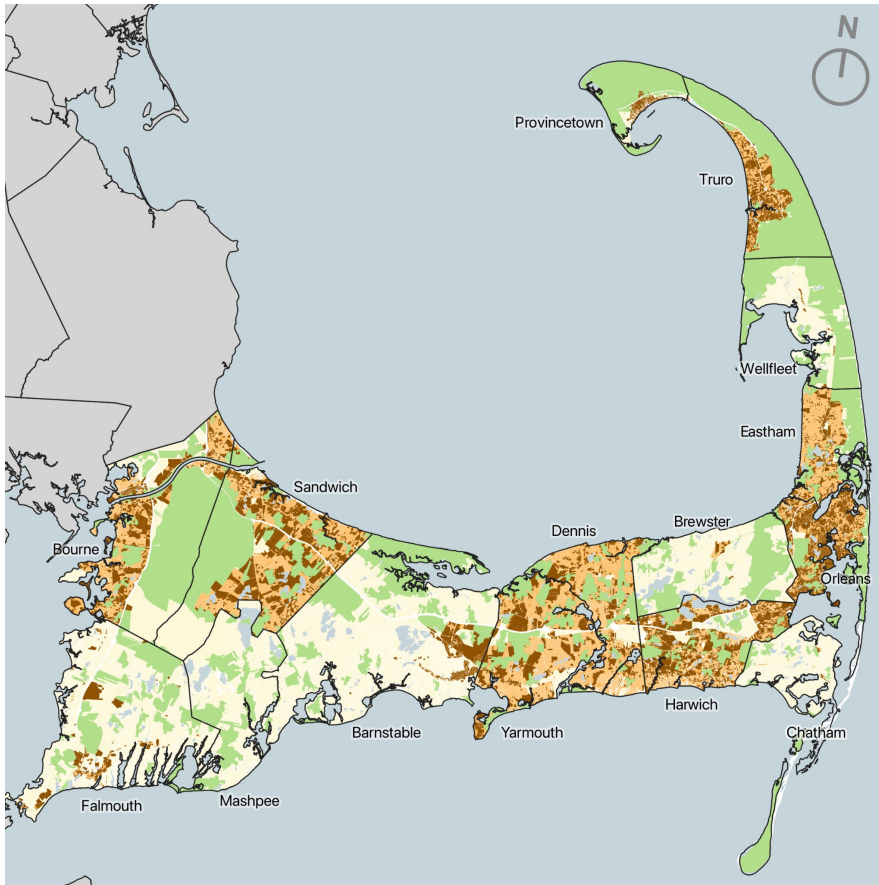
WHERE COULD PRE-APPROVED PLANS GO?

A MODEL PROGRAM FOR
BARNSTABLE COUNTY,
ADOPTED BY INDIVIDUAL TOWNS

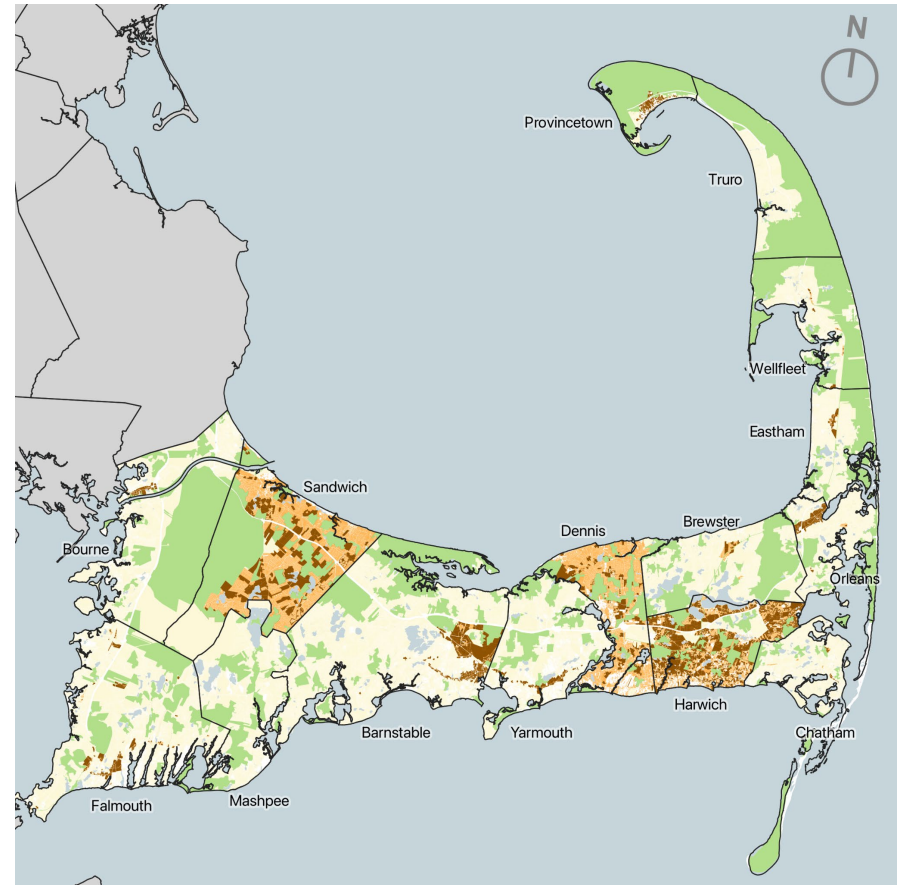


PRE-APPROVED PLANS POTENTIAL LOCATIONS

DUPLEX FIT CRITERIA

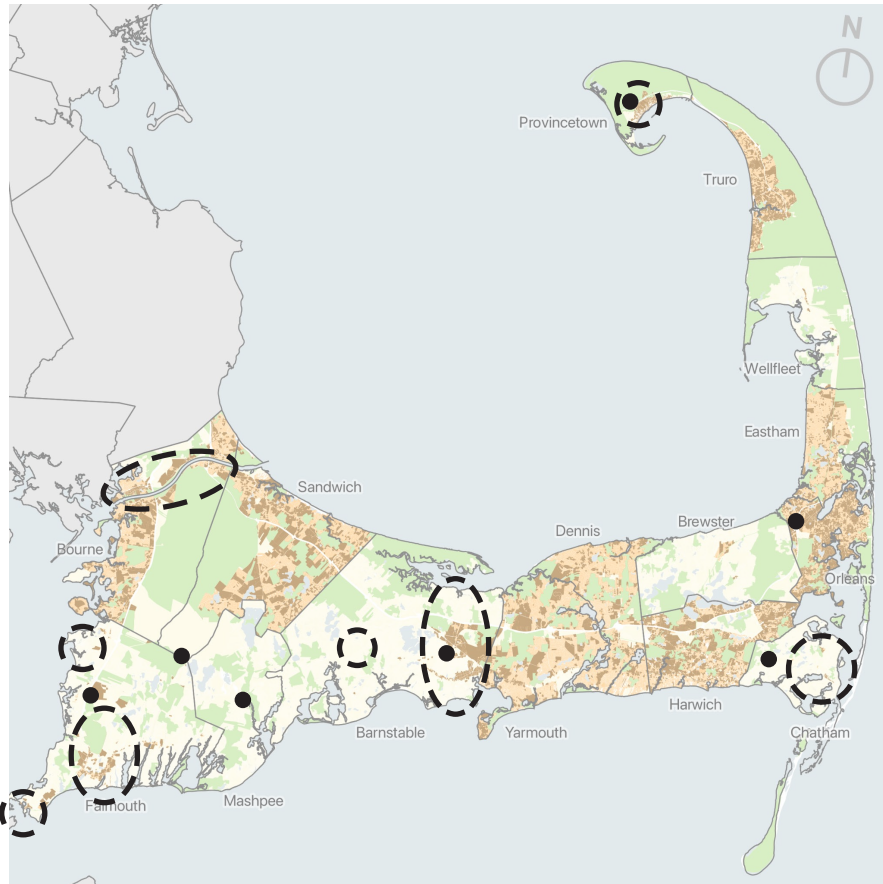


MEDIUM MULTIFAMILY (12 UNITS) FIT CRITERIA

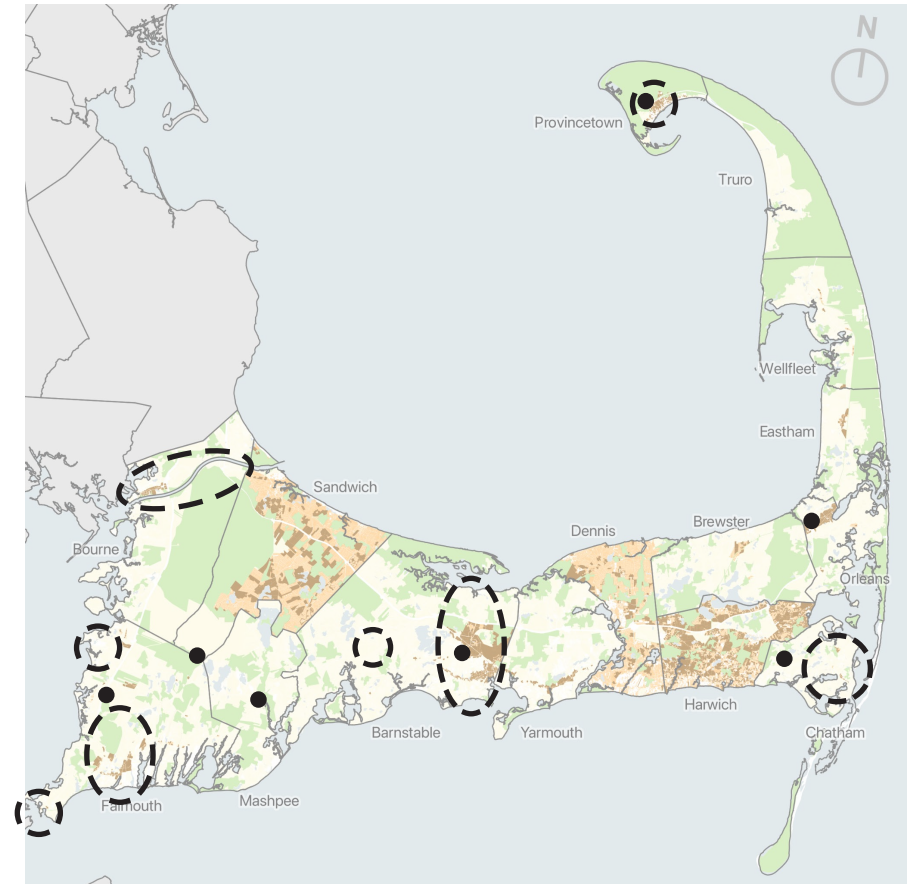


PRE-APPROVED PLANS POTENTIAL LOCATIONS

DUPLEX FIT CRITERIA



MEDIUM MULTIFAMILY (12 UNITS) FIT CRITERIA



- **WASTEWATER TREATMENT FACILITIES**

- **SEWERED AREAS**

PRE-APPROVED PLANS HELP WITH COST

- **SIMPLIFIES AND SHORTENS PERMITTING & INSPECTIONS PROCESS, FOR TOWNS AND CITIZENS**
- **CREATES A STREAMLINED, PREDICTABLE PROCESS**
- **REDUCES BUILDER COSTS: CREATES STANDARDIZED BUILDING SUPPLY LISTS, COSTS AND TIMELINES**
- **PROMOTES SMALL SCALE INFILL, INSTEAD OF CUSTOM LUXURY HOMES**
- **ENSURES REVIEW FOR QUALITY & CHARACTER HAPPENS IN ADVANCE**

PRE-APPROVED PLANS HELP WITH CHARACTER

- **ENSURES QUALITY DESIGN**
- **ENSURES PREDICTABILITY**
- **ALLOWS TOWNS TO WEIGH IN UPFRONT ON APPROPRIATE ARCHITECTURE**
- **ENCOURAGES DEVELOPMENT BY LOCALS, FOR LOCALS**

PRE-APPROVED PLANS HELP WITH CHARACTER



PRE-APPROVED PLANS CALIBRATION

- **HISTORIC DISTRICT REGULATIONS**
- **HB 4977**
- **WHAT ELSE?**

WE NEED YOUR HELP!

- **WE WANT THIS PROGRAM TO WORK IN YOUR TOWN,
WITH YOUR PROCESS AND YOUR TEAM**
- **HELP US GET IT RIGHT:**



<https://capecodcommission.org/our-work/pre-approved-housing-plans>



PROJECT RESEARCH

EXISTING DATA REVIEW



**CAPE COD
REGIONAL POLICY PLAN**



**CAPE COD
REGIONAL HOUSING STRATEGY**

**Cape Cod Zoning for
Housing Assessment**

Cape Cod Commission
Utile | Outwith Studio

**CAPE COD
ZONING ASSESSMENT**

HOUSING ON THE CAPE

- **SIGNIFICANT HOUSING SHORTAGE**
- **LACK OF ATTAINABLE HOUSING**
- **AGING POPULATION & HOUSING STOCK**
- **LIMITED BUILDABLE LAND**

HOUSING GOALS FOR THE CAPE

- **PROMOTE AN INCREASE IN HOUSING DIVERSITY AND CHOICE**
- **PROMOTE AN INCREASE IN YEAR-ROUND HOUSING SUPPLY**
- **PROTECT AND IMPROVE EXISTING HOUSING STOCK**
- **INCREASE HOUSING AFFORDABILITY**

DEVELOPMENT ON THE CAPE



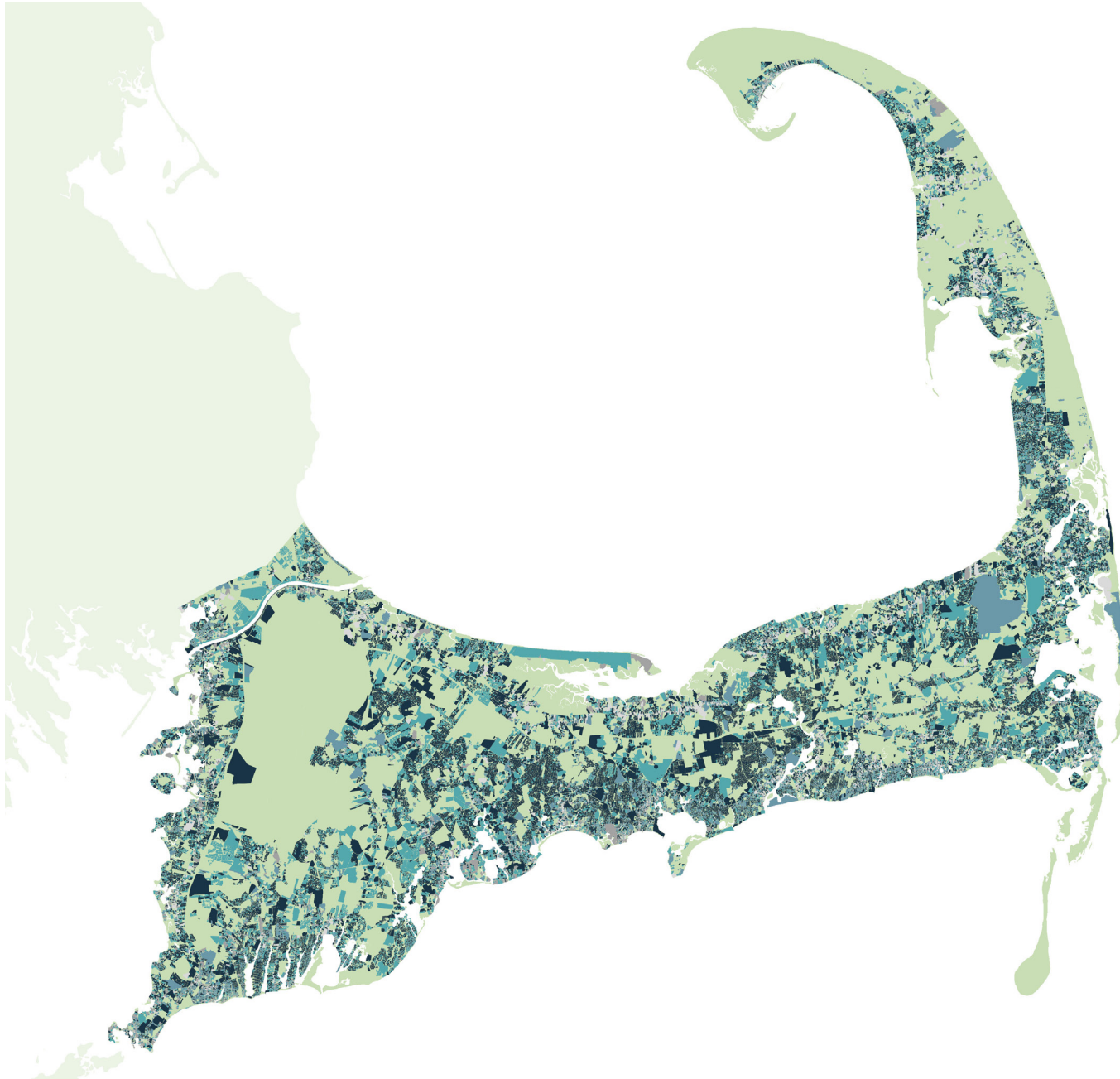
**THE CAPE HAS
17 'COMMUNITY
ACTIVITY CENTERS'**

DEVELOPMENT ON THE CAPE

BUT A MAJORITY OF DEVELOPMENT OVER THE LAST 75 YEARS HAS TAKEN PLACE OUTSIDE OF THESE CENTERS

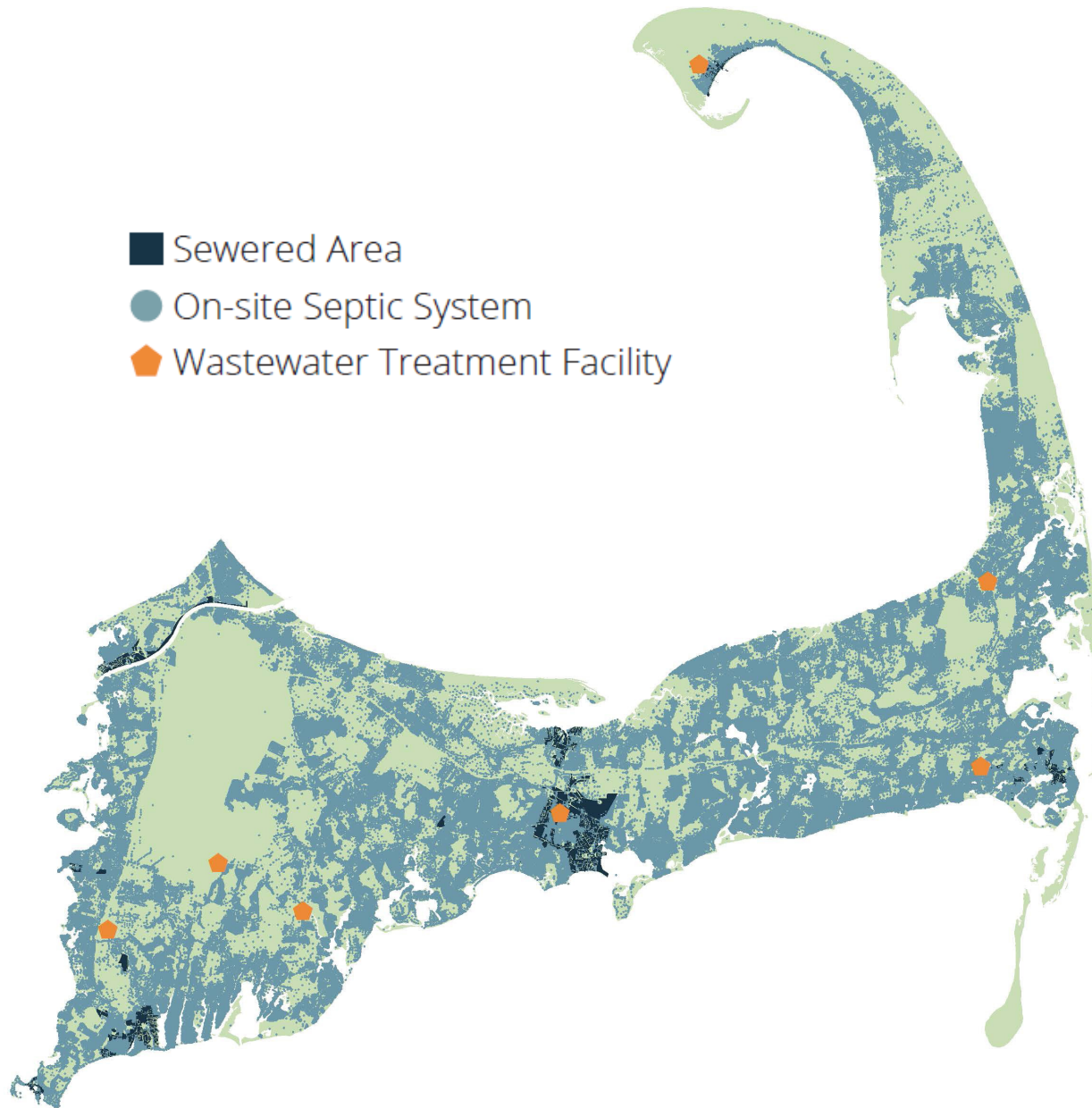


DEVELOPMENT ON THE CAPE



**RESULTING IN A
DRASTIC INCREASE
IN IMPERVIOUS
SURFACES,
FOREST LOSS, AND
SUBURBAN-STYLE
DEVELOPMENT**

INFRASTRUCTURE

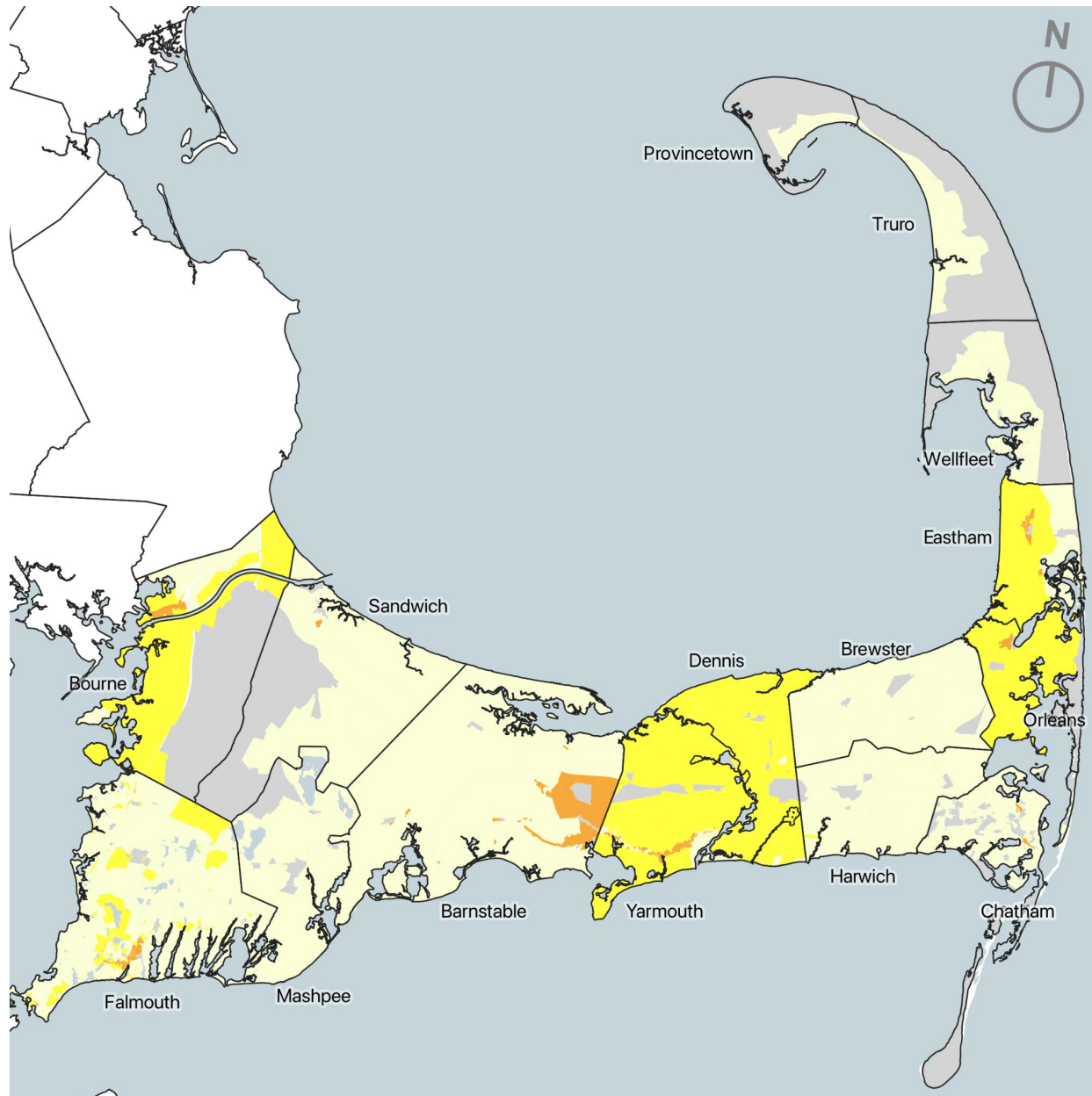


**85% OF HOMES ARE
ON SEPTIC SYSTEMS**

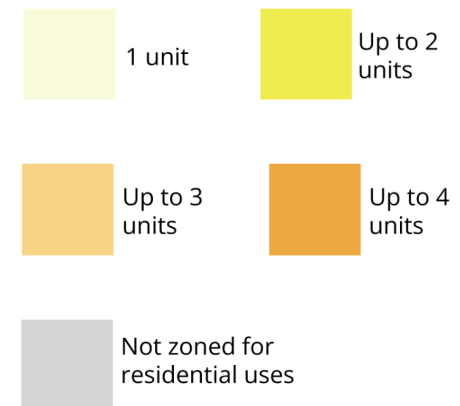
**80% OF NITROGEN
IN WATERSHEDS
COMES FROM SEPTIC
SYSTEMS**

ZONING ON THE CAPE

Figure 1: Cape Cod residential use allowances, by-right



A MAJORITY OF THE CAPE LIMITS DEVELOPMENT TO 1 UNIT/LOT, WITH VERY LITTLE LAND ALLOTTED FOR MULTIFAMILY



HOUSING CHARACTER



**MIX OF
UNIT TYPES**

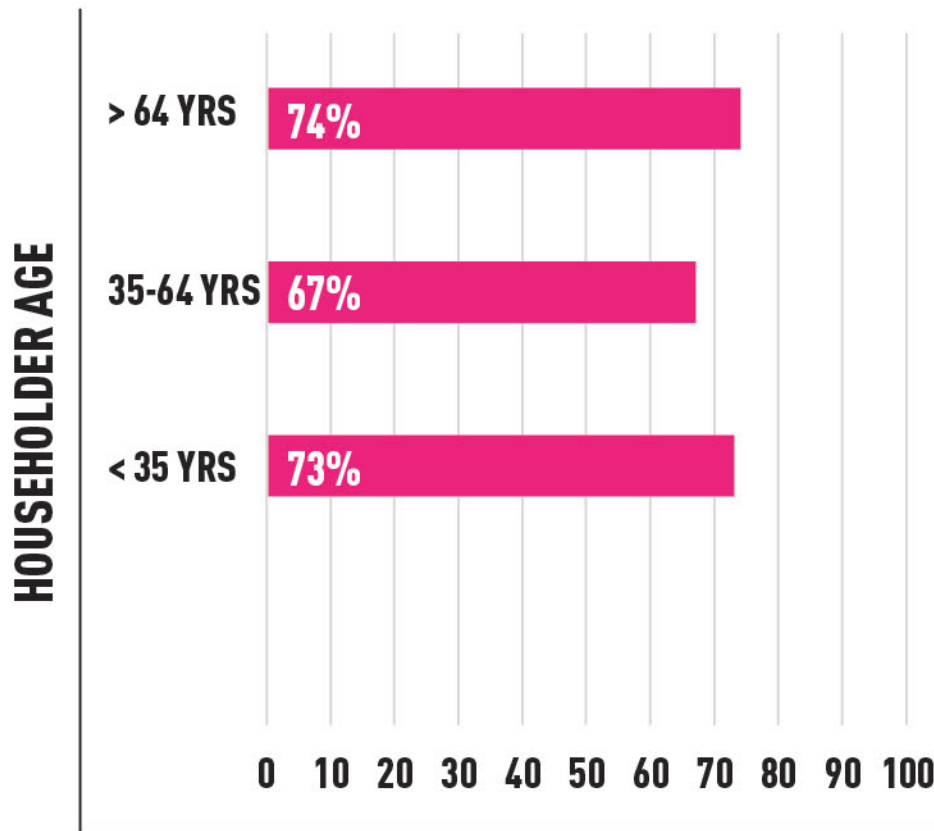
SMALL LOTS

LIMITED PARKING

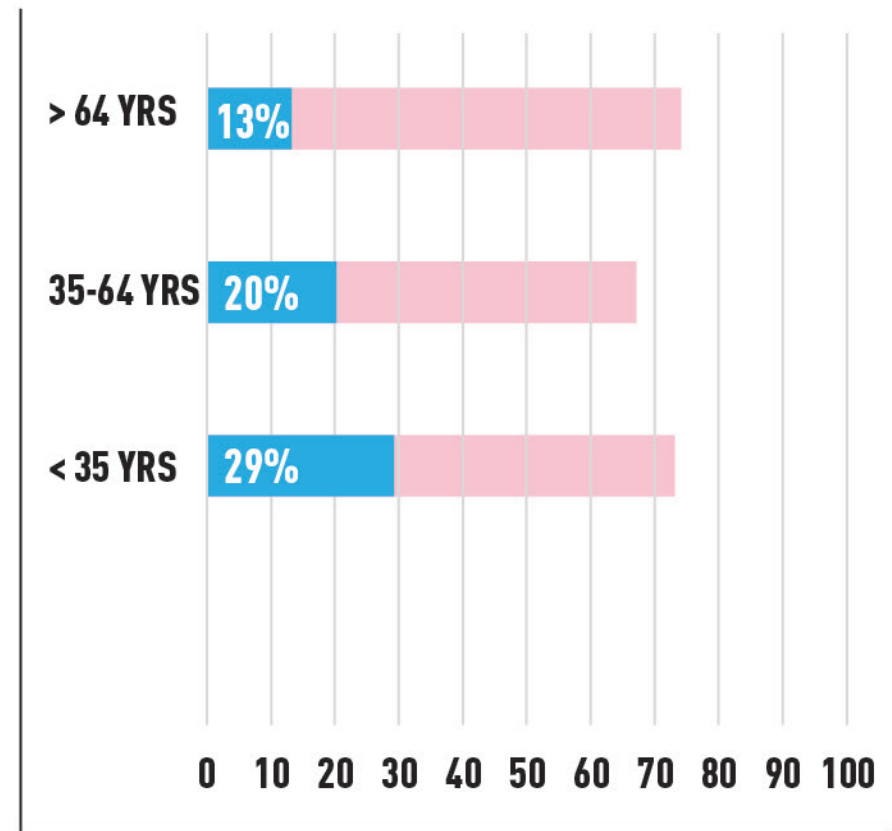
SMALL SETBACKS

SUPPLY vs DEMAND: WALKABLE NEIGHBORHOODS

BY SHARE OF HOUSEHOLDS BY HOUSEHOLDER AGE



% WHO WANT TO LIVE IN A WALKABLE COMMUNITY

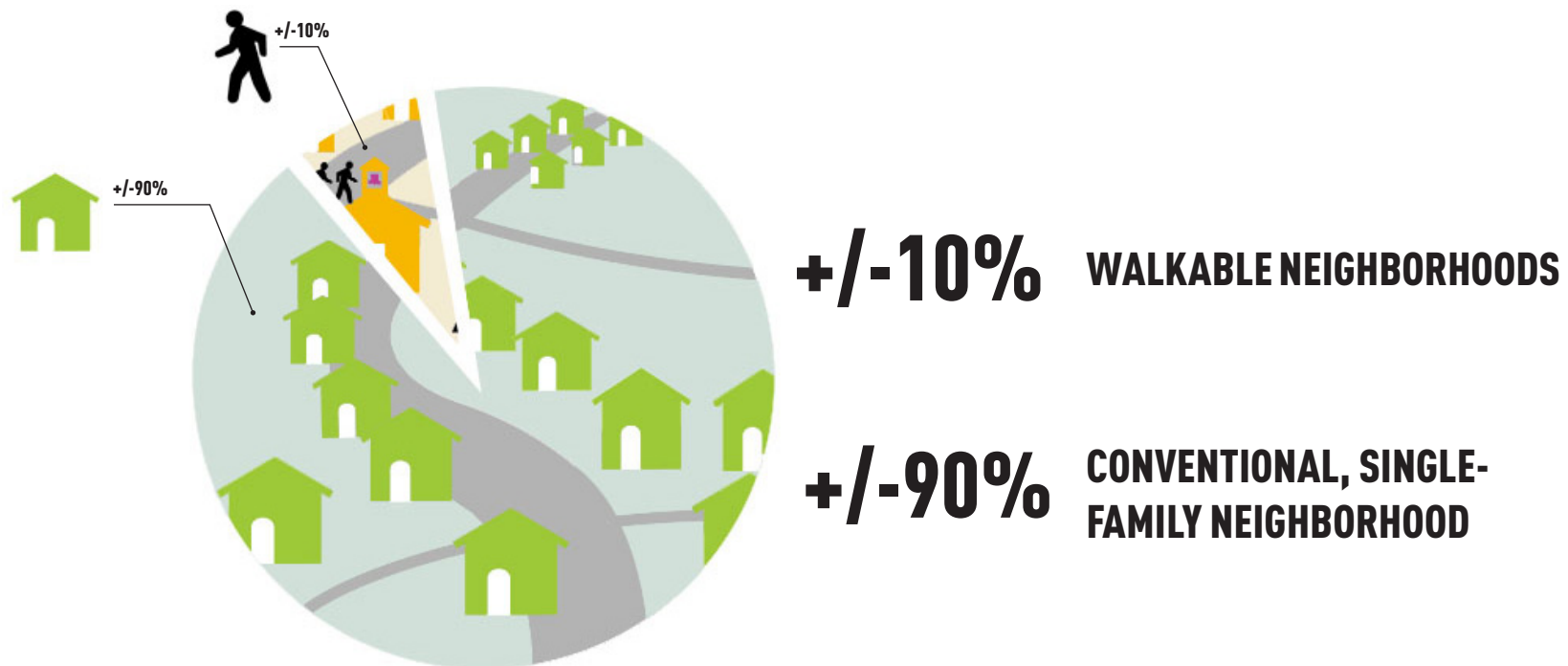


% WHO LIVE IN A WALKABLE COMMUNITY

Demand **Supply** **Deficit**

SUPPLY vs DEMAND: WALKABLE NEIGHBORHOODS

LOCATION OF AVAILABLE HOUSING STOCK



**IT'S NOT A WALKABLE
NEIGHBORHOOD SHORTAGE, IT'S
A HOUSING SHORTAGE WITHIN
WALKABLE (OR POTENTIALLY
WALKABLE) NEIGHBORHOODS.**

ZONING ON THE CAPE

Table 5: Average minimum lot size, maximum lot coverage, and minimum parking ratio regulations in Cape Cod zoning bylaws

Scale	Min. Lot Size (ft.)*		Max. Lot Coverage (Building)		Max. Lot Coverage (Impervious)		Min. Parking Ratio (spaces/unit)	
	Median	Mean	Median	Mean	Median	Mean	Median	Mean
1-family	40,000	42,661	20%	25%	40%	51%	2	2
2-family	40,000	48,861	25%	29%	55%	53%	2	2
3-family	40,000	56,441	25%	34%	80%	70%	2	2
4+-family	40,000	63,730	25%	34%	80%	70%	2	2

* See footnote 12.

Table 6: Average minimum setback regulations in Cape Cod zoning bylaws

Scale	Min. Front Setback (ft.)		Min. Side Setback (ft.)		Min. Rear Setback (ft.)	
	Median	Mean	Median	Mean	Median	Mean
1-family	25	29	15	18	20	19
2-family	25	32	20	19	20	20
3-family	25	32	20	21	20	22
4+-family	25	32	20	21	20	22

Table 7: Average maximum height and density regulations in Cape Cod zoning bylaws

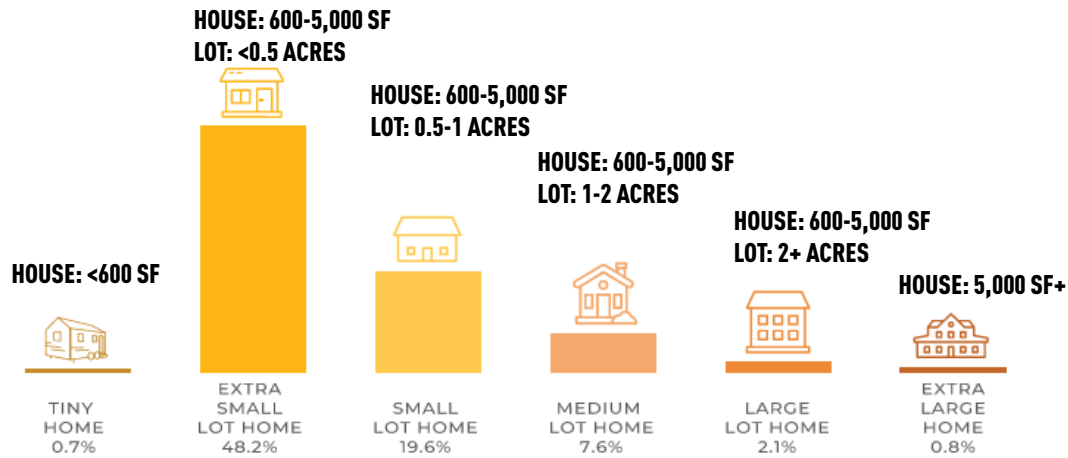
Scale	Max. Height (stories)		Max. Height (ft.)		Max. Density (units per acre)**	
	Median	Mean	Median	Mean	Median	Mean
1-family	3	3	30	32	-	-
2-family	3	3	35	34	12	12
3-family	3	3	35	36	12	13
4+-family	3	3	35	36	12	12

LARGE MINIMUM LOT SIZES, OVERSIZED SETBACKS, EXCESSIVE PARKING REQUIREMENTS, AND UNIT/ACRE CAPS SIGNIFICANTLY LIMIT DENSITY



HOUSING CHOICE

HOUSING STOCK ON THE CAPE



SINGLE FAMILY HOUSING TYPES
78.9% of residential properties

79% SINGLE FAMILY HOMES



DUPLEX/
TRIPLEX
3.4%



CONDO/
APARTMENT
14.4%



MOBILE
HOME
0.1%



MULTIFAMILY HOUSING TYPES
17.9% of residential properties

18% MULTIFAMILY (2+ UNITS)



COMPOUND
2.0%



MIX OF
USES
1.2%

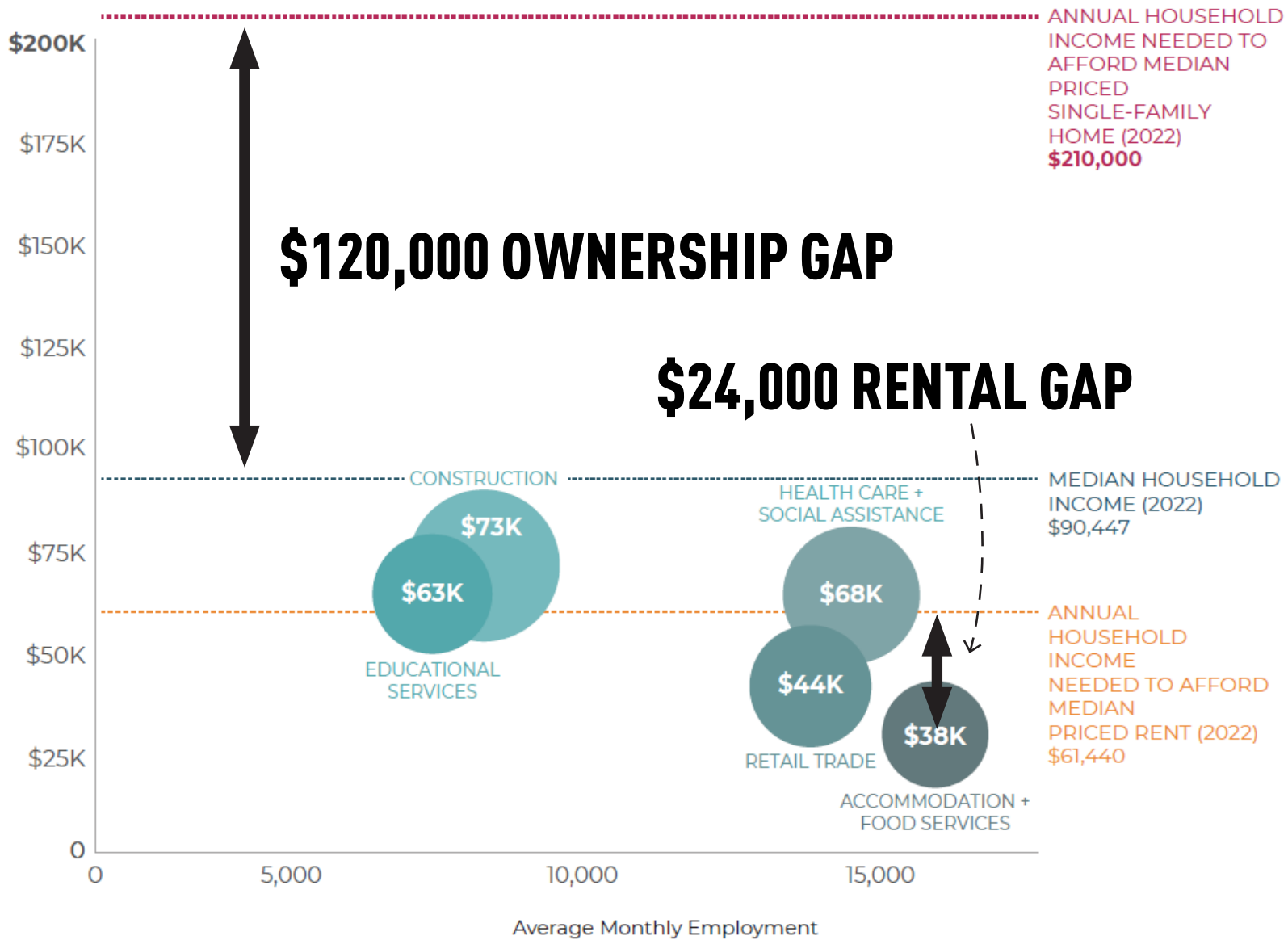
COMPOUND: 2+ DETACHED UNITS/LOT, ONE OWNER



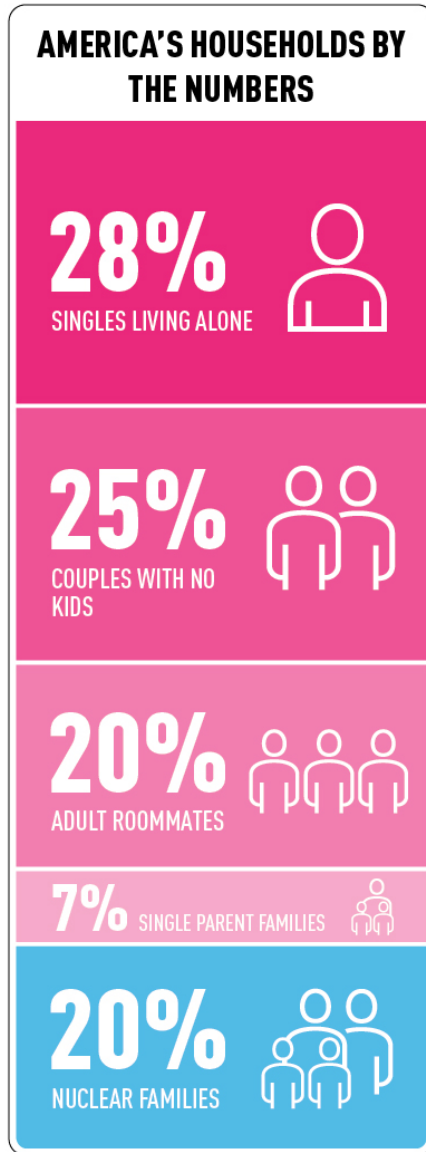
OTHER TYPES
3.2% of properties

3% OTHER

AFFORDABILITY ON THE CAPE



CHANGING DEMOGRAPHICS: HOUSEHOLD SIZE



80%
OF AMERICAN
HOUSEHOLDS
ARE NOT
TRADITIONAL
NUCLEAR
FAMILIES

**IN THE 1950S, 43% OF
HOUSEHOLDS WERE
NUCLEAR FAMILIES; 9%
WERE SINGLES LIVING
ALONE**

CHANGING DEMOGRAPHICS: HOUSEHOLD SIZE

**NUMBER OF PEOPLE
PER HOUSEHOLD**

1950

3.8

TODAY

2.27

**AVERAGE SF OF NEW
SINGLE-FAMILY HOME**

1,200

2,400

**AVERAGE LOT SIZE
(ACRES)**

0.25

0.5

x2

**SF OF LIVING SPACE
PER PERSON**

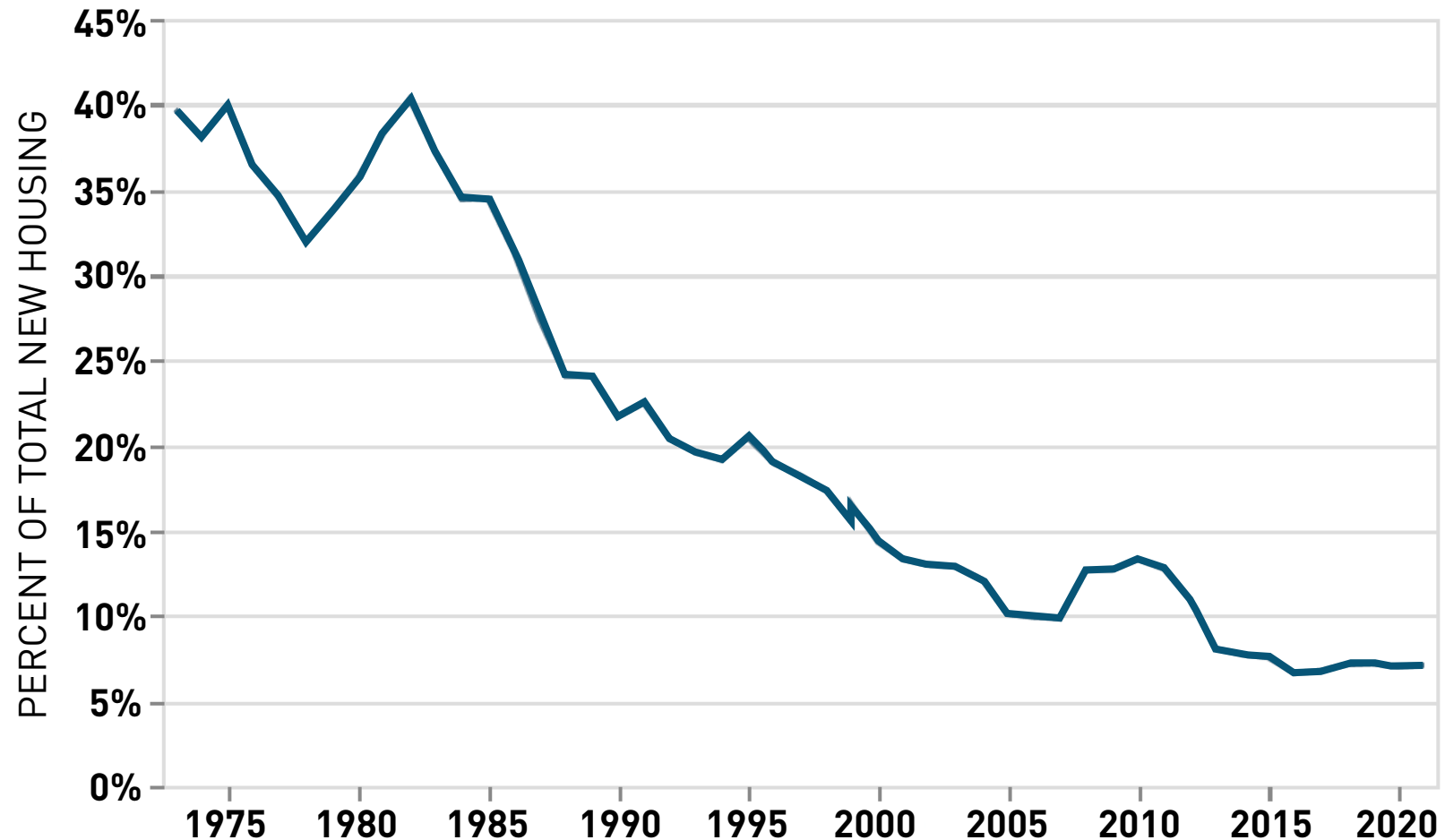
315

1,050

x3.3

SUPPLY: SMALL HOME CONSTRUCTION

DECLINE OF SMALLER/ STARTER HOME CONSTRUCTION, 1973-2021



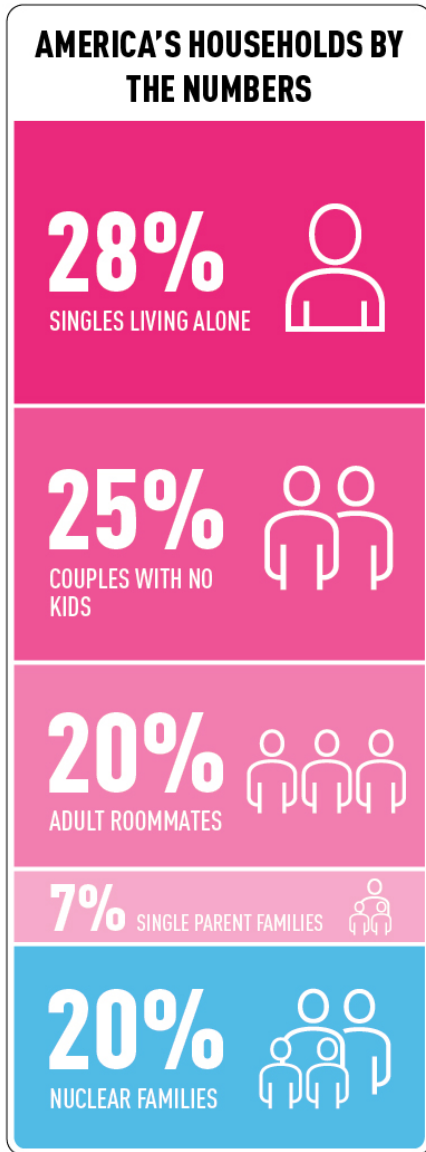
NOTE: SMALLER HOMES REFERS TO HOMES LESS THAN 1,400 SF

DATA SOURCE: Characteristics of New Housing - U.S. Census

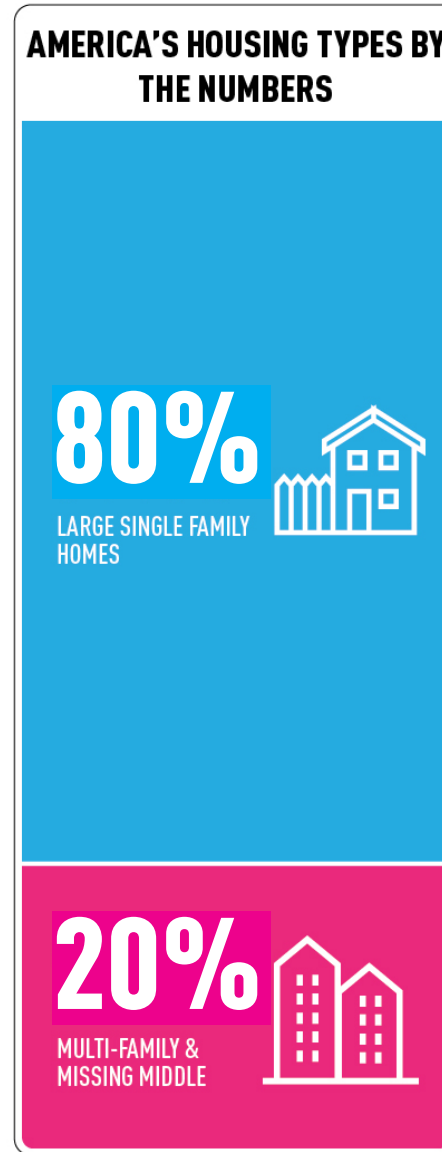
CAPE COD PRE APPROVED PLANS

FLINTLOCK LAB | UNION STUDIO | KRONBERG URBANISTS + ARCHITECTS

SUPPLY vs DEMAND: HOUSING TYPE



80%
OF AMERICAN HOUSEHOLDS ARE NOT TRADITIONAL NUCLEAR FAMILIES



BUT
80%
OF CAPE COD HOUSING UNITS CATER TO TRADITIONAL NUCLEAR FAMILIES

THE HOUSING LADDER

WHEN THERE
AREN'T ENOUGH
HOMES,

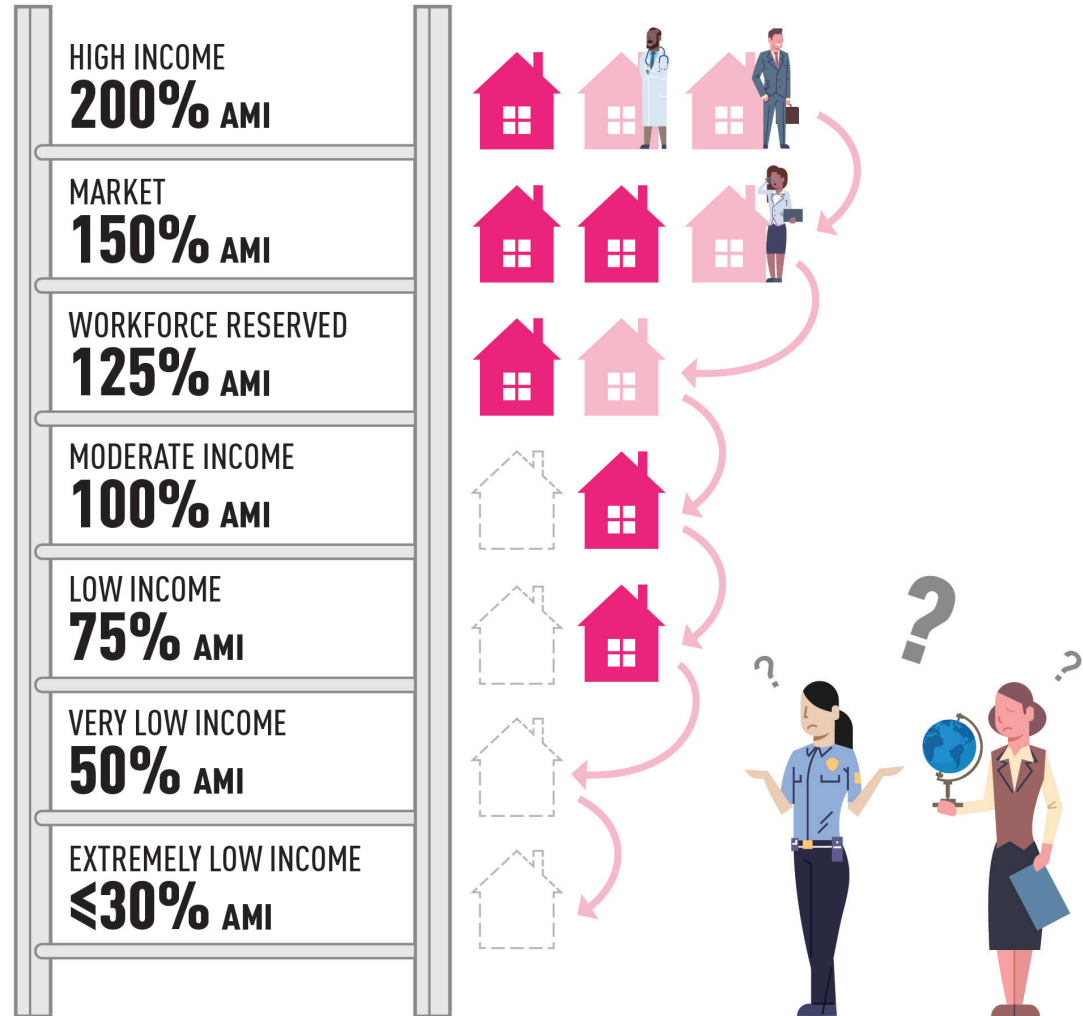
EVERYBODY
COMPETES FOR
WHAT'S
AVAILABLE.

- SIGHTLINE INSTITUTE

INCOME LADDER

HOUSING STOCK

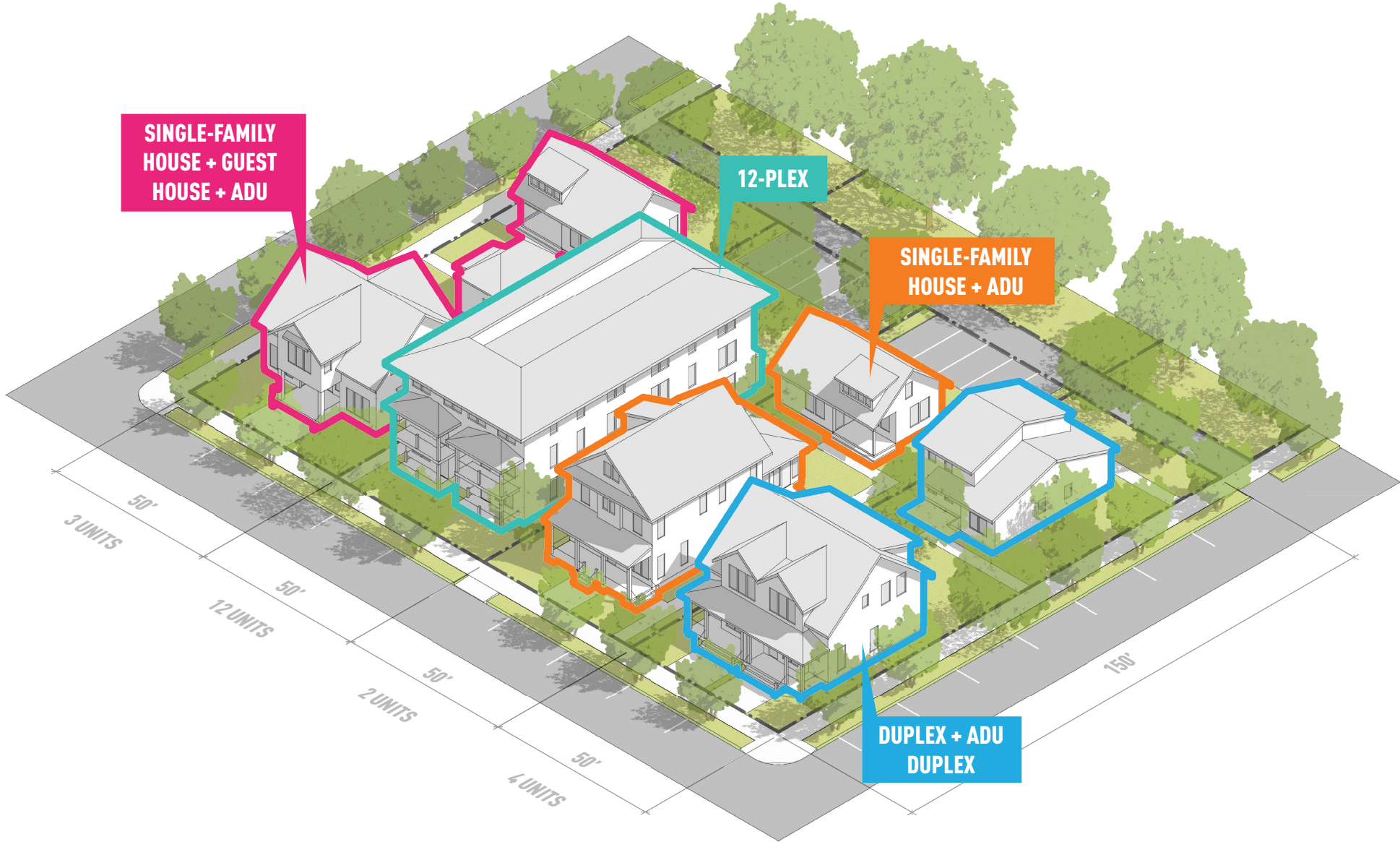
■ OCCUPIED ■ OPEN □ NON-EXISTENT



WHAT DOES HOUSING CHOICE LOOK LIKE?

- 1. SMALLER UNITS**
- 2. PARKING LITE**
- 3. WALKABLE / MOBILITY RICH AREAS**
- 4. MAINTAINS EXISTING CHARACTER**

WHAT DOES HOUSING CHOICE LOOK LIKE?



KEY TAKEAWAYS

1. THE CAPE NEEDS MORE HOUSING

2. THE CAPE NEEDS MORE HOUSING OPTIONS

**3. THE CAPE NEEDS MORE HOUSING OPTIONS
OF CAPE QUALITY & CHARACTER**

**4. THE CAPE NEEDS MORE HOUSING OPTIONS
IN THE RIGHT LOCATIONS**

PRE-APPROVED PLANS REQUIRE CHANGE

- **PROVIDING SINGLE-FAMILY HOUSE PLANS WITH A “1 HOUSE PER LOT” MENTALITY WILL NOT REDUCE THE COST OF HOUSING**
- **RELYING ON ADUS WILL NOT REDUCE THE COST OF HOUSING**
- **DENSIFYING ONLY RURAL/SEPTIC AREAS WILL NOT REDUCE THE COST OF HOUSING, OR SOLVE WATER QUALITY / INFRASTRUCTURE ISSUES**

PRE-APPROVED PLANS REQUIRE CHANGE

- **HOUSING NEEDS TO BE DELIVERED AT 2-3 UNITS/LOT MINIMUM, WITH HIGHER DENSITIES ALLOWED IN WALKABLE AREAS WITH SEWER INFRASTRUCTURE**
- **ZONING CHANGES ARE NECESSARY: SMALLER LOTS, SMALLER SETBACKS, REDUCED PARKING**
- **PRE-APPROVED PLANS NEED TO BE EXEMPT FROM SPECIAL PERMITS AND DISCRETIONARY REVIEWS**



STAKEHOLDER INPUT

PROJECT SCOPE

- **DISCOVERY PHASE** (ONGOING)
- **STAKEHOLDER INPUT + ANALYSIS** (ONGOING)
- **POLICY + PROCEDURE ANALYSIS**
- **PROGRAM IMPLEMENTATION**
- **CALIBRATION**
- **BUILDING PLANS** (ONGOING)

PROJECT INPUT

- **SEEKING FEEDBACK ON:**
 - **WHAT SHOULD UNITS LOOK LIKE?**
 - **WHAT DETAILS WOULD YOU LIKE TO SEE IN DRAWING SETS?**
 - **HOW CAN WE BEST ADDRESS NEIGHBOR CONCERNS?**
 - **WHAT POTENTIAL OBSTACLES DO YOU FORESEE?**
 - **WHAT INCENTIVES COULD YOUR TOWN PROVIDE TO ENCOURAGE USE OF THE PROGRAM?**

NEXT STEPS

- **SEPTEMBER 18-19: ONE CAPE CONFERENCE**
- **OCTOBER: STAKEHOLDER MEETINGS (DATES TBD)**

STAKEHOLDER FEEDBACK SESSION



QUESTIONS?

BUILDING MORE OF THIS

