



Housing Cape Cod

THE REGIONAL STRATEGY

SUBREGIONAL STAKEHOLDER MEETINGS | SEPTEMBER 2023



CAPE COD
COMMISSION

AGENDA

Subregional Stakeholder Working Group

- Introductions
- Regional Housing Strategy Update
- Tools and Resources
- Regional Housing Strategy Recommendations
- Decision Support Tool
- Wrap Up

REGIONAL HOUSING STRATEGY SUBREGIONAL STAKEHOLDER MEETINGS

Meeting #1

Baseline data, common themes from municipal meetings, defining success, housing challenges, example strategies, promoting online survey

Meeting #2

Update on preference survey, identify and discuss strategies (challenges and opportunities)

Meeting #3

Building consensus on high impact strategies, defining implementation pathways, decision support tool development

APRIL

MAY

SEPTEMBER

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REGIONAL HOUSING STRATEGY TIMELINE

Municipal Meetings

Discussions around existing challenges, efforts, resources, and needs

Background Information

Needs assessment, town profiles, zoning analysis

Stakeholder Meetings

Series of meetings to gather broad public input

Preference Survey

Online survey to understand housing preferences

Draft Strategy

Draft strategy for public comment, anticipated to be finalized fall 2023

WINTER 2022/2023

FALL 2023

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REGIONAL HOUSING STRATEGY

PURPOSE

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

REGIONAL HOUSING STRATEGY GUIDING PRINCIPLES



GREATER HOUSING VARIETY

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



ADDRESS MULTIPLE REGIONAL CHALLENGES

Ensure strategies and actions for housing support incorporate and address other regional initiatives including coordinating infrastructure and climate change planning and investments



REDEVELOPMENT

Prioritize strategies that support redevelopment rather than greenfield or new development



REGIONALIZE EFFORTS TO SUPPORT MUNICIPALITIES

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



YEAR-ROUND POPULATION

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



BUILDING SUPPORT FOR HOUSING THROUGH EDUCATION

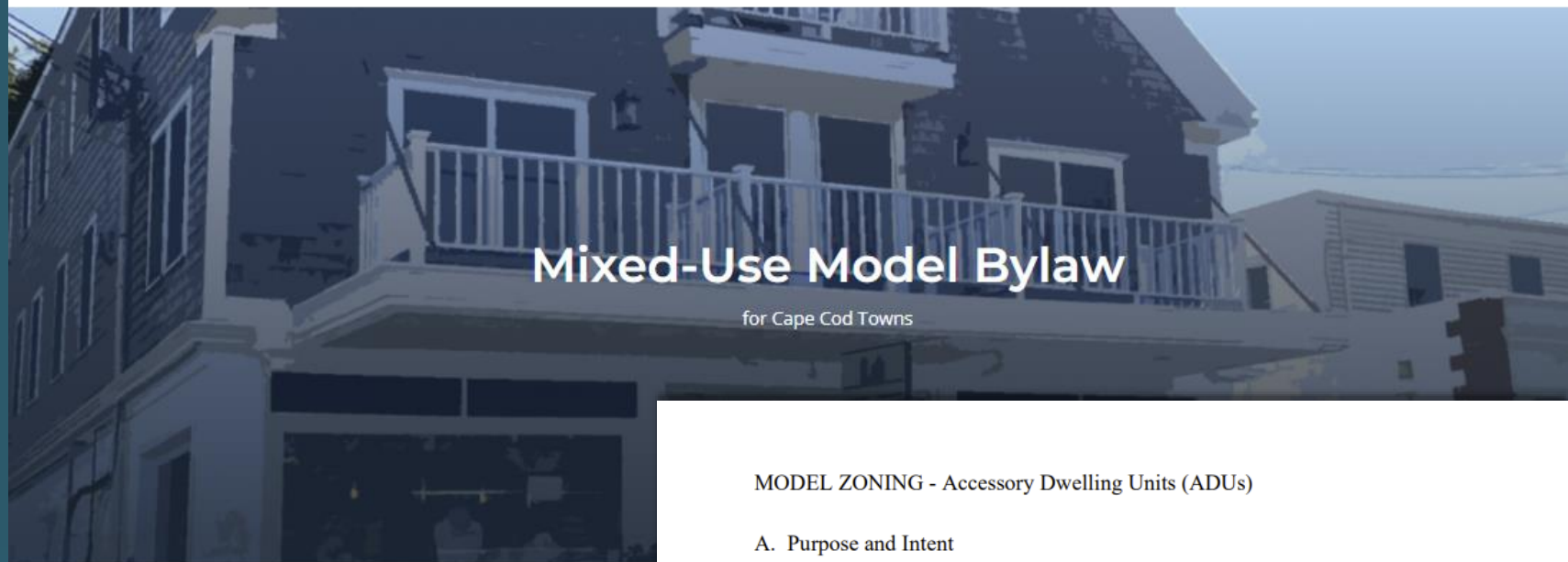
Support strategy implementation through education and partnerships that can help explain the housing needs of the region and actions necessary to address those needs



[ONECAPE.CAPECODCOMMISSION.ORG](https://onecape.capecodcommission.org)



REGIONAL HOUSING STRATEGY RESOURCES **MODEL BYLAWS**



Mixed-Use Model Bylaw

for Cape Cod Towns

[Home](#) > [Work](#) > [Mixed-Use Model Bylaw](#)

Model Bylaw Background

Mixed-use development can provide opportunities for more accessible to residents through means of transportation areas.

The [mixed-use model bylaw \(and accompanying guide\)](#) is an amendment that allows mixed-use development (residential and commercial) in Cape Cod towns. This model bylaw envisions a range of mixed-use development that could be appropriate in certain areas of Cape Cod. From small-scale buildings to larger redevelopments of no longer used commercial sites, this bylaw can be adapted to encourage various development options. Local policymakers can use this model bylaw as a guide, considering their town's needs and desires for mixed-use development in locations where it might be appropriate. Towns should adapt the structure of their zoning bylaw.

MODEL ZONING - Accessory Dwelling Units (ADUs)

A. Purpose and Intent

The intent of permitting Accessory Dwelling Units is to:

- a. Increase the number of smaller dwelling units available for rent in Town and the range of housing accommodations while remaining in compliance with Title 5 and local board of health wastewater regulations;
- b. Develop housing units on single-family residential properties that are appropriate for households at a variety of stages in their life cycle;
- c. Encourage greater diversity of population with particular attention to young adults and older residents;
- d. Encourage a more economic and efficient use of the Town's housing supply while maintaining the appearance and character of the Town's single-family neighborhoods; and
- e. Provide homeowners with a means of obtaining rental income to defray housing costs.

COMMENT: Other possible purposes include making housing units available to moderate income households who might otherwise have difficulty finding housing, adding moderately priced rental units to the housing stock to meet the needs of smaller households, and similar purposes.

B. Definitions



REGIONAL HOUSING STRATEGY RESOURCES

DESIGN GUIDELINES

Cape Cod Design Guidelines

Building Typologies

These Design Guidelines are meant to extend the unique cultural landscape of Cape Cod into the future, ensure healthy and vibrant spaces, make the Cape more resilient and a contributor to the State's carbon emissions reduction goals, and inspire more predictable built-form outcomes, helping to build support for new housing.

This matrix includes columns for each building typology, townhouses, duplexes, and accessory sustainability standards, and general design and landscape.

Building Typologies	A	B	C	D	E	F
	Corridor 13+ units	Medium Multifamily 7 - 12 Units	Small Multifamily 4 - 6 units	Triplex 3 units	Townhouses 3 - 5 units	Stacked Duplex 2 units
Typology Diagram						
Stories	3+	2 - 3	1.5 - 3	2 - 3	1 - 2.5	2 - 3
Suitable for mixed use	✓	✓	✓			
Max. Footprint	• Primary Mass: 15k sf Max • Secondary Mass: 10k sf Max	4,500 sf	3,000 sf	2,500 sf	900 sf per townhouse module	1,500 sf
Max. Facade Length	• Facades wider than 100' must be divided vertically by a recess or offset at least 7' deep and 10' wide • Roof shape or height must be changed at a maximum of 50' intervals		• Facades wider than 50' must be divided vertically by a recess or offset at least 7' deep and 10' wide • Roof shape or height must be changed at a maximum of 50' intervals			
Roof Form/ Pitch	<ul style="list-style-type: none"> Pitched roofs with a slope less than 12:12, greater than 7:12 are encouraged (Figure 1) Flat roofs are discouraged but not prohibited; they may be appropriate in areas where existing development includes flat-roofed, row-house style structures, or on some portions of a building. If a third floor is created, it should be set back (Figure 2) or within a roof form (Figure 3) to maintain a traditional scale to the building. 			<ul style="list-style-type: none"> Dormers should have a slope no more than 75% of the roof slope with 3' setbacks from all sides 		
Building	<ul style="list-style-type: none"> Meet or exceed MA Residential or Commercial 		<ul style="list-style-type: none"> Meet or exceed MA Residential Stretch Code standard (HERS or Passive House compliance pathways) Designs should prioritize envelope efficiency through air sealing, high performance windows, and insulation. 			

Cape Cod Design Guidelines

Place Types

These Design Guidelines are meant to extend the unique cultural landscape of Cape Cod into the future, ensure healthy and vibrant spaces, make the Cape more resilient and a contributor to the State's carbon emissions reduction goals, and inspire more predictable built-form outcomes, helping to build support for new housing.

This matrix includes rows for each place type including community activity centers, historic, suburban, rural and maritime areas, and columns with building typologies, setbacks, and front facade window-to-wall ratio that are appropriate for the different place types. Historic buildings don't need to change to meet setbacks or window-to-wall ratios.

Sub-categories	Characteristics	Examples	Building Typologies	Setbacks		Front Facade Window-to-wall Ratio	
				Following desired setback pattern		Only along designated main streets*	
Community Activity Centers	Most dense		<ul style="list-style-type: none"> Corridor Medium Multifamily 7-12 Units Townhouses 3-5 units 	Front: 0' min 15' max Side: 0' min Rear: 0' min		Upper Stories: 15% min Ground Floor: 70% min	
	Moderate density		<ul style="list-style-type: none"> Medium Multifamily 7-12 Units Small Multifamily 4-6 units Townhouses 3-5 units 	Front: 7' min 15' max Side: 7' min Rear: 7' min		Upper Stories: 15% min Ground Floor: 60% min	
	Less dense		<ul style="list-style-type: none"> Wellfleet Village Dennis Village Barnstable Village Sandwich Village Osterville 	<ul style="list-style-type: none"> Small Multifamily 4-6 units Triplex Townhouses 3-5 units 	Front: 10' min 20' max Side: 15' min Rear: 15' min		Upper Stories: / Ground Floor: /
Historic	Most dense		<ul style="list-style-type: none"> Medium Multifamily 7-12 Units Small Multifamily 4-6 units Townhouses 3-5 units 	Front: 0' min 10' max Side: 0' min Rear: 0' min		Upper Stories: 15% min Ground Floor: 60% min	
	Moderate density		<ul style="list-style-type: none"> Small Multifamily 4-6 units Triplex Townhouses 3-5 units 	Front: 7' min 15' max Side: 7' min Rear: 7' min		Upper Stories: 15% min Ground Floor: 60% min	
	Small lot residential		<ul style="list-style-type: none"> South Yarmouth/ Bass River Chatham Old Village 	<ul style="list-style-type: none"> Small Multifamily 4-6 units Side-by-side Duplex Triplex Stacked duplex Accessory Dwelling Unit 	Front: 10' min 20' max Side: 10' min Rear: 15' min		Upper Stories: / Ground Floor: /

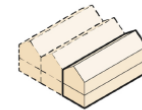
REGIONAL HOUSING STRATEGY RESOURCES

DESIGN GUIDELINES – RETROFIT CONSIDERATIONS

- Building Envelope Efficiency Recommendations
- Building Systems Recommendations
- Incentives & Resources
- Case Studies

CASE STUDIES

TOWNHOME



This case study illustrates a two-and-a-half story attached townhome renovation that has all individual systems and a ~30 year old enclosure. The heating, water heating, and stove run on electric resistance. While no on-site fossil-fuel combustion is present, the inefficiency of the electric resistance heating and appliances and older building envelope make this a good candidate for upgrades.

EXISTING CONDITIONS

- Envelope: fiberglass batt insulation in walls and attic floor, 1990s vinyl windows
- Heating system: Electric baseboard
- Water heating: electric tank water heater in basement
- Appliances: electric resistance range

UPGRADES

ENVELOPE

- Roof: Retrofit loose fill cellulose insulation at the attic floor, with air sealing at the ceiling plane
- Wall insulation is kept in tact in order to minimize construction disturbance
- Windows: New energy-efficient fiberglass windows, weather stripping at doors
- Foundation: air sealing and insulation at rim joists with closed-cell spray foam insulation

SYSTEMS

- Mini-split heat pumps
- Heat pump water heater in basement
- Induction range
- Renewable energy: 4kW solar PV system installed on roof

INCENTIVES

MASS SAVE

- Mass Save Whole-home Air Source Heat Pump rebate: \$10,000
- Heat pump water heater: \$750
- Weatherization: 75% of the cost of roof insulation (assume \$3,500): \$2,625

STATE TAX CREDITS

- Solar PV: \$1,000

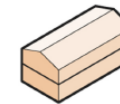
FEDERAL INFLATION REDUCTION ACT TAX CREDITS

- 25C Residential Energy Efficiency Tax Credit
- Heat pumps and heat pump water heater: 30% of cost up to \$2,000
- Weatherization: \$1,200

25D Residential Clean Energy Tax Credit

- 30% of the cost of the solar PV system (assume \$14,000 installation): \$4,200

UPSTAIRS/DOWNSTAIRS DUPLEX (2 UNITS)



CONVERTED SINGLE FAMILY, HISTORIC CHARACTER

This case study illustrates a converted single family house into two units, and assumes the building owner lives in one unit and rents out the other one. The exterior of the house maintains its historic character. For this case study, the guidelines could also apply to an existing single family structure in which the owner may have plans to rearrange the interior to convert it to two units. Additional considerations for a future conversion would include meeting building and fire code requirements such as egress, separate utility meters such as electrical and ensuring service capacity, and other considerations that should be discussed with the local building department.

EXISTING CONDITIONS

- Envelope: Uninsulated walls and roof
- Heating System: Oil-fired furnace in basement
- Water heating: indirect tank water heater in basement
- Appliances: electric resistance range

UPGRADES

ENVELOPE

- Walls: Blown cellulose in stud cavities, after confirming no active knob and tube wiring present

- Roofs: Retrofit insulation along the plane of the roof, requiring removal of the ceiling finish:
 - Ventilation baffles installed against the underside of existing roof sheathing, with eave and ridge vents
 - Blown cellulose insulation placed in rafter cavities
- Windows: storm windows
- Foundation: air sealing and insulation at rim joists with closed-cell spray foam insulation

SYSTEMS

- Mini-split heat pumps
- Heat pump water heaters in basement
- Induction ranges
- Renewable energy: 4.5kW solar PV system installed on roof, connected to owner's meter
- Electric vehicle charger

INCENTIVES

MASS SAVE

- Mass Save Whole-home Air Source Heat Pump rebate: \$10,000
- Heat pump water heater: \$750
- Weatherization: 75% of the cost of the wall and roof insulation (assume \$10,000): \$7,500

STATE TAX CREDITS

- Solar PV: \$1,000

FEDERAL INFLATION REDUCTION ACT TAX CREDITS

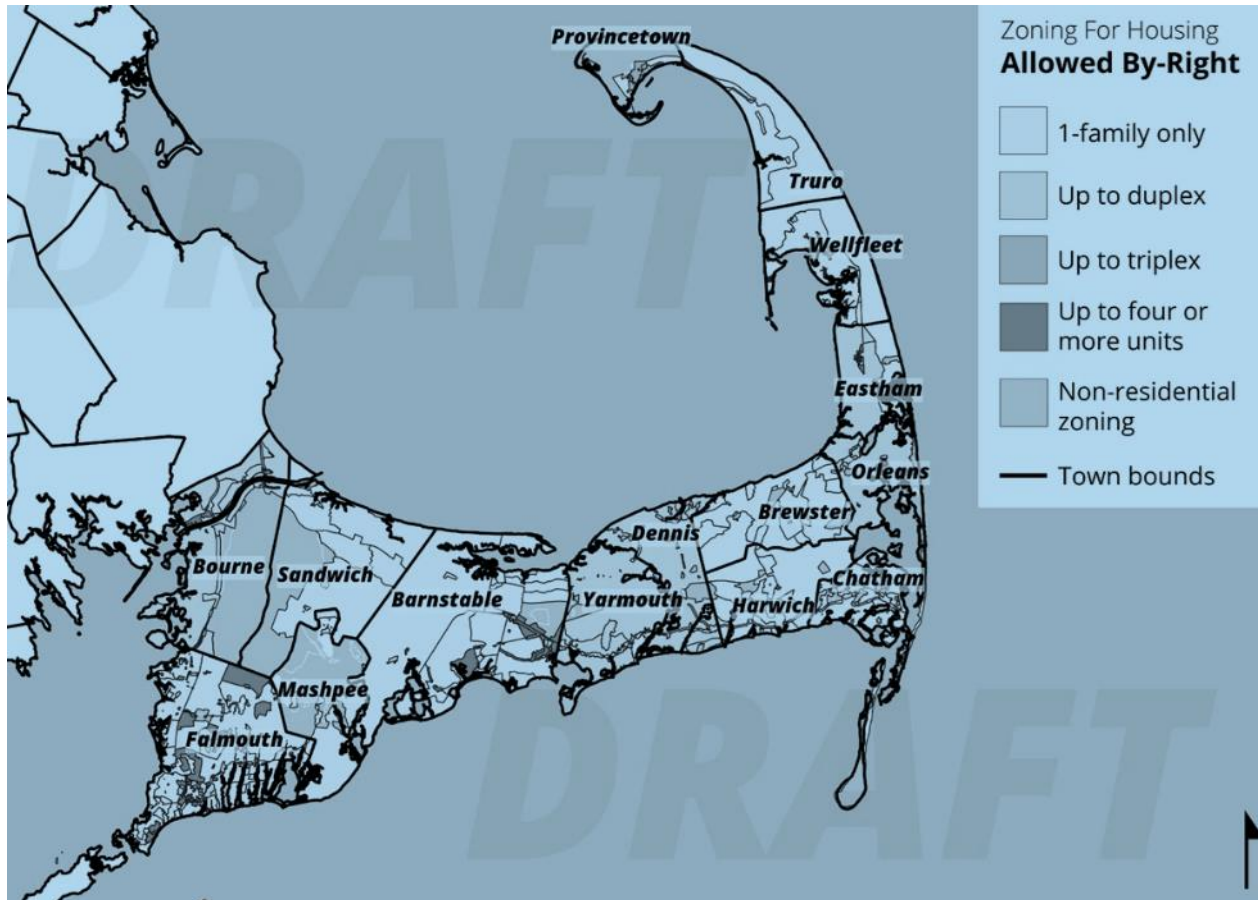
- 25C Residential Energy Efficiency Tax Credit
- Heat pumps and heat pump water heater: \$2,000
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25D Residential Clean Energy Tax Credit

- 30% of the cost of the solar PV system (assume \$15,000 installation): \$4,500

REGIONAL HOUSING STRATEGY RESOURCES

ZONING ANALYSIS



Provides a summary of where different types of housing are allowed to be built and whether by right or by special permit for the zoning districts across the Cape

REGIONAL HOUSING STRATEGY RESOURCES

ENTITIES RESEARCH & RECOMMENDATIONS

- Regional Models for Affordable Housing Production
- Case Studies
- Interviews & Key Themes
 - 17 interviews conducted
 - Regional organizations and stakeholders working in housing and other issue areas

RECOMMENDATIONS



LAND HOLDING &
DEVELOPMENT ENTITIES



INTERGOVERNMENTAL
COLLABORATION



ADVOCACY

REGIONAL HOUSING STRATEGY RESOURCES

FINANCIAL TOOLS RESEARCH & RECOMMENDATIONS

- Funding Providers
 - Public & Private
- Types of Funding Recipients
 - Regional Market Rate Developers
 - Small and Local Developers
 - Mid- to large-scale Affordable/LIHTC specialists
 - Individual Households
 - Local/Regional Governmental Entities



REGIONAL
HOUSING
STRATEGY
RESOURCES
**HOUSING
SUITABILITY
ANALYSIS**



- Builds off of Grow Smart Cape Cod
- Community Activity Center components
- Greater than ½ acre
- Excludes sensitive areas
- State-, town-, non-profit owned
- Underutilized commercial and industrial parcels



Questions?

SUBREGIONAL STAKEHOLDER MEETINGS | SEPTEMBER 2023



CAPE COD
COMMISSION

Regional Housing Strategy

OTHER RESOURCES UNDER DEVELOPMENT

Model Bylaws



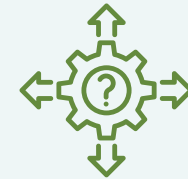
Model Deed Restrictions



Model Procurement Mechanisms

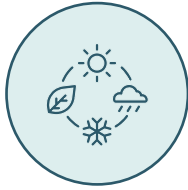


Decision Support Tool

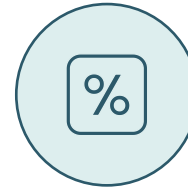


REGIONAL HOUSING STRATEGY RESOURCES

ADDITIONAL MODEL BYLAWS



**INCENTIVIZING
YEAR-ROUND RENTALS**



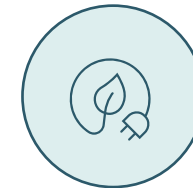
INCLUSIONARY ZONING



**FORM-BASED CODE LITE
FOR MULTIFAMILY
DEVELOPMENT**



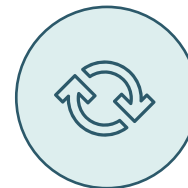
COTTAGE COURTS



GREEN DESIGN



**SEASONAL WORKFORCE
HOUSING**



**INCENTIVIZING CONVERSION
OF SINGLE-FAMILY HOMES
INTO MULTIFAMILY UNITS**

REGIONAL HOUSING STRATEGY RESOURCES

MODEL DEED RESTRICTIONS



THE GOAL AND REVIEW PROCESS APPLICATION PROCESS FAQ TESTIMONIALS CONTACT US



There is good reason why Vail InDeed is known as **NOT YOUR TYPICAL DEED RESTRICTION PROGRAM**. This program, brought to you by Vail Home Partners, made up of the Town of Vail and Vail Local Housing Authority, is quite simple on the surface: purchase deed restrictions on existing homes in Vail to further protect and preserve the Vail community. **NO appreciation cap. NO income cap. NO household size requirement.**

The process is simple and the goal is specific. From the inception of the program in 2018, the stated goal of the plan is to acquire 1,000 net new deed-restrictions on homes in Vail by the year 2027. See the [FAQ](#) tab to best understand the qualifications and ways in which you can play a positive role in the initiative.

[CURRENT SUMMARY](#) of Vail InDeed transactions to date.



YEAR-ROUND OCCUPANCY



EMPLOYMENT



AFFORDABILITY

REGIONAL HOUSING STRATEGY RESOURCES

MODEL LAND ACQUISITION MECHANISMS

- Research typical and innovative land acquisition strategies for municipalities
- Massachusetts and National
- Identification of most applicable for Cape Cod



MUNICIPALITIES



HOUSING AUTHORITIES
AND TRUSTS



REDEVELOPMENT
AUTHORITIES

REGIONAL HOUSING STRATEGY
SUBREGIONAL STAKEHOLDER MEETINGS

RESOURCES

*Are there other model bylaws or deed restrictions
your community needs?*

Which of these models is most needed?

Regional Housing Strategy

KEY 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

IT ISN'T ALLOWED OR
IT'S TOO
COMPLICATED TO
BUILD

- Zoning for multifamily housing by right
- Zoning for missing middle housing types by right
- Mixed-use or infill zoning districts
- Inclusionary zoning
- Zoning for ADUs by right
- 40R/40S districts
- Chapter 40B
- Form-based code/zoning
- Pattern books/design guidelines
- Streamlined permitting
- Fee waivers for eligible projects
- Reduced parking requirements
- Reduced lot size requirements
- Density bonuses
- Permitting guides
- Pre-approved building plans

IT'S TOO EXPENSIVE TO
BUILD NEW HOUSING

- Short-term rental regulations
- Zoning for senior and accessible housing options and needs
- Design guidelines
- Employer provided housing
- Workforce housing linkage fees
- Long-term rental incentives
- Utilizing and fostering modular construction
- Centralized source for available housing
- Incentivizing land donations
- Conducting an inventory of buildable land
- Maintaining an updated list of land that may be used for housing
- Encouraging adaptive reuse of existing buildings for housing
- Regional land bank for housing

IT'S TOO EXPENSIVE
TO SECURE OR
MAINTAIN HOUSING

- Cohousing
- Buy-down programs
- Homesharing programs
- Rental assistance
- Rehab assistance
- Income-based deed restrictions
- Year-round occupancy deed restrictions
- Promoting housing near transit and other amenities
- Developing a full inventory of deed-restricted units
- Regional housing coordinators/services
- Allowing lots to be split and sold for affordable housing
- Below-market mortgage programs
- Creating a library of standardized deed restrictions

IT'S HARD TO FIND AND
KEEP YEAR-ROUND
RENTAL HOUSING

NEIGHBORHOOD/SITE

TOWN

SUBREGION

REGION



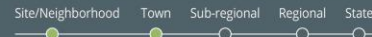
Form-based Code

ZONING



CAPE COD COMMISSION

STRATEGY SCALE



IMPLEMENTATION TIMELINE



STRATEGY OVERVIEW

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than segregation of uses) as the organizing principle for the code. It is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code uses pictures, diagrams, and simple language to describe the types of growth and development that are desirable to a community. In locations where the existing development pattern is desirable, its defining characteristics can be studied to serve as the basis of the form-based code. In general, a form-based code puts the emphasis on what happens between building faces (the public realm) rather than on what happens behind the front door.

LOCAL IMPLEMENTATION

Implemented on Cape Cod

CHALLENGES ADDRESSED

- Not Allowed
- Too Expensive to Build
- Too Expensive to Maintain
- Hard to Find

POTENTIAL BENEFITS

- Create a stronger connection between community vision, regulations, and development plans
- Establish a supportive relationship between private development and the public realm
- Generate predictable development outcomes
- Improve the quality of the public realm
- Encourage a compatible mix of uses
- Support appropriate density
- Reinforce historic patterns at the building scale
- Reduce auto-oriented development patterns
- Increase pedestrian friendliness
- Make zoning regulations more accessible to the community through the code's use of photos, diagrams, and drawings

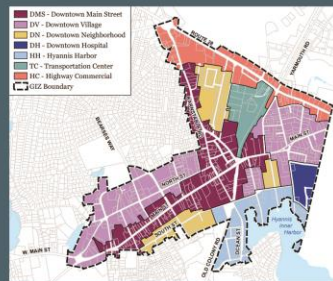
POTENTIAL BARRIERS

- Code reform can be time-consuming, and it is hard to know exactly how long it will take until it is done
- Most new codes are written with the help of paid consultants, which can be costly
- Perceptions about staff, time, expectations, and training can appear too complicated
- Local developers may be unfamiliar with form-based codes
- As community vision changes the code will need recalibration
- Opportunity to affect outcomes happens at the time of adoption, not approvals process
- Public investments in infrastructure may be required to meet the public space standards set forth in the code

EXAMPLE: DOWNTOWN HYANNIS REZONING

The Town of Barnstable revised the zoning for downtown Hyannis with a particular focus on residential and mixed-use development that responds to local context through size, form, placement, and design considerations. The prior zoning allowed for multi-family residential development; however, very few residential units were permitted by-right. The new zoning strives to

allow for efficient models of compact housing by-right through a code crafted to correspond with the historic development patterns of downtown Hyannis. The rezoning also sought to create a predictable regulatory framework that would encourage desirable forms of development while also meeting a range of housing needs.



Form-based Code

ZONING

REGIONAL HOUSING STRATEGY FACT SHEET

IMPLEMENTATION

In order to succeed, a form-based code must be rooted in a positive vision that has buy-in from the private and public sectors, and it must be calibrated to local conditions. To accomplish this, the early stages of form-based code reform must include a robust public process with periods of assessment/recalibration to make sure the code is functioning as it should. Any or all of these steps can be initiated and completed by town staff or by staff with assistance from a consultant.

- Determine the Scope** - The planning team must determine the size and extent of the coding project, including who will be involved, which areas of the community will be included in the code, and how the code might fit in with the existing regulatory framework.
- Gather the Data** - After determining the scope of the process, the planning team must study local precedent, document existing conditions, and evaluate the performance of the existing zoning code. They also start to gather information from the public with tools like visual preference and online surveys.
- Develop Community Vision** - With the scope defined and the data gathered, the planning team and community stakeholders must work together to create a detailed positive vision for the future of their community. This may be accomplished through a charrette - where professionals and community members come together and determine how they would like to see the community grow - or a series of workshops or public meetings. The result of the public engagement process is a Vision Plan which should include an illustrative plan, some three-dimensional renderings, and supporting text to express the intent of the plan.
- Codify the Vision** - The planning team then transforms the Vision Plan into a Regulating Plan and determines the best way to accomplish the community's goals.
- Adopt and Administer the Code** - Once the code is written, it must be adopted and administered. If the new form-based code is getting integrated into a more conventional code framework, careful attention must be paid to the relationships between standards and procedures in each code, specifically special permit regulations and road standards under subdivision regulation control, in the event that conflicts between them are perceived. If the Code allows multifamily housing, mixed-use development or accessory dwelling units as of right, it is possible the zoning bylaw or ordinance might be eligible for adoption by a vote of simple majority in town meeting. For more requirements for a simple majority vote, see M.G.L. ch.40A §5.

FUNDING RESOURCES

Chapter 40R - The Smart Growth Zoning Overlay District Act seeks to substantially increase the supply of housing and decrease its cost by increasing the amount of land zoned for dense housing. Upon state review and approval of a local overlay district, communities become eligible for 40R payments, as well as other financial incentives.

Planning Assistance Grants from the Executive Office of Energy and Environmental Affairs (EEA) - Grants are available to the Commonwealth's municipalities, and regional planning agencies acting on their behalf, to support their efforts to plan, regulate (zone), and act to conserve and develop land consistent with the Massachusetts Sustainable Development Principles.

Community One Stop for Growth Community Planning Grants - Community Planning grants may be used for a variety of activities related to community planning such as a Master Plan, Housing Production Plan, and other strategic plans, and zoning revisions. This competitive grant program awards funds based on the community planning or zoning project's nexus with housing, transportation, infrastructure, economic development, and community development.

STAKEHOLDERS



REQUIRED EXPERTISE

- Town planner(s) & staff
- Land use & planning consultants
- Local developers

RESOURCES

Form-based Codes Institute (FBCI) - The Form-Based Codes Institute (FBCI), a program of Smart Growth America, is a professional organization dedicated to advancing the understanding and use of form-based codes.

Congress for the New Urbanism (CNU) - CNU uses New Urbanism's integration of design and social principles to advance three key goals: to diversify neighborhoods, to design for climate change, and to legalize walkable places

A Framework for Form-based Codes on Cape Cod - This form-based code framework was developed as part of a larger effort known as Community Resiliency by Design, carried out by Union Studio, the Cape Cod Commission (CCC), and several towns on the Cape. This document is a piece of that effort as form-based codes are an option that should be considered on the Cape as a strategy to help deliver context-appropriate densities in forms that are sympathetic to the historic development patterns that exist. This framework is intended to help start the conversation around form-based codes.

Regional Housing Strategy

DRAFT RECOMMENDATIONS



CHANGE ZONING TO ALLOW FOR MIXED-USE AND MULTIFAMILY HOUSING

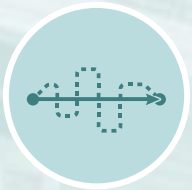
- In targeted, appropriate areas with access to infrastructure and amenities such as transit, for example, community activity centers
- Village centers or redevelopment of under-utilized commercial properties
- Support development of a wider variety of housing that is more affordable and appealing for different stages of life

RESOURCES

- Zoning analysis
- Multifamily design guidelines
- Model bylaws (mixed-use, multifamily design-oriented, inclusionary, etc.)

Regional Housing Strategy

DRAFT RECOMMENDATIONS



DEVELOP STREAMLINED PERMITTING PROCESSES FOR AFFORDABLE OR ATTAINABLE HOUSING

- Can help support the development of attainable housing, especially for smaller scale developers
- Again in targeted, appropriate areas
- Consider tools such as 40R/40S districts
- Look at revisions to Cape Cod Commission review thresholds

RESOURCES

- Design guidelines
- Model bylaws for multi-family housing
- Pre-approved plans
- Community Activity Centers and Growth Incentive Zones

Regional Housing Strategy

DRAFT RECOMMENDATIONS



CREATE A REGIONAL ENTITY THAT CAN PURCHASE AND SELL LAND FOR THE PURPOSE OF AFFORDABLE OR ATTAINABLE HOUSING

- A regional housing land bank coupled with a community land trust could work together to more quickly purchase and sell land for housing
- Potentially a redevelopment authority
- Entity needed that can act faster on potential opportunity sites for housing development

RESOURCES

- Housing Entities Research and Recommendations from Utile & Outwith Studio
- Regional Model Housing Tools Procurement Research and Recommendations

Regional Housing Strategy

DRAFT RECOMMENDATIONS



DEVELOP BETTER FINANCING OPTIONS FOR HOUSING AFFORDABLE TO 80% AMI – 120% AMI OR ABOVE

- Needed to support the development of attainable housing in the region
- Create a regional local government investment pool for fiscal reserves that can be used to stably capitalize an affordable and workforce housing fund
- Foster partnerships and collaborations with local banks or financial institutions who can support this type of funding

RESOURCES & EXAMPLES

- Finance Research and Recommendations from Utile & Outwith Studio
- MassHousing Workforce Housing Program

Regional Housing Strategy

DRAFT RECOMMENDATIONS



MAKE ADU CREATION EASIER AND LESS EXPENSIVE

- Develop a program for low- or no-cost loans for ADUs
- Develop a library of pre-approved ADU plans to streamline the permitting process and reduce initial costs to homeowners
- Advocate at the state level for changes in legislation to allow ADUs by right state-wide

RESOURCES & EXAMPLES

- ADU Model Bylaw
- Lower Cape Housing & ADU Resource Center, CDP
- My Home Plus One ADU Program, HAC
- Aid for ADUs Program, Eagle County, CO
- Raleigh, NC – Pre-approved plans

Regional Housing Strategy

DRAFT RECOMMENDATIONS



INCENTIVIZE REDEVELOPMENT OF EXISTING STRUCTURES INTO MULTIFAMILY UNITS

- Develop model bylaws to allow and incentivize the conversion of large single-family homes into multifamily structures
- Identify opportunities for redevelopment
- Allow for mixed-use development and housing on commercial properties in village centers or other opportune areas

RESOURCES & EXAMPLES

- Model bylaw to incentivize conversions of large single-family homes into multiple housing units
- Model mixed-use bylaw
- Housing suitability analysis

Regional Housing Strategy

DRAFT RECOMMENDATIONS



PRESERVE AND INCREASE YEAR-ROUND HOUSING OPPORTUNITIES

- Explore creation of a year-round deed restriction program
- Explore creation of a program that incentivizes people to convert their short-term rentals to year-round rentals
- Incentivize creation of seasonal workforce housing to alleviate pressures on year-round residents

RESOURCES & EXAMPLES

- Model deed restrictions
- Vail InDeed program
- Lease to Locals program, Summit County, CO

Regional Housing Strategy

DRAFT RECOMMENDATIONS



DEVELOP A REGIONAL HOMESHARING SERVICES PROGRAM

- Allows for people to rent out rooms in their homes providing income to the homeowner and a more affordable place to live for the renter
- Renters can provide some support to seniors or homeowners who may need minor assistance with household tasks
- Organized platform or online services can facilitate pairing of homesharers and support things like background checks
- If not for year-round renters, perhaps for seasonal workers

RESOURCES & EXAMPLES

- Housing Entities Research and Recommendations from Utile & Outwith Studio
- Nesterly Intergenerational Homeshare Program in Boston, Lynn, and elsewhere
- HomeShare Vermont

Regional Housing Strategy

DRAFT RECOMMENDATIONS



ESTABLISH A PERMANENT REGIONAL HOUSING SERVICES OFFICE

- Provides technical assistance to municipalities for monitoring of deed restricted units
- Provide support for program administration and implementation
- Identify additional future services in response to town needs
- Identify and secure ongoing funding sources for the office

RESOURCES & EXAMPLES

- Regional Housing Services Office (towns northwest of Boston)
- Entities Research and Recommendations from Utile & Outwith Studio

Regional Housing Strategy

DRAFT RECOMMENDATIONS



REGIONALIZE OR SUB-REGIONALIZE EFFORTS FOR AFFORDABLE HOUSING

- Advocate for towns to get some credit on the SHI for projects in other towns they contribute to through a regional fund
- Create a model CPA application and review process for Cape Cod towns that would allow for easier collaborations of CPA funds among towns

RESOURCES & EXAMPLES

- Finance Research and Recommendations from Utile & Outwith Studio

Regional Housing Strategy

DRAFT RECOMMENDATIONS



ENCOURAGE GREATER UTILIZATION OF MUNICIPAL FUNDING OPTIONS

- Encourage all towns to adopt the STR Community Impact Fee and dedicate STR CIF and Local Option Rooms Taxes to affordable or attainable housing
- Advocate for clearer guidance for spending of the STR CIF funds, in particular with a greater proportion required to go towards affordable or attainable housing
- Advocate for increased local options for STR fees
- Encourage towns to utilize municipal bonding to support housing projects

RESOURCES & EXAMPLES

- Provincetown
- Finance Research and Recommendations from Utile & Outwith Studio
- Orleans

Regional Housing Strategy

DRAFT RECOMMENDATIONS



COORDINATE WASTEWATER INFRASTRUCTURE AND HOUSING NEEDS

- Encourage towns to prioritize wastewater infrastructure investments in areas suitable for denser housing options and/or mixed-use developments
- Coordinate zoning changes to allow for more housing and mixed-use developments in areas with existing or planned wastewater infrastructure
- Encourage the state to prioritize funding and financing for infrastructure that accommodates multifamily housing in appropriate areas

RESOURCES & EXAMPLES

- Watershed MVP
- Model bylaws
- Cape Cod & Islands Water Protection Fund

Regional Housing Strategy

DRAFT RECOMMENDATIONS



DEVELOP COMMUNICATIONS STRATEGIES OR CAMPAIGNS TO SUPPORT AFFORDABLE/ATTAINABLE HOUSING

- Develop materials different entities can use to explain the region's challenges and needs with regard to housing
- Develop materials to support the implementation of different types of housing actions (e.g., zoning changes, housing developments, etc.)
- Explain who needs greater housing options in the region
- Campaigns can help to garner support for housing efforts and initiatives

RESOURCES & EXAMPLES

- "We can't afford to lose the people who can't afford to live here" Campaign by the Community Development Partnership
- Housing to Protect Cape Cod
- Washington Area Housing Partnership "The people you need...need you" Campaign

Regional Housing Strategy

DRAFT RECOMMENDATIONS



CHANGE ZONING TO ALLOW FOR MIXED-USE AND MULTIFAMILY HOUSING



DEVELOP STREAMLINED PERMITTING PROCESSES FOR AFFORDABLE OR ATTAINABLE HOUSING



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MAKE ADU CREATION EASIER AND LESS EXPENSIVE



INCENTIVIZE REDEVELOPMENT OF EXISTING STRUCTURES INTO MULTIFAMILY UNITS



PRESERVE AND INCREASE YEAR-ROUND HOUSING OPPORTUNITIES



DEVELOP A REGIONAL HOMESHARING SERVICES PROGRAM



ESTABLISH A PERMANENT REGIONAL HOUSING SERVICES OFFICE



REGIONALIZE OR SUB-REGIONALIZE EFFORTS FOR AFFORDABLE HOUSING



ENCOURAGE GREATER UTILIZATION OF MUNICIPAL FUNDING OPTIONS



COORDINATE WASTEWATER INFRASTRUCTURE AND HOUSING NEEDS



DEVELOP COMMUNICATIONS STRATEGIES OR CAMPAIGNS TO SUPPORT AFFORDABLE AND ATTAINABLE HOUSING

REGIONAL HOUSING STRATEGY
SUBREGIONAL STAKEHOLDER MEETINGS

DRAFT RECOMMENDATIONS

Which should get the most focus/effort from your perspective?

What would be the most impactful?

*What tools/resources will be important to
facilitate implementation?*

The Cape Cod Commission developed the WatershedMVP application for professionals, municipal officials and community members in order to assist in creating the most cost-effective and efficient solutions to Cape Cod's wastewater problem.

The application is an informational resource intended to provide regional estimates for planning purposes. WatershedMVP is an initiative of the Cape Cod Commission's Strategic Information Office (SIO). To learn more about the WatershedMVP application and the Cape Cod Commission and its SIO, please contact us.

You can select a watershed from the list below, or click on the map to get started.

Select an embayment

Get Started

Supporting Local Decision Making

WATERSHED MVP

watershedmvp.org

Assists in creating the most cost-effective and efficient solutions to Cape Cod's wastewater problem.





Edit Polygon

Switch Basemap

WATERSHED MVP

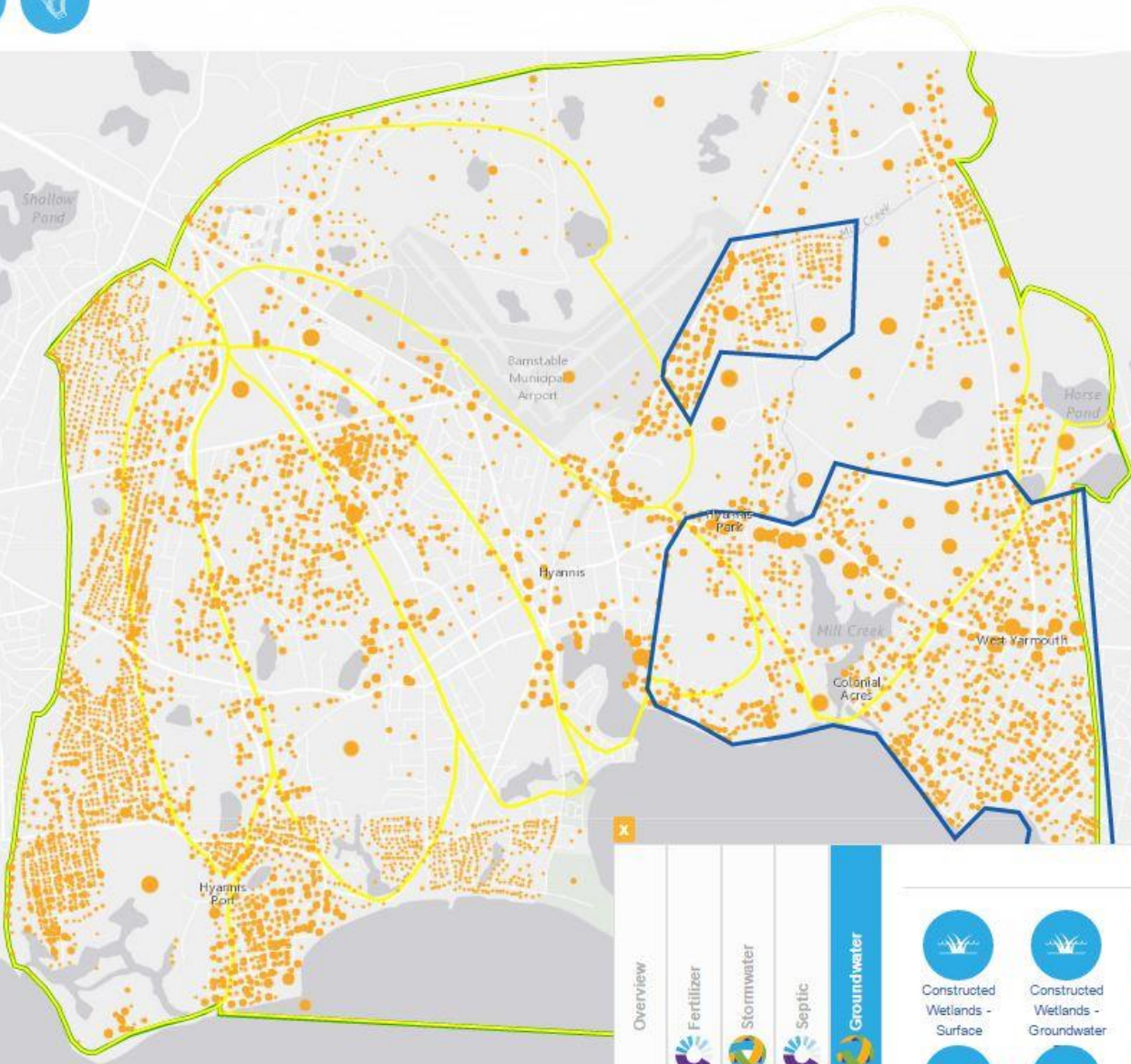
Subembayments for Lewis Bay

Lewis Bay (78%)
Stewarts Creek (82%)
Hyannis Inner Harbor (46%)
Snows Creek (180%)
Mill Creek - Yarmouth (165%)
Uncle Roberts Cove (89%)
Halls Creek (171%)
Simmons Pond and Well (1466%)

- Map Layers
- Towns
 - Subembayments
 - Subwatersheds
 - Wastewater Treatment Facilities
 - Ecological Indicators
 - Depth to Groundwater < 20ft
 - Existing Nitrogen Load
 - Wastewater
 - Wastewater by Treatment Type
 - Land Use Category
 - FlowThrough Co-efficient

Scenario Progress

117%



View Scenario Summary

Overview	Fertilizer	Stormwater	Septic	Groundwater	Constructed Wetlands - Surface	Constructed Wetlands - Groundwater	Hydroponic Treatment	Phytoremediation	PRB - Trench	PRB - Injection Well (30')	Embayment	Summary
					PRB - Injection Well (45')	PRB - Injection Well (60')	Fertigation Wells (Turf)	Fertigation Wells (Cranberry bogs)	Surface Water Remediation Wetlands			

Cape Cod Coastal Planner

Visualize the impacts of sea level rise scenarios through planning layers and investigate the environmental and socio-economic effects of local and regional coastal resiliency strategies

capecodcoast.org

The screenshot shows the Cape Cod Coastal Planner web application. At the top left is the logo and text "CAPE COD COASTAL PLANNER". At the top right is a search bar labeled "Select Shoreline Location" and a hamburger menu icon. The main area features a satellite map of Cape Cod with various locations labeled, including Bittermill Bay, Mashpee Monument Beach, Wings Neck, Red Brook Harbor, Megansett Harbor, Old Silver Beach, Sippewissett, South Woods, Falmouth, Natica, Great Island, Wellfleet Harbor, Blackfish Creek, Matconi, Coast Guard Beach, Cape Cod Bay, Nauset, Little Pleasant Bay, Wequasset, Bassing Harbor, Chatham Harbor, and Monomoy. A central modal window is overlaid on the map, containing the application logo, a welcome message, a prominent "SELECT A SHORELINE LOCATION TO START PLANNING" button with a hand cursor, a link to a tutorial wizard, a disclaimer, and funding information. At the bottom right of the map area, there are buttons for "Explore History (9)", "Import", and "Export".

CAPE COD COASTAL PLANNER

Select Shoreline Location

CAPE COD COASTAL PLANNER

Welcome! The Cape Cod Coastal Planner is a communication and decision support tool intended to educate users on the climate change hazards impacting Cape Cod's coastline, the adaptation strategies available to address them, and implications for local infrastructure and ecosystems. Choose your location and zone of impact to begin planning. View planning layers and test adaptation strategies for three coastal hazards.

SELECT A SHORELINE LOCATION TO START PLANNING

First time user? Follow the [tutorial wizard](#) first.

Disclaimer: The Cape Cod Commission developed the Cape Cod Coastal Planner to improve understanding of the coastal hazards facing Cape Cod, including erosion, sea level rise, and storm surge, and to aid in local coastal planning processes. The application is an informational resource intended to provide high-level anticipated impacts for planning purposes. The output panel provides estimates of change to the shoreline location, and are not intended to be used in an engineering context or to indicate support for any particular Adaptation Strategy.

Funded by a NOAA Coastal Resilience Grant awarded to the Cape Cod Commission and its partner agencies. Learn more at capecodcommission.org/resilientcapecod

Explore History (9)
Import / Export

PLANNING LAYERS ◀

Vulnerability Ribbon ▼

● Low ● Medium ● High

Infrastructure ▼

- ▼ Municipal Properties ●
- ▼ Public and Private Roads ●
- ▼ Sewered Parcels ●
- ▼ Coastal Defense Structures ●
- ▼ Structures ●
- ▼ Historic Districts ●
- ▼ Historic Places ●
- ▼ Low Lying Roads ●

Sea Level Rise ▼

- ▼ Sea Level Rise ●
 - 1ft - 2ft - 3ft - 4ft - 5ft - 6ft
- ▼ Disconnected Roads ●
 - 1ft - 2ft - 3ft - 4ft - 5ft - 6ft
- ▼ Critical Facilities ●

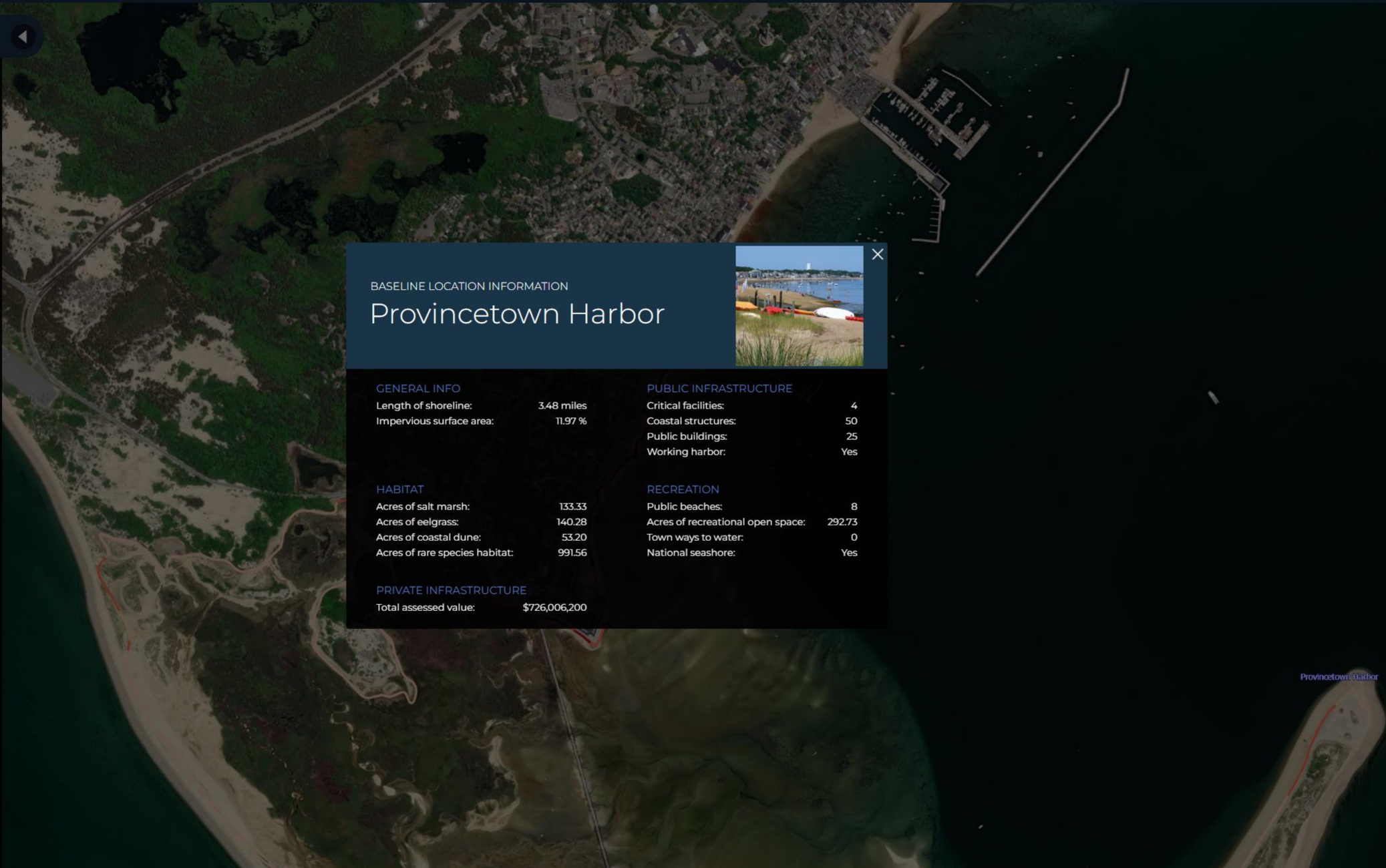
Stormtide Pathways ▼

- ▼ Stormtide Pathways ●
 - 1 ft - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 ft
- ▼ Stormtide Plane Extent ●
 - 1 ft - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 ft

Inundation ▼

- ▼ Flood Zone ●
- ▼ SLOSH ●

Erosion ▼



BASELINE LOCATION INFORMATION

Provincetown Harbor



GENERAL INFO

Length of shoreline: 3.48 miles
 Impervious surface area: 11.97 %

PUBLIC INFRASTRUCTURE

Critical facilities: 4
 Coastal structures: 50
 Public buildings: 25
 Working harbor: Yes

HABITAT

Acres of salt marsh: 133.33
 Acres of eelgrass: 140.28
 Acres of coastal dune: 53.20
 Acres of rare species habitat: 991.56

RECREATION

Public beaches: 8
 Acres of recreational open space: 292.73
 Town ways to water: 0
 National seashore: Yes

PRIVATE INFRASTRUCTURE

Total assessed value: \$726,006,200

Provincetown Harbor



PLANNING LAYERS CLEAR

Vulnerability Ribbon

- Low
- Medium
- High

Infrastructure

- Municipal Properties
- Public and Private Roads
 - Private
 - Public
- Sewered Parcels
- Coastal Defense Structures
- Structures
- Historic Districts
- Historic Places
- Low Lying Roads

Sea Level Rise

- Sea Level Rise
 - 1ft - 2ft - 3ft - 4ft - 5ft - **6ft**
- Disconnected Roads
 - 1ft - 2ft - 3ft - 4ft - 5ft - **6ft**
- Critical Facilities

Stormtide Pathways

- Stormtide Pathways
 - 1 ft - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 ft
- Stormtide Plane Extent
 - 1 ft - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 ft

Inundation

- Flood Zone
- SLOSH

Erosion





STRATEGY OUTPUT

NO ACTION

DUNE CREATION

Dune Creation



SCENARIO ADDRESSES Sea Level Rise

LOCATION: Provincetown Harbor area DURATION: 40 years SCENARIO SIZE: 3000 linear ft.

SCENARIO OUTPUTS

All outputs are relative to the user taking no action within the planning area.

\$176.1K

PROTECTED

Public Building Value

\$5.9M

PROTECTED

Private Shoreline Land Value

\$15.8M

PROTECTED

Private Building Value

Salt Marsh Change

NO CHANGE

--

Beach Area Change

ACRES GAINED

0.20

Road Length Impacted:

--

NO IMPACT

Critical Facilities

--

Rare Species Habitat

GAIN

Historical Places

23 PROT



BACK

CLEAR

EXPORT

REGIONAL
HOUSING
STRATEGY
RESOURCES
**DECISION
SUPPORT
TOOL**

POSSIBLE INCORPORATIONS

- Community Activity Center analysis and components
- Housing suitability analysis and components
- Zoning analysis results
- Planned sewerred areas
- Vulnerable resource areas

POSSIBLE OUTPUTS

- Housing units and types
- Infrastructure (transportation, wastewater, etc.)
- Employment
- Municipal services
- Tax base



REGIONAL HOUSING STRATEGY
SUBREGIONAL STAKEHOLDER MEETINGS

DECISION SUPPORT TOOL

What questions are you asked that you wish you had a tool to help answer?

What types of impacts does a decision-support tool need to demonstrate to be effective?



Housing Cape Cod

THE REGIONAL STRATEGY

THANK YOU!