

**BARNSTABLE COUNTY CHAPTER 40 B STUDY
SUMMARY OF FINDINGS
SEPTEMBER 1, 2007**

HISTORICAL

- 39% of the Cape's affordable housing units have been produced through the comprehensive permit process.
- 56% of the units in the Cape's 40B developments are affordable.
- Of the units produced under 40B, 66% have been rental and 34% ownership.
- The median 40B project size is 18 units; the average size is 26 units.
- Slightly more than half (56 of 107) of the comprehensive permit developments built or under construction as of 9/1/07 has occurred in Barnstable, Falmouth, and Sandwich.

RECENT TRENDS: OCTOBER 2001- SEPTEMBER 2007

- 67% of the 1,346 affordable housing units added to the region's affordable inventory between October 2001 and September 2007 were the result of Chapter 40B developments; excluding group home units that were allowed to be counted in 2003, 87% of newly added units were permitted via 40B.
- 48% actual project affordability; 45% if exclude Barnstable accessory units.
- 34 ownership projects (75% of units); 16 rental projects (25% of units).
- Median project size is 20 units; average size is 29 units.
- 54% of all 40B projects in the region have been done in the last six years.

**BARNSTABLE COUNTY-
CHAPTER 40B UNITS- SEPTEMBER 2007**

Community	Year Round Units-2000	Total Affordable Units (1)	Subsidized %- 2006 (1)	Comp Permit Projects (2)	Comp Permit Project Units Affordable (2)	% Comp Permit Units of Total Affordable
Barnstable (3)	20,266	1,343	6.63%	21	559	41.62%
Bourne	7,787	548	7.04%	5	82	14.96%
Brewster	4,379	253	5.78%	4	64	25.30%
Chatham	3,596	175	4.87%	2	79	45.14%
Dennis	8,079	327	4.05%	9	249	76.15%
Eastham	2,642	59	2.23%	3	23	38.98%
Falmouth	14,440	788	5.46%	22	298	37.82%
Harwich	5,862	261	4.45%	5	125	47.89%
Mashpee	5,578	223	4.00%	10	103	46.19%
Orleans	3,317	298	8.98%	4	33	11.07%
Provincetown	2,062	128	6.21%	2	20	15.63%
Sandwich	7,574	270	3.56%	13	262	97.04%
Truro	999	9	0.90%	0	0	0.00%
Wellfleet	1,430	39	2.73%	2	18	46.15%
Yarmouth	12,056	373	3.09%	5	85	22.79%
COUNTY TOTAL	100,067	5,094	5.09%	107	2,000	39.26%

(1) As of 9/13/07 DHCD report

(2) As of 9/1/07. Permitted projects with construction completed or underway.

(3) Barnstable's 164 approved amnesty apartment units permitted under Chapter 40B are not included in the town's project total, i.e. 21 instead of 185; however, the 164 units are included in the town's comp permit project units total for this analysis. 123 of the 164 amnesty apartments are affordable.

**BARNSTABLE COUNTY-
CHAPTER 40B UNITS- SEPTEMBER 2007**

CHAPTER 40B COMPREHENSIVE PERMIT DEVELOPMENTS

COMMUNITY	NAME	ADDRESS	TOTAL UNITS PROJECT	40B UNITS FOR COUNT	HOUSING TYPE
<u>Barnstable</u>	Anthony Drive-	Anthony Drive	12	12	Ownership
	Aunt Sarah's Harborview-	93 Pleasant St	12	12	Rental
	Bishop's Common-	Bishops Terrace	13	13	Own- 9; Rent- 4
	* Founders Court-	979 Falmouth Road	32	32	Rental
	Habitat	206 Mill Road	1	1	Ownership
	High School Road	Apartments	20	20	Rental
	* Holly Hills-	Centerville Avenue	46	46	Rental
	* Life Inc. I	Lincoln Road Extension	8	8	Rental
	Life Inc. II		8	8	Ownership
	Old Colony Road-	Old Colony Road	8	3	Ownership
	Prince Cove Highlands-	Staysail Circle	6	6	Ownership
	Schoolhouse Pond	Condos	8	2	Ownership
	Sea Meadow Village-	Pitcher's Way	54	34	Own- 25; Rent- 9
	* Whitehall Estates-	Falmouth Road	81	81	Rental
	Woodlands Marston Mills-	Tanbark Road	43	30	Own- 25; Rent- 5
	Danvers Way-	Habitat	16	16	Ownership
	Southside Village-	Falmouth Road	14	14	Rental
	Village at Marstons Mills-	WBarn/Ost Rd	30	18	Ownership
	Settlers Landing I-	Castlewood Circle	20	5	Ownership
	Mill Pond Estates-	Old Mill Road	11	3	Ownership
Cotuit Meadows-	Route 28	124	31	Ownership	
Total- Barnstable			567	395	
<u>Bourne</u>	* Cherry Hill-	One Old Plymouth Road	28	28	Rental
	Nightingale Estates-	Nightingale Pond Rd	60	15	Ownership
	Waterhouse Road (Lot#2)-	Waterhouse Rd	4	2	Ownership
	Pilgrim Pines-	Nightingale Pond Road	121	33	Ownership
	Canal Crossing-	Old Bridge Road	16	4	Ownership
Total- Bourne			229	82	
<u>Brewster</u>	Belmont Park-	Belmont Park Rd	20	20	Ownership
	Yankee Village-	Signal Hill Circle	54	16	Ownership
	Wells Court-	Brewster Road	24	24	Rental
	Habitat-	James Burr Road	4	4	Ownership
Total- Brewster			102	64	
<u>Chatham</u>	CHOP	Stony Hill Rd	32	29	Ownership
	Lake Street		50	50	Rent- 47; Own- 3
Total- Chatham			82	79	

**BARNSTABLE COUNTY-
CHAPTER 40B UNITS- SEPTEMBER 2007**

CHAPTER 40B COMPREHENSIVE PERMIT DEVELOPMENTS

COMMUNITY	NAME	ADDRESS	TOTAL UNITS PROJECT	40B UNITS FOR COUNT	HOUSING TYPE
<u>Dennis</u>	Center Street Village-	167 Center St	52	52	Rental
	Clipper Lane		8	8	Rental
	Old Bass River Village		32	32	Rental
	Windmill Village-	109 Upper County	40	40	Rental
	Dennis Commons-	Main Street/Route 28	32	32	Rental
	Gordon Senior Apts-	Route 34	64	64	Rental
	Searsville Road-	Searsville Road	17	7	Ownership
	Davenport Realty-	Route 134	14	4	Ownership
	Windmill-	109 Main St- WDennis	10	10	Rental
Total- Dennis		269	249		
<u>Eastham</u>	Gull Cottages	885 State Highway	5	5	Rental
	Bay Meadows	North Sunken Meadow Road	18	8	Ownership
	Brackett Landing-	Brackett Road	40	10	Ownership
Total- Eastham		63	23		
<u>Falmouth</u>	Longshank-	Sam Turner Road	18	18	Ownership
	Valley Ridge Condos-	Gifford Street	44	11	Ownership
	Gifford Street-	Falmouth Housing Corp	36	36	Rental
	Maravista Village-	Jeffrey Lane	16	4	Ownership
	* Fairwinds Housing-	Main Street	20	20	Rental
	* Gifford Street II-	Fal Housing Corp	14	14	Rental
	Roberta Jean Circle		8	2	Ownership
	Fresh Pond Farms-	Luke Rd, Bailey Dr, ...	27	8	Ownership
	16 Trotting Park Road		16	5	Rental (affordables)
	* Courtyard Apts-	240 Sandwich Rd	13	13	Rental
	Cranberry Heights-	724 EFalmouth Hgwy	8	2	Ownership
	756 E Falmouth Highway		11	5	Own- 3; Rent- 2
	Brick Kiln Rd-	Nickey Lane	6	2	Ownership
	Mill Farm Way		20	5	Ownership
	* Cedar Meadows-	Teaticket Highway	54	54	Rental
	Fairway Meadows-	350 Old Barnstable R	12	3	Ownership
	649 Carriage Shop Condos		12	3	Ownership
	Wise Living-	Tennis Club Lane	55	14	Ownership
	*704 Main Street		58	58	Rental
	East Ridge Road-	Falmouth Housing Trust	6	6	Ownership
	Irene's Meadow		44	11	Ownership
Habitat-	Sam Turner Road	5	4	Ownership	
Total- Falmouth		503	298		
<u>Harwich</u>	Long Pond/Headwaters		12	12	Rental
	Queen Anne's Court		24	24	Ownership
	Pine Oaks III-	Oak Street	65	65	Rental
	* 333 Main Street-	Route 28	11	11	Rental
	* HECH Sisson Road		13	13	Rental
Total- Harwich		125	125		

**BARNSTABLE COUNTY-
CHAPTER 40B UNITS- SEPTEMBER 2007**

CHAPTER 40B COMPREHENSIVE PERMIT DEVELOPMENTS

COMMUNITY	NAME	ADDRESS	TOTAL UNITS PROJECT	40B UNITS FOR COUNT	HOUSING TYPE
<u>Mashpee</u>	MHA senior-	Job's Fishing Road	24	24	Rental
	MHA family-	Old Barnstable Road	6	6	Rental
	Habitat-	Winslow Farms	3	3	Ownership
	Habitat-	Sandy Fox Drive	2	2	Ownership
	River Hill-	30 Meetinghouse Road	11	3	Ownership
	Main Street Village-	334 Main Street	24	6	Ownership
	Habitat-	Ashers Path	1	1	Ownership
	Habitat-	Quashnet Road	1	1	Ownership
	Habitat-	Cotuit Road	1	1	Ownership
	MHA senior-	Ashers Path	56	56	Rental
Total- Mashpee			129	103	
<u>Orleans</u>	53 Meetinghouse Road		8	8	Rental
	John Avellar Circle		11	11	Rental
	Finlay Road		3	3	Ownership
	Wise Living- West Road		42	11	Ownership
Total- Orleans			64	33	
<u>Provincetown</u>	40A Nelson Ave-	Community Hous. Res.	6	6	Rental
	Meadow Road-	Bradford Street Extension	39	14	Own- 9; Rent- 5
Total- Provincetown			45	20	
<u>Sandwich</u>	Hansen Village-	Tom's Way- SHA	48	48	Rental
	Shawme Heights I-	Leveridge Lane	44	44	Rental
	George Fernandes Way-	SHA	12	12	Rental
	Cranberry Village-	Early Road Circle	16	5	Ownership
	Ryder Woods-	Sconset Circle	76	21	Ownership
	Sherwood Forest-	Nottingham/Kensington	36	9	Ownership
	Shawme Heights II-	Leveridge Lane	50	50	Rental
	Osprey Lane-	SHA	36	36	Rental
	Granite Ridge-	Quaker Meetinghouse	32	8	Ownership
	Woodside Village-	Boardley Road	31	12	Ownership
	Beech Wood Grove-	Craft Road	3	1	Ownership
	Annie's Pasture-	Route 130	20	5	Ownership
	Brightside Lane-	Route 130	40	11	Ownership
Total- Sandwich			444	262	
<u>Truro</u>	None				
<u>Wellfleet</u>	Oyster Lane-	584 State Highway	6	6	Ownership
	Wellfleet Apartments-	Fred Bell Way	12	12	Rental
Total- Wellfleet			18	18	

