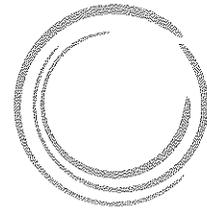


3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

CAPE COD
COMMISSION

BARNSTABLE COUNTY CHAPTER 40 B STUDY SUMMARY OF FINDINGS- SEPTEMBER 1, 2010

HISTORICAL

- 39% of the Cape's affordable housing units have been produced through the comprehensive permit process.
- 57% of the units in the Cape's 40B developments are affordable.
- Of the units produced under Chapter 40B, 67% are rental and 33% ownership.
- Median 40B project size is 16 units; average size is 25 units.
- Slightly more than half (61 of 118) of the comprehensive permit developments built or under construction as of 8/15/10 has occurred in Barnstable, Falmouth, and Sandwich.

LAST DECADE: OCTOBER 2001- AUGUST 2010

- 64% of the 1,596 affordable housing units added to the region's affordable inventory between October 2001 and August 2010 were the result of Chapter 40B developments.
- Excluding group home units that were allowed to be counted starting in 2003, 81% of newly added units this decade were permitted via Chapter 40B.
- 52% actual project affordability.
- 41 ownership projects (62% of units); 25 rental projects (38% of units).
- Median project size is 14 units; average size is 25 units.
- 56% of all 40B projects on the Cape have been done since 2001.



Keeping a Special Place Special

**BARNSTABLE COUNTY-
COMPREHENSIVE PERMIT UNITS- AUGUST 2010**

Community	Year Round Units-2000	Total Affordable Units (1)	Subsidized %- 2010 (1)	Comp Permit Projects (2)	Comp Permit Project Units Affordable (2)	% Comp Permit Units of Total Affordable
Barnstable (3)	20,266	1,352	6.7%	22	572	42.3%
Bourne	7,787	562	7.2%	6	110	19.6%
Brewster	4,379	252	5.8%	4	64	25.4%
Chatham	3,596	174	4.8%	2	71	40.8%
Dennis	8,079	337	4.2%	9	249	73.9%
Eastham	2,642	49	1.9%	3	24	49.0%
Falmouth	14,440	960	6.6%	26	313	32.6%
Harwich	5,862	291	5.0%	8	159	54.6%
Mashpee	5,578	222	4.0%	10	105	47.3%
Orleans	3,317	294	8.9%	4	33	11.2%
Provincetown	2,062	127	6.2%	2	20	15.7%
Sandwich	7,574	272	3.6%	13	263	96.7%
Truro	999	10	1.0%	2	4	40.0%
Wellfleet	1,430	37	2.6%	2	18	48.6%
Yarmouth	12,056	405	3.4%	5	85	21.0%
COUNTY TOTAL	100,067	5,344	5.3%	118	2,090	39.1%

(1) As of 4/1/10 DHCD report

(2) As of 8/15/10. Permitted projects with construction completed or underway.

(3) Barnstable's 188 approved amnesty apartment units (152 affordable) permitted under 146 Chapter 40B filings are not included in the town's project total, i.e. 22 instead of 168. However, the 140 active units are included in the town's comp permit project units total for this analysis.

**BARNSTABLE COUNTY-
COMPREHENSIVE PERMIT UNITS- AUGUST 2010**

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
	Cotuit Meadows-	Route 28	124	31	Ownership
West Barnstable Communities-	Route 132	28	28	Rental	
West Barnstable Communities-	Route 149	12	12	Rental	
Total- Barnstable			596	432	
<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
	Canal Bluffs-	Otis Park Drive	28	28	Rental
Total- Bourne			257	110	
<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	21	Ownership
	Lake Street		50	50	Rent- 47; Own- 3
Total- Chatham			82	71	
<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	

**BARNSTABLE COUNTY-
COMPREHENSIVE PERMIT UNITS- AUGUST 2010**

CHAPTER 40B COMPREHENSIVE PERMIT DEVELOPMENTS

COMMUNITY	NAME	ADDRESS	TOTAL UNITS PROJECT	40B UNITS FOR COUNT	HOUSING TYPE
<u>Eastham</u>	Gull Cottages	885 State Highway	5	5	Rental
	Bay Meadows	North Sunken Meadow Road	18	10	Ownership
	Brackett Landing-	Brackett Road	40	9	Ownership
Total- Eastham		63	24		
<u>Falmouth</u>	Longshank-	Sam Turner Road	18	18	Ownership
	Valley Ridge Condos-	Gifford Street	44	11	Ownership
	Gifford Street-	Falmouth Housing Corp	28	28	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 (afford)
	* Courtyard Apts-	240 Sandwich Rd	13	13	Rental
	Trotting Park II-	Trotting Park Rd	4	4	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 Meadow-	350 Old Barnstable Rd	12	3	Ownership
	649 Carriage Shop Condos		12	3	Ownership
	Wise Living-	Tennis Club Lane	55	14	Ownership
	*704 Main Street		58	58	Rental
	Bridgeport-	Gifford Street	8	8	Rental
	East Ridge Road-	Falmouth Housing Trust	6	6	Ownership
	Irene's Meadow		44	11	Ownership
	Habitat-	Sam Turner Road	5	4	Ownership
	Forest Cove-	Gifford and Trotting Park	36	9	Ownership
Falmouth Housing Corp-	Ward & Chester	2	2	Ownership	
Total- Falmouth		545	313		
<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
	*916-920 Main Street		10	9	Rental
	Gomes Way		13	13	Ownership
	Thankful Chase Pathway-	Main St. Ext.	12	12	Rental
Total- Harwich		160	159		

**BARNSTABLE COUNTY-
COMPREHENSIVE PERMIT UNITS- AUGUST 2010**

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 and MHA family- Old Barnstable Road		30	30	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
	Habitat- Fox Hill & Lakewood		2	2	Ownership
Total- Mashpee			131	105	
<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. Meadow Road- Bradford Street Extension		6 39	6 14	Rental 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	22	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	263	
<u>Truro</u>	Shore Road		2	2	Rental
	First Discovery Road		2	2	Rental
Total- Truro			4	4	
<u>Wellfleet</u>	Oyster Lane- 584 State Highway		6	6	Ownership
	Wellfleet Apartments- Fred Bell Way		12	12	Rental
Total- Wellfleet			18	18	

