



CAPE COD
COMMISSION

**BARNSTABLE COUNTY CHAPTER 40 B STUDY
SUMMARY OF FINDINGS- SEPTEMBER 1, 2012**

HISTORICAL

- 44% 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, 70% are rental and 30% ownership.
- Median 40B project size is 16 units; average size is 26 units.
- Slightly more than half (64 of 125) of the comprehensive permit developments built or under construction as of 9/1/12 has occurred in Barnstable, Falmouth, and Sandwich.

LAST DECADE: OCTOBER 2001- AUGUST 2012

- 84% of the 1,537 affordable housing units added to the region's affordable inventory between October 2001 and August 2012 were permitted through Chapter 40B.
- 53% actual project affordability.
- 48 ownership projects (55% of units); 29 rental projects (45% of units).
- Median project size is 13 units; average size is 25 units.
- 62% of all 40B projects on the Cape have been done since 2001.

**BARNSTABLE COUNTY-
COMPREHENSIVE PERMIT UNITS- SEPTEMBER 1, 2012**

Community	Year Round Units-2010 Census	Total Affordable Units (1)	Subsidized Housing Inventory % (SHI) 2012 (1)	Comp Permit Projects (2)	Comp Permit Project Units Counted as Affordable (2)	% Comp Permit Units of Total Affordable Units
Barnstable (3)	20,550	1,357	6.6%	22	587	43.3%
Bourne	8,584	561	6.5%	7	156	27.8%
Brewster	4,803	251	5.2%	4	64	25.5%
Chatham	3,460	168	4.9%	3	73	43.5%
Dennis	7,653	332	4.3%	9	249	75.0%
Eastham	2,632	48	1.8%	3	24	50.0%
Falmouth	14,870	792	5.3%	29	442	55.8%
Harwich	6,121	326	5.3%	8	160	49.1%
Mashpee	6,473	277	4.3%	10	104	37.5%
Orleans	3,290	297	9.0%	4	33	11.1%
Provincetown	2,122	124	5.8%	4	85	68.5%
Sandwich	8,183	314	3.8%	13	263	83.8%
Truro	1,090	10	0.9%	2	4	40.0%
Wellfleet	1,550	34	2.2%	2	18	52.9%
Yarmouth	12,037	394	3.3%	5	85	21.6%
COUNTY TOTAL	103,418	5,285	5.1%	125	2,347	44.4%

(1) DHCD report of 5/10/12 of Subsidized Housing Inventory (SHI) of counted affordable units.

(2) As of 9/1/12. Chapter 40B permitted projects with construction completed or underway. All units in rental projects, whether affordable or market, count for the Town's SHI. Please note that some of the recent 40B projects may not yet be included on the SHI.

(3) Barnstable's 203 approved amnesty apartment units (167 affordable) permitted under 161 Chapter 40B filings are not included in the town's project total, i.e. 22 instead of 183. However, the 155 active units are included in the town's comp permit project units total for this analysis.

**BARNSTABLE COUNTY-
COMPREHENSIVE PERMIT UNITS- SEPTEMBER 1, 2012**

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/Clay Pond Cove- Otis Park Dr		73	73	Rental
	Habitat- Flintlock Lane		1	1	Ownership
Total- Bourne			303	156	
<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
	Levi's Path- 2684 Main Street		8	2	Ownership
Total- Chatham			90	73	

**BARNSTABLE COUNTY-
COMPREHENSIVE PERMIT UNITS- SEPTEMBER 1, 2012**

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	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
	Kelly Green Condos-	17 & 21 Pine Street	8	2	Ownership
	Woodbriar Senior Living-	339 Gifford Street	125	125	Rental
	Colchester Developers-	56 Hunt Street	2	2	Rental
	Total- Falmouth		680	442	

**BARNSTABLE COUNTY-
COMPREHENSIVE PERMIT UNITS- SEPTEMBER 1, 2012**

CHAPTER 40B COMPREHENSIVE PERMIT DEVELOPMENTS

COMMUNITY	NAME	ADDRESS	TOTAL UNITS PROJECT	40B UNITS FOR COUNT	HOUSING TYPE
<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	10	Rental
	Gomes Way		13	13	Ownership
	Thankful Chase Pathway- Main St. Ext.		12	12	Rental
Total- Harwich		160	160		
<u>Mashpee</u>	MHA senior- Job's Fishing Road		24	24	Rental
	MHA family- Old Barnstable Road		6	6	Rental
	Habitat- Dixon Drive & County Road		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- Cotuit Road		1	1	Ownership
	MHA senior- Ashers Path		56	56	Rental
	Habitat- Fox Hill & Lakewood		2	2	Ownership
	Habitat- Russell Road		1	1	Ownership
Total- Mashpee		130	104		
<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
	Province Landing- 90 Shank Painter Road		50	50	Rental
	CHR- 83 Shank Painter Road		15	15	Rental
Total- Provincetown		110	85		
<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		

**BARNSTABLE COUNTY-
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CHAPTER 40B COMPREHENSIVE PERMIT DEVELOPMENTS

COMMUNITY	NAME	ADDRESS	TOTAL UNITS PROJECT	40B UNITS FOR COUNT	HOUSING TYPE
<u>Truro</u>	Shore Road		2	2	Rental
	First Discovery Road		2	2	Rental
<u>Total- Truro</u>			4	4	
<u>Wellfleet</u>	Oyster Lane- 584 State Highway		6	6	Ownership
	Wellfleet Apartments- Fred Bell Way		12	12	Rental
<u>Total- Wellfleet</u>			18	18	
<u>Yarmouth</u>	German Hill Estates- German Hill Rd		37	37	Ownership
	Station Avenue- Visions		8	8	Rental
	Mill Pond Village- Camp Street		140	35	Ownership
	*River Landing Apartments		4	4	Rental
	Even Keel Commons- Union Street		4	1	Ownership
<u>Total- Yarmouth</u>			193	85	
COUNTY TOTALS			3,226	2,192	

SUMMARY

MEDIAN 40B PROJECT SIZE	16	units
AVERAGE 40B PROJECT SIZE	26	units

TYPE OF PROJECT	TOTAL	# OF AFFORD- ABLE UNITS	% OF AFFORD- ABLE UNITS
RENTAL	54	1,541	70.3%
OWNERSHIP	71	651	29.7%

OVERALL CHAPTER 40B PROJECT AFFORDABILITY %* 57.3%

* Actual affordable units differ from the 40B units column as rental 40B projects count both affordable and market rate units. For the affordability %, CCC counted just the affordable units in seventeen developments:

- Four in Barnstable: Founders Court- 11 of 32 affordable; Holly Hill- 14 of 46 affordable; Life Inc I- 2 of 8 affordable; Whitehall- 17 of 81 affordable;
- One in Bourne: Cherry Hill- 8 of 28 affordable;
- One in Dennis: Windmill- 4 of 10 affordable;
- Seven in Falmouth: Fairwinds- 10 of 20 affordable; Gifford Street II- 7 of 14 affordable; Courtyard Apartments- 5 of 13 affordable; Cedar Meadows- 14 of 54 affordable; 704 Main Street- 44 of 58 affordable; Woodbriar- 25 of 125 affordable; Colchester- 1 of 2 affordable;
- Three in Harwich: 333 Main- 3 of 11 affordable; Sisson Road- 10 of 13 affordable; 916-920 Main Street- 9 of 10 affordable;
- One in Yarmouth: River Landing- 1 of 4 affordable.

Therefore, 344 of the counted units are actually market rate.