



Orleans Housing Update

March 2025

Town of Orleans
Planning & Community
Development

Housing Updates

- **Zoning:** The Planning Board is engaged with consultant Utile on a character analysis for downtown Orleans; this is background work for recommended zoning updates. Learn more at www.town.orleans.ma.us/1676/Zoning-Update-Downtown-Orleans
- The Orleans **Rental Assistance Program** is accepting applications. There are currently 5 program participants. Please help spread the word! haconcapecod.org/program-services/rental-voucher-programs/thrive/
- The Affordable Housing Trust submitted a **warrant article request** to the Select Board to expand the eligible use of non-CPA funds to households earning below 120% AMI.
- An **affordable condo unit is available** at 18 West Road for a qualified 62+ buyer. More information at: mymasshome.org/listing/2986
- The Town of Orleans is partnering with the Cape Cod Commission through a District Local Technical Assistance agreement to develop **regional strategies for year-round housing incentive programs**.
- The Cape Cod Commission updated regional **Housing Profiles** – including the one for Orleans – with more current data and zoning analysis. [Check out this great resource here.](#)
- Listen to the latest **Orleans Behind the Scenes** podcast: [Addressing Housing Needs in Orleans.](#)

What's New

Applications are being accepted for the 62-unit mixed income development at 19 West Road. Applications must be submitted by mail and postmarked by 4/8/25.



www.pennrose.com/apartments/massachusetts/phare/

We are launching the public phase of the zoning effort with a questionnaire.

Please take a moment to

[share your thoughts with us online.](#) We're collecting

opinions and ideas through a digital platform designed to gather and understand what people think about Downtown Orleans – in your words, or ours.

Join the Survey!

Partners in Housing

- The Commission on Unlocking Housing Production, convened by Gov. Healy, released a report, "**Building for Tomorrow**", which includes 50 recommendations to increase the supply of housing and lower costs for Massachusetts residents.
- CDP conducted a **Year-Round Deed Restriction Feasibility Study** and shared a report on the findings.
- Lower Cape Housing Institute **Spring Regional Peer Group**, March 13th, 3-5pm

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GOVERNOR PRENCE

Future home of 78 apartments, townhomes, and single-family homes

Project Spotlight: Governor Prence Inn

It has been over three years since Orleans voters supported the purchase of the vacant Governor Prence Motor Inn site and the Town is excited to report significant progress towards redeveloping the site for year-round housing.

The Select Board and Affordable Housing Trust recently approved an agreement with a trio of developers – Housing Assistance, Preservation of Affordable Housing, and Habitat for Humanity of Cape Cod – detailing the terms under which the property will be transferred.

The site is proposed to be developed with 61 affordable apartments, 10 market-rate townhomes, and 7 Habitat houses. The next steps will include advancing permits and funding for the project.

For more information, and a preview of the proposed units, visit:

www.town.orleans.ma.us/1069

