



Orleans Housing Update

November 2025

Town of Orleans
Planning & Community
Development

Housing Updates

- The Orleans Affordable Housing Trust is pleased to announce a Notice of Funding Availability for deed-restricted low- and moderate-income units in private development projects. View the NOFA at www.town.orleans.ma.us/491
- The public comment period on the Commonwealth's draft Seasonal Communities Regulations closed October 31st and final regulations should be posted soon. The Town is anticipating the opportunity for grant funding to support plans, local actions for housing development, or public infrastructure projects to leverage new housing units. More at www.mass.gov/info-details/seasonal-communities
- There are still opportunities available for Rent Assistance and incentives for property owners to convert units into year-round rentals available at www.town.orleans.ma.us/1026/Housing.

Special Town Meeting

Housing Articles - Next Steps

Article 2 – The **Downtown Housing Overlay District** will be forwarded to the Attorney General for approval. To further the goal of promoting missing-middle housing, the Town is working with planning and architecture firm Utile to produce a “pattern book” of housing types that can be built under the new zoning. This guide, which is recommended by the Town’s 10-Year Housing Plan, will communicate to property owners, developers, and public how these buildings might be planned, while illustrating the potential look and feel of development under the new zoning. The Planning Department will also focus on aligning other regulatory processes and guidelines with the bylaw.

Article 4 – The Select Board will establish the terms of the **Affordable Housing Tax Exemption for Year-Round Rentals**, including the exemption amount, maximum tenant income, maximum rent, and others as necessary. Check future issues of this newsletter for notice of when that meeting will occur. The exemption will be available beginning July 1, 2026 (Fiscal Year 2027).

Article 5 – The **Community Impact Fee on Professionally Managed Short-Term Rentals** will go into effect on January 1, 2026. The Town has notified the Department of Revenue of the adoption.


TOWN OF ORLEANS
AFFORDABLE HOUSING TRUST
REQUEST FOR PROPOSALS
22 OLD TOTE ROAD, ORLEANS
SEEKING PROPOSALS TO CONVERT BUILDING INTO 4 RESIDENTIAL UNITS, 2 DEED RESTRICTED RFP AVAILABLE AT TOWN.ORLEANS.MA.US/BIDS



Short Term Rental Report

November 21, 2025

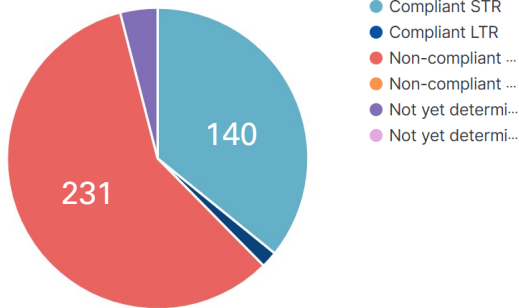
387

Total Short Term Rental Units

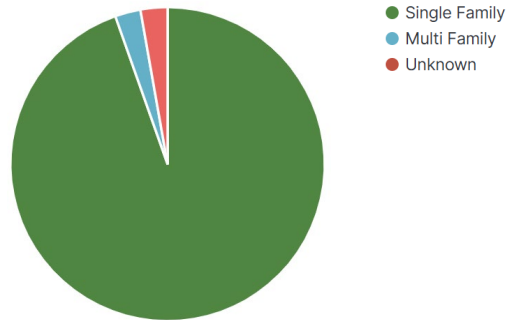
670

Total Short Term Rental Listings

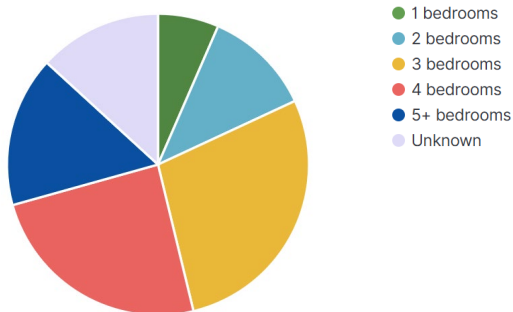
Compliance Status ^①



Property type ^①



Bedrooms ^①



Room Type ^①

