



Orleans Housing Update

June 2025

Town of Orleans
Planning & Community
Development

Housing Updates

- **Governor Prence Redevelopment** – The Orleans Affordable Housing Trust voted to commit \$1.5M to support the 78-unit redevelopment of the property at 66 and 76 Route 6A by Preservation of Affordable Housing, Housing Assistance, and Habitat for Humanity of Cape Cod. The Town anticipates the development team to file an application for a comprehensive permit this summer.
- Orleans **Rental Assistance Program** is currently assisting 9 families including 2 households with children. At their last meeting, the Affordable Housing Trust Fund Board voted to allocate an additional \$50,000 to the program. Information at: haconcapecod.org/program-services/rental-voucher-programs/thrive/
- **Downtown Orleans Zoning Update:** The Planning Board and Planning staff have been working on technical review and reorganization of the zoning bylaw, along with establishing new development standards, such as maximum building footprint, building height, roof form, and building articulation to guide mixed use and multi-family development downtown. Review the June 24 [presentation to the Planning Board](#) by Utile.
- **Short-Term Rental Data:** The Town has engaged Granicus (Host Compliance) to collect information on short-term rentals advertised and rented in Orleans. The first report is found on the next page, with explanations. This data will be included in this update going forward.



Lottery Open! 107 Main Street

Applications are being accepted for the 14-unit year-round rental development at 107 Main Street. Housing Assistance will hold an [info session on July 14](#). Applications are available at the HAC office at 78 Route 6A Orleans, by calling 508-771-5400 or at haconcapecod.org/

Seasonal Communities Listening Sessions

Join the Executive Office of Housing and Livable Communities (EOHLC) for a virtual listening sessions to share your hopes for the Seasonal Communities Designation. Established in August 2024, the [Seasonal Communities Designation](#) is designed to provide a unique set of housing tools to communities with significant seasonal variation in housing and employment.

In each session, EOHLC will provide a brief overview of the designation and the work we are doing alongside the Seasonal Communities Advisory Council to develop regulations. Residents will have the chance to shape regulations while they are still in development.

- **July 9 @ 6PM – [Register Here](#)**
- **July 17 @ 11AM – [Register Here](#)**

Questions? Contact:
eohlcseasonalcommunities@mass.gov

Residents Move In!

Residents are moving into “Phare” at 19 West Road, site of the former Cape Cod 5 headquarters. The 62-unit project, developed, owned, & managed by Pennrose, offers year-round rental units to income-qualified tenants. The waiting list is open at www.pennrose.com.



Date report was generated

June 4, 2025

Short Term Rental Report

402

Total Short Term Rental Units

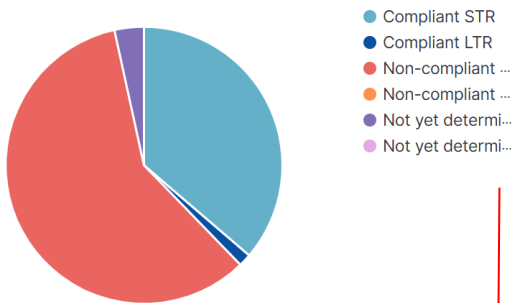
Number of unique properties in Orleans meeting MA definition of short-term rental

729

Total Short Term Rental Listings

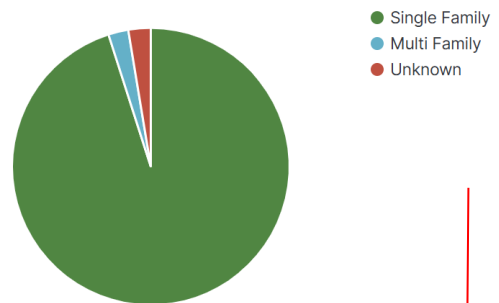
Number of short-term rental listings across all monitored platforms

Compliance Status ^①



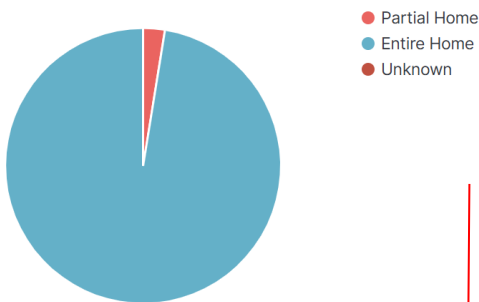
A 'compliant STR' meets the STR definition and is registered with the Town. A 'non-compliant STR' meets the STR definition and is not registered with the Town. Other categories are unidentified properties or rentals that don't meet the STR definition.

Property type ^①



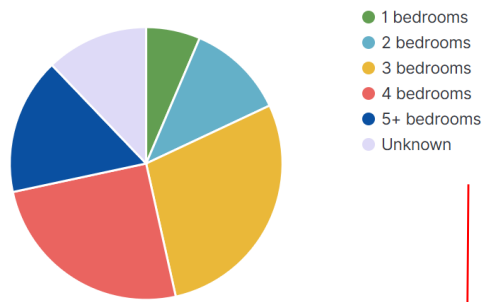
Property type breakdown for all advertised listings.

Room Type ^①



For all advertised listings, this is the breakdown of Room Type – either the entire home is rented, or part of the home.

Bedrooms ^①



Across all 'Entire Home' Listings, this is the breakdown of number of bedrooms in each rental.