

# FALMOUTH AFFORDABLE HOUSING FUND

Established by Ch. 29 of the Acts of 2011  
Board of Selectmen, Trustees

---

59 Town Hall Square  
Falmouth, Massachusetts 02540  
(508) 495-7344

## BOARD OF TRUSTEES' 2019 FUNDING PRIORITIES

The following priorities are primarily based on the Falmouth Housing Production Plan 2009-2014 and will be considered by the Board of Trustees when making funding determinations.

### Neighborhood Context, Design, and Sustainability

- Create and preserve affordable housing with an increased density that is compatible with surrounding homes and neighborhoods.
- Create and preserve affordable housing that is consistent with the Commonwealth's Sustainable Development Principles.
- Affordable housing that is dispersed throughout town and in mixed-income developments.

### Multi-Family & Mixed-Use

- Create multi-family houses in the villages and mixed-use developments for adaptive reuse of commercial/retail buildings in locations consistent with the Local Comprehensive Plan.

### Land Conservation

- Create affordable housing that is consistent with community land conservation goals and objectives, including rehabilitation of existing structures, infill development in existing neighborhoods, and Open Space Residential Design projects.

### Target Populations

- Low- income households with incomes up to 80% of the Area Median Income (AMI)
- Larger families needing 3+ bedrooms
- Seniors and elderly units with support services for programs/projects to support "aging in place"
- Persons with disabilities
- First time home buyers

### Increase # of Affordable Units in Proposed Developments

- Create more affordable units than proposed in affordable housing developments, including those proposed and required through Comprehensive Permit Applications
- Workforce housing for households with income up to 100% of the AMI for units in excess of the 25% required by a comprehensive permit
- Workforce housing for households with income up to 100% of the AMI for units that are created without a comprehensive permit.

Preservation of Deed Restricted Affordable Units

- Preserve deed restricted units that are subject to re-sale or foreclosure

Program: Owner Occupied Rehabilitation

- Create a rehabilitation assistance program for low- and moderate income owners unable to afford necessary improvements. Such a program would need to be crafted for compliance with the Community Preservation Act or funded from a source other than CPA.