Guiding Principles: Vision, Sustainability, Flexibility, Resilience, Communication

HOUSING
COMMUNITY GOAL AND PUBLIC POLICIES:

Falmouth will meet the housing needs of everyone in the community.

Policy #1: Falmouth will allow for greater infill residential density where appropriate.

Policy #2: Falmouth will allow and encourage the market to create multiple housing opportunities that allow for more choices.

Policy #3: Falmouth will accept responsibility for providing housing for people at all stages of life and all levels of income, irrespective of mandatory state statutory requirements.

ACTION ITEMS FOR IMPLEMENTATION:

• Prioritize the options and ideas found in the “Falmouth Housing Demand Study,” dated October 1, 2014, prepared by RKG, Associates, and determine how they may be implemented.
  o Short-term: begin immediately.
  o Responsible Parties: Board of Selectmen, Planning Board, Town Manager, Planning Department.

• Institute a program to monitor existing housing units, and enforce current conditions. Consider consolidating the number of monitoring agents active in the town.
  o Short-term: begin immediately.
  o Responsible Parties: Board of Selectmen, ZBA, Town Manager, Town Counsel.

• Strengthen public private partnerships to create more housing for vulnerable residents.
  o Short-term: begin immediately.
  o Responsible Parties: Human Services Department, private non-profit developers.

• Explore the creation of innovative zoning tools that will increase housing choices, including: a by-right accessory apartment overlay district; new districts that allow for multifamily housing, cottage courts, and other types of housing; revision to the “conversion” bylaw found at §§240-23.B, 240-28.B, 240-33.B, and 240-51.A (2).
  o Short-term: begin within the next 6-months.
  o Responsible Parties: Planning Board, Planning Department, Town Meeting.

• Explore innovative financing programs used to fund housing elsewhere and adapt them to fit Falmouth’s needs.
  o Short-term: begin within the next 2-years.
  o Responsible Parties: EDIC, private development partners, local banking community.
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- Design an expedited permitting process for affordable housing projects requiring local permits.
  - Mid-term: complete within the next 5-years.
  - Responsible Parties: ZBA, Planning Board, Board of Health, Conservation Commission, Town Manager, Building Commissioner.

- Create a strategy based on redevelopment and adaptive reuse of existing structures leading to new, innovative housing types.
  - Mid-term: complete within the next 5-years.
  - Responsible Parties: EDIC, Redevelopment Authority, Planning Board, private development partners.

- Organize a “housing summit” to create a strategic plan for implementing tasks and increasing cooperation and communication between parties interested in housing issues.
  - Mid-term: complete within the next 5-years.
  - Responsible Parties: Planning Board, ZBA, local for-profit, and non-profit development partners, Affordable Housing Committee.