

Falmouth Affordable Housing Committee (AHC)
Thursday, February 20th, 2020
Minutes

Attending: Ed Curley (Chair), Karen Bissonnette, Onji Scott Price, Renie Bruun, Jessica O'Brien, Kerry Walton,
Pam Harting-Barrat

Visitors: Sam Paterson, Carla Feroni, Wayne Lingafelter, Jim Fox, John Druley, Jessica Hill

The meeting was called to order at 3:00pm in the Old Water Department Room of Town Hall.

Carla reported that the intern is confirming that proper documentation is recorded at the Registry of Deeds. She is working on an Excel spreadsheet and continuing to review documents and reach out to all monitoring agents and analyzing the DHCD inventory of subsidized units. They are waiting for the town to sign a contract with the database software provider in the next two weeks.

The Falmouth Affordable Housing Fund expects a large infusion of CPA money at the April Town Meeting, much of which is already allocated for Gifford Workforce Housing, Phase II.

There is an affordable condo unit for re-sale at 110 Alton Way (\$162.5k) The Housing Assistance Corp. is the re-sale agent. This prompted a discussion about the possibility of reducing initial HOA fees on affordable housing condos and reducing future increases. This is regulated by the State, but Carla will talk to Frank Duffy about this. John Druley explained that he built these units and decreased the cost of AH units rather than reducing the HOA fees. He now views this as not the best approach. Sam said that a Cape-wide meeting of Selectmen at the Sea Crest on Feb. 28th (starting at 8:30) would be an opportunity to bring up this issue with the state legislators.

Plans continue for the May 20th, 2020, Housing Summit. Pam and Onji will be co-moderators. Peter Johnson Staub and Laura Schufelt have agreed to speak. Several topics were mentioned and Sam reminded everyone that the theme is "Opportunities for New Affordable Housing in Falmouth".

John Druley explained a proposed Falmouth Affordable Housing Multi Family Bylaw. This is a work in progress and the housing would be apartments, not condos. It is for zones business 1, 2 and light industry; it would allow the conversion of tired small shopping centers into nice looking housing.

Jim Fox made a presentation on Form Based Code (FBC).

A **form-based code** is a land development regulation that fosters predictable built results and a high-quality public realm by using physical **form** (rather than separation of uses) as the organizing principle for the **code**. A **form-based code** is a regulation, not a mere guideline, adopted into city, town, or county law.

Since FBC must be applied where the infrastructure is in place, Jim's presentation applied FBC to a 2.5-acre parcel on Davis Straits. It would have 55 housing units. Two

important issues he mentioned were that FBC must be approved by 2/3 of Town Meeting and he plans to make his presentation to as many groups as possible to increase the chance of the plan passing. The other issue is that the owner of the property would have no income for two years and invest about 8 million dollars to convert the property from a Staples store and parking lot to an FBC parcel of housing. A concern raised by Karen is that the plan would not include deed-restricted affordable housing that would be part of Falmouth's Subsidized Housing Inventory. There will be another presentation on FBC in the library's Herman Room March 3rd at 6:30.

Ed urged that no changes should be needed to the HPP. The issue raised by the Planning Board is one of flow into Long Pond from a proposed development on Brick Kiln Road. Ed said that the topic of the HPP is housing, not water quality. Carla mentioned that there are regulations in place to direct changes in the proposed Brick Kiln project.

Ed reminded the committee that anything in writing done in the name of the AHC must have the approval of at least four members.

Projects in development - Ed reported that a letter from the AHC was sent to FHC, DHCD, and the BOS in support of Phase II of Gifford Workforce Housing. Kerry will track two new AH projects, the Village at 511 Brick Kiln, and Wing's Pond.

AHC members were encouraged to attend the CPC Needs Assessment session on March 12th at 6:30 to provide input on the need for increased resources to be devoted to Community (affordable) Housing.

Since the town does not own the Morse Pond Nursing Home, any study of this property by the town is not possible.

No one from the AHC was planning to attend the MHP's AH conference on 3/14, but Karen mentioned that a two-day off-Cape meeting on June 10th and 11th was worth attending.

After minor amendments, the AHC unanimously approved the AHC Minutes of January 16, 2020.

Ed mentioned that Mike Galasso has proposed using up to half of the Eversource payments for the town's solar installation to support affordable housing in Falmouth. Carla suggested that we invite Mike to discuss his idea at a future AHC meeting, which might lead to a letter of support from us to the Select Board.

Jessica is working with the IT Dept. on the new AHC town email address.

The next AHC meeting will be held on **Thursday March 19th, 3:00-5:00pm.**