

Town of Falmouth Housing Production Plan

COMMUNITY MEETING • JANUARY 10, 2024



Project Team



Town of Falmouth

Kim Fish, Housing Coordinator
Jed Cornock, Town Planner



Horsley Witten Group

Jeff Davis
Krista Moravec
Nate Kelly



Barrett Planning Group

Alexis Lanzillotta
Tony Duong
Judi Barrett

Agenda

- Welcome
- Presentation
 - Housing Production Plan Basics
 - What We've Heard
 - Housing Analysis
 - Next Steps
- Open House





Housing Production Plan Basics

FALMOUTH HOUSING PRODUCTION PLAN

What is a Housing Production Plan (HPP)?

- Purpose: Facilitate development and preservation of homes that meet the requirements of the state's affordable housing law, commonly known as Ch.40B.
 - Statewide goal: at least **10%** of year-round housing units in every municipality will be deed-restricted as affordable to low- or moderate-income households.
 - As of October 31 2023: **8.11%** of Falmouth's year-round housing stock meets this requirement and is included on MA's Subsidized Housing Inventory (SHI).
- HPPs must receive local adoption by the Planning Board and Select Board (or City Council) before submission to the MA Executive Office of Housing and Livable Communities (HLC) for approval.

HPP Components: 760 CMR 56.03(4)



Housing Needs Assessment

- Demographic Analysis
- Housing Inventory & Assessment
- Projection of Housing Needs
- Development Constraints & Plans to Mitigate
- Infrastructure Capacity

Housing Goals

- Mix of Housing Types (feasible & consistent with need)
- Numerical Housing Production Goal (SHI-eligible units)

Implementation Strategies *To meet housing goals*

- Proposed Zoning or Policy Changes
- Site Identification for Housing
- Desired Characteristics of Development
- Regional Partnerships

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“What does ‘Affordable’ Mean?”



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2023 Income Limits for Barnstable County

	Household Size					
	1	2	3	4	5	6
30% HAMFI	\$24,200	\$27,650	\$31,100	\$34,550	\$37,350	\$40,280
50% HAMFI	\$40,300	\$46,050	\$51,800	\$57,550	\$62,200	\$66,800
80% HAMFI	\$64,450	\$73,560	\$82,850	\$92,050	\$99,450	\$106,800
100% HAMFI	\$80,550	\$91,950	\$103,550	\$115,050	\$124,300	\$133,500

- **SHI:** list compiled by **Executive Office of Housing & Livable Communities** (HLC, formerly DHCD) of low- or moderate- income (LMI) housing units by city or town
- To be listed on SHI, housing units must be deed-restricted as affordable to households **at or below 80% HAMFI.**
- HAMFI = HUD Area Median Family Income

“Whose housing needs will this plan address?”

The HPP is not *limited* to addressing LMI housing needs. **However**, the primary focus must be moving a community toward its 10% statutory minimum of SHI-eligible units under Chapter 40B.

Implementation Strategies
To meet housing goals

- Demographic Analysis
- Housing Inventory & Assessment
- Identification of Housing Needs
- Assessment of Constraints
- Land Use Capacity
- Housing Types (feasible & consistent with need)
- Housing Production (SHI-eligible units)
- Zoning Changes
- Site Identification for Housing
- Desired Characteristics of Development
- Regional Partnerships



“Where will future housing go?”

Housing Needs Assessment

- Demographic Analysis
- Housing Inventory & Assessment
- Projection of Housing Needs
- Development Constraints & Plans to Mitigate
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Implementation Strategies *To meet housing goals*

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Housing Needs: What We Heard

FALMOUTH HOUSING PRODUCTION PLAN



First Community Meeting

What We Heard: Need for Variety

- Need for greater variety of year-round housing types
- Current housing market not in line with wages of many who work in community
- Limited housing stock affects residents of all ages and incomes
- Lack of housing options to meet needs of younger generations
- **“Missing middle housing”** provides a good compromise of density, affordability, and preserves town’s visual character



First Community Meeting

What We Heard: Rental Housing

- More development of **multi-family homes and rental units** can help sustain a healthy housing market
 - Promotes diversity of housing
 - Provides transitional homes for **younger professionals and new residents**
 - Easier to produce in larger numbers than single-family homes and ownership units
- But . . .
 - Concern about scale of development and compatibility with Town



First Community Meeting

What We Heard: Ownership Opportunities

- Smaller single-family homes and condos support younger families interested in **home ownership**
- Ownership opportunities more likely to encourage permanence in the community
- Home ownership allows households to **establish roots** in Falmouth and **build wealth**



First Community Meeting

What We Heard: Locations

- Potential locations for more housing include Woods Hole, Town-owned properties, and underutilized public school buildings
- ADUs and other housing types that are well-integrated into community most likely to be well-received
- **Modifying zoning** to expand MRCOD would support denser housing in areas near center of town away from natural areas



First Community Meeting

What We Heard: Environment

- Concerns about developing and encroaching into the town's natural resources, open green spaces, and impacting water quality
 - Redevelop, repurpose , or renovate **existing buildings** into housing
 - Protect green spaces and maintain a sense of comfortability outdoors
 - Must fix septic systems and improve stormwater infrastructure to protect water quality



First Community Meeting

What We Heard: Seasonality



- **TOO MANY** seasonal and short-term housing
- Implement regulations to **limit STRs** and promote year-round housing
- And yet . . . A desire to amend restrictive ADU regulations and create financial incentives for development of ADUs





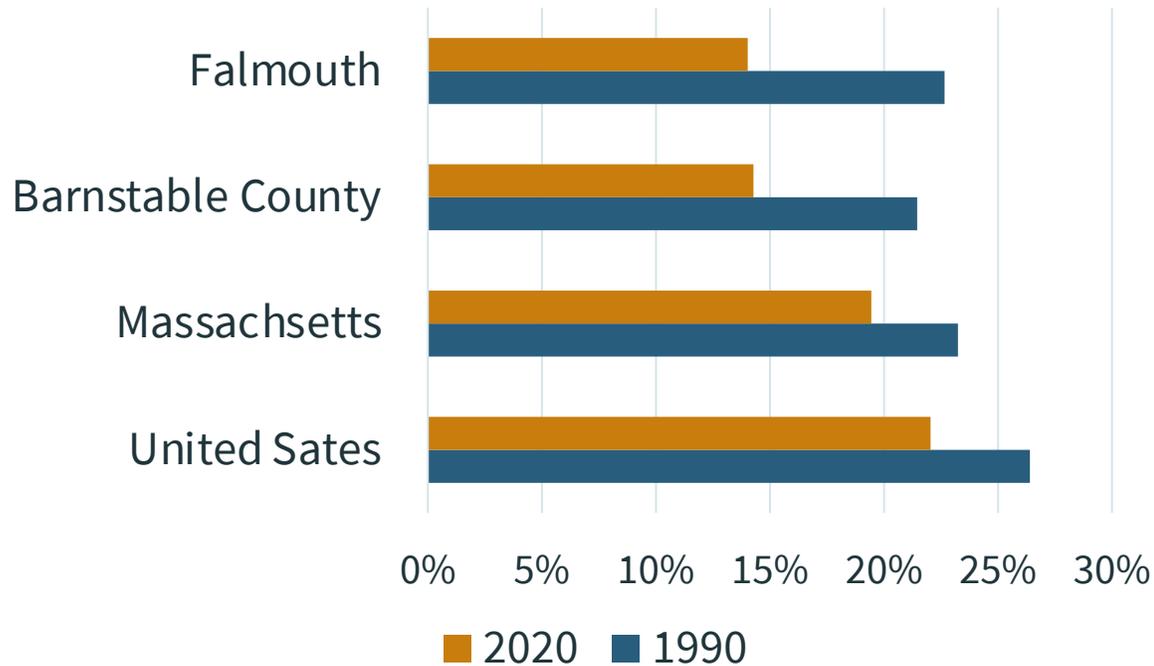
Housing Analysis

FALMOUTH HOUSING PRODUCTION PLAN

Age Trends: 1990-2020

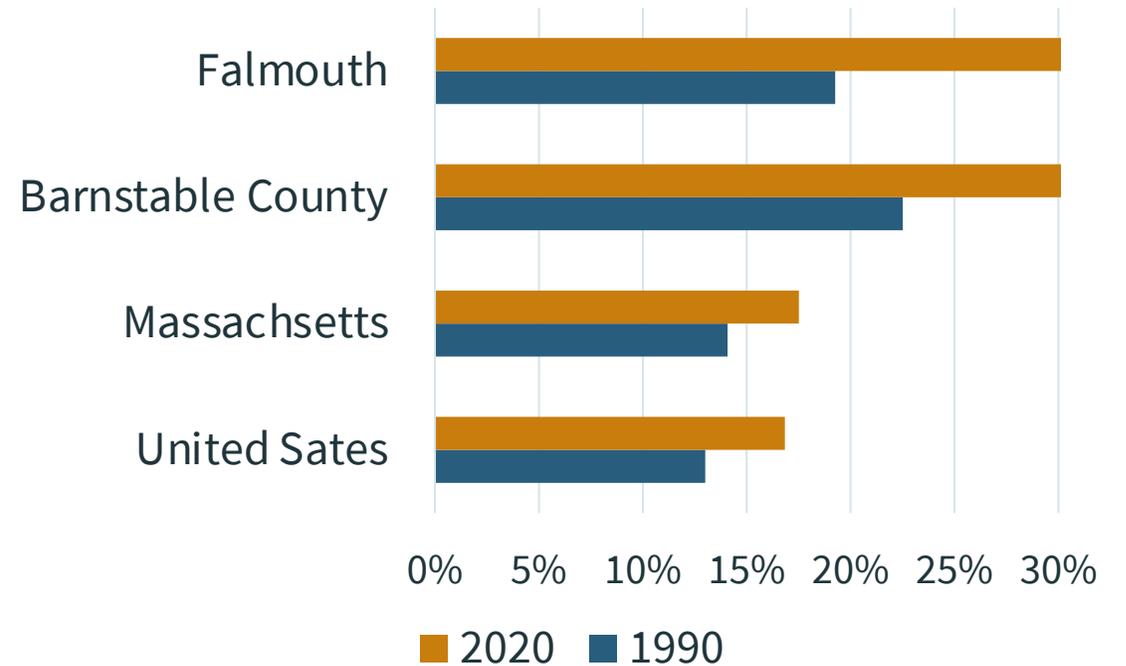
Percent Total Population Under 18

Source: US Census Bureau, 1990 and 2020
Decennial Census



Percent Total Population Over 65

Source: US Census Bureau, 1990 and 2020
Decennial Census



Household Types

Household Types: Falmouth, Barnstable County, Massachusetts

Source: US Census Bureau, 2020 Decennial Census

	Falmouth		Barnstable County		Massachusetts	
TOTAL Households	15,004		103,368		2,749,225	
Family	9,017	60%	62,954	61%	1,718,902	63%
<i>Married Couple</i>	7,021	78%	48,639	77%	1,232,150	72%
<i>Other Family</i>	1,996	22%	14,315	23%	486,752	28%
Non-Family	5,987	40%	40,414	39%	1,030,323	37%
<i>Living Alone</i>	5,104	85%	34,099	84%	792,540	77%
<i>Not Living Alone</i>	883	15%	6,315	16%	237,783	23%

Household Types

Household Types: Falmouth, Barnstable County, Massachusetts

Source: US Census Bureau, 2020 Decennial Census

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<i>Married Couple</i>	7,021	78%	44,000	70%	1,218,000	72%
<i>Other Family</i>	1,996	22%	18,954	30%	500,002	28%
Non-Family	5,987	40%	40,414	39%	1,031,223	37%
<i>Living Alone</i>	5,104	85%	34,000	84%	818,000	77%
65+	2,923	57%	19,779	58%	338,023	43%
<i>Not Living Alone</i>	883	15%	6,315	16%	237,783	23%

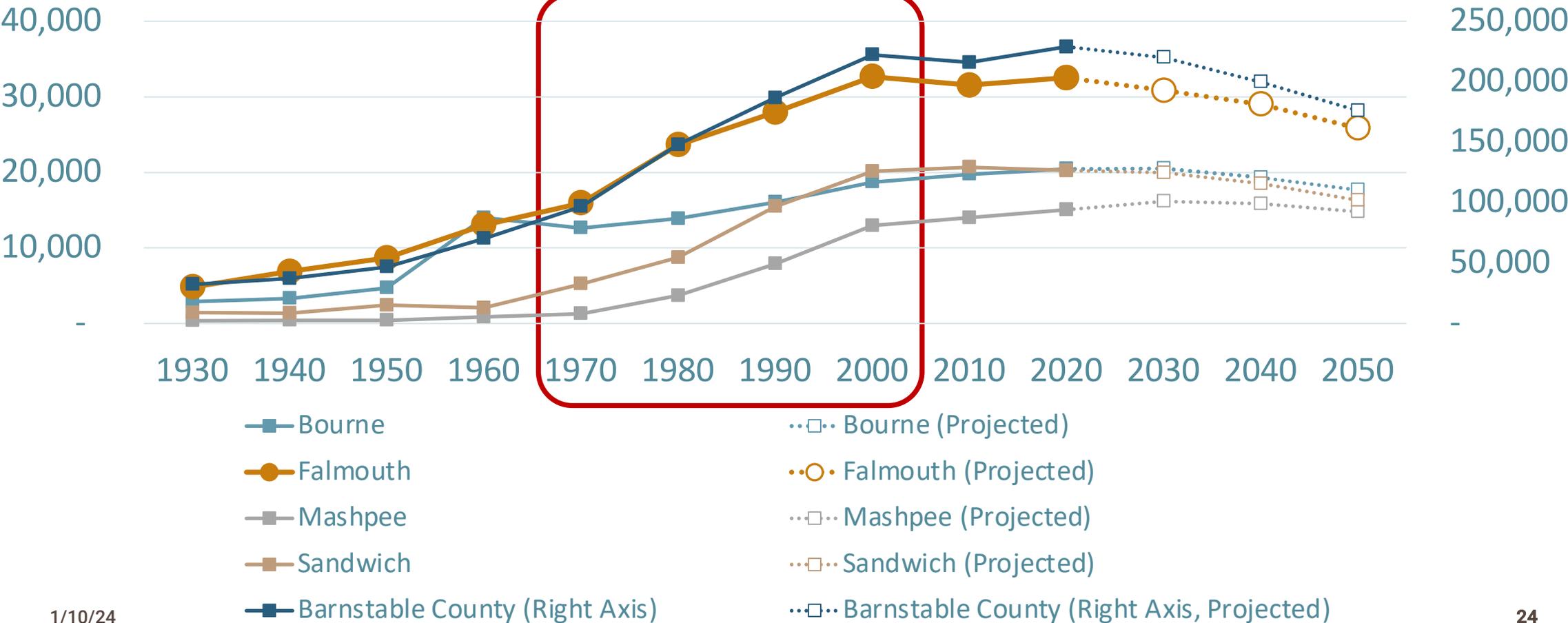
**Percent of Total Households
65+ Living Alone**

Falmouth: 19%
Barnstable County: 19%
Massachusetts: 12%

Population, 1930-2050

Population Trends, Upper Cape and Barnstable County, 1930-2050

Source: US Decennial Census and UMass Donahue Institute, 2022 Population Projections



Housing Units

Housing Units: Falmouth, Barnstable County, Massachusetts

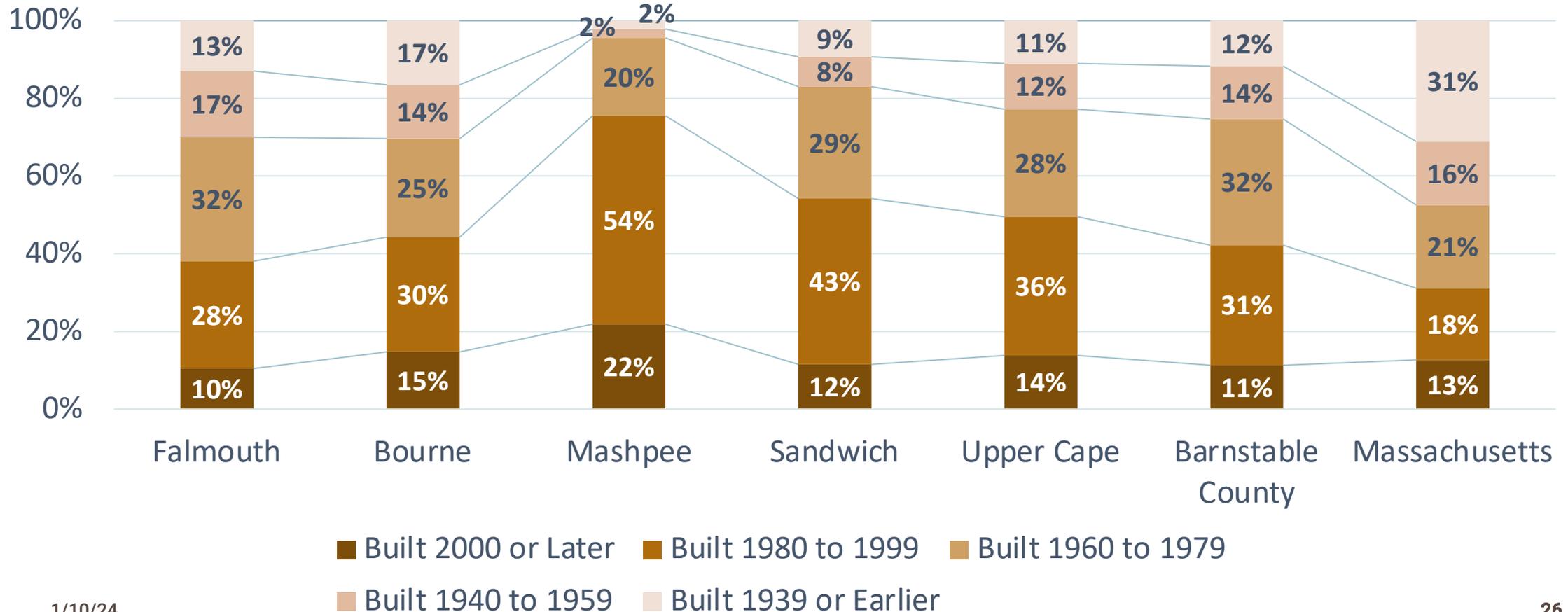
Source: US Census Bureau, 2020 Decennial Census

	Falmouth	Barnstable County	Massachusetts
Housing Units	22,817	164,885	2,998,537
Occupied Housing Units	15,004	103,368	2,749,225
Vacant Housing Units	7,813	61,517	249,312
For Recreational, Seasonal, or Occasional Use	6,914	46,834	108,242
Year-Round Housing Count	15,903	118,051	2,890,295
Percent Total Housing Units Counted as Year-Round	70%	72%	96%
Percent of Total Housing Units for Recreational, Seasonal, or Occasional Use	30%	28%	4%

Age of Housing Stock

Year Structure Built

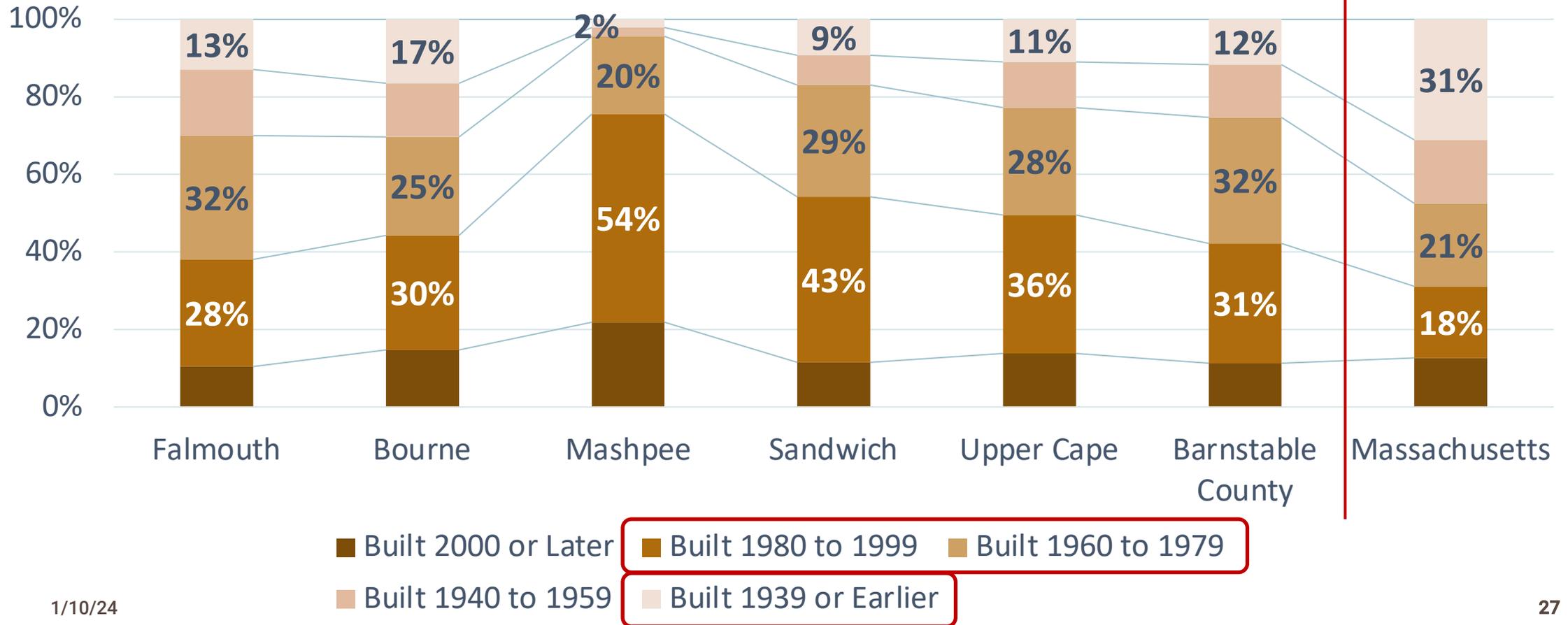
Source: ACS 5-Year Estimates, 2017-2022, Table 25034



Age of Housing Stock

Year Structure Built

Source: ACS 5-Year Estimates, 2017-2022, Table 25034



Units in Structure

Source: ACS 2017-2022 5-Year Estimates, Table B25024

	Falmouth	Bourne	Mashpee	Sandwich	Upper Cape	County	MA
1 Unit, Detached	86%	80%	71%	92%	83%	82%	52%
1 Unit, Attached	5%	8%	14%	2%	7%	5%	6%
2 Units	1%	2%	1%	1%	1%	2%	10%
3 or 4 Units	4%	3%	5%	1%	3%	3%	11%
5 to 9 Units	1%	3%	5%	2%	2%	3%	6%
10 to 19 Units	1%	1%	1%	0%	1%	1%	4%
20 or More Units	4%	4%	2%	2%	3%	3%	12%
Mobile Home	0%	0%	2%	0%	1%	1%	1%

Units in Structure

Source: ACS 2017-2022 5-Year Estimates, Table B25024

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1 Unit, Detached	86%	80%	71%	92%	83%	82%	52%
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2 Units	1%	2%	1%	1%	1%	2%	10%
3 or 4 Units	4%	3%	5%	1%	3%	3%	11%
5 to 9 Units	1%	3%	5%	2%	2%	3%	6%
10 to 19 Units	1%	1%	1%	0%	1%	1%	4%
20 or More Units	4%	4%	2%	2%	3%	3%	12%
Mobile Home	0%	0%	2%	0%	1%	1%	1%

Residential Properties

Source: Town of Falmouth Assessors Records	# Residential Properties (Not Units!)	% Residential Properties (Not Units!)
Mixed Use w/ Residential	165	0.8%
Single Family Detached	18,631	88.7%
Condominium	1,480	7.0%
Two Family	305	1.5%
Three Family	42	0.2%
4-8 Units	42	0.2%
> 8 Units	21	0.1%
Congregate	7	0.0%
Multiple Houses on One Parcel	268	1.3%
Housing, Charitable	22	0.1%
Housing Authority	30	0.1%
Total Residential Properties	20,961	

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Total Residential Properties	20,961	100%

Example:
 305 two-family properties
 provide an estimated 610 units

Example:
 63 properties with apts provide
 approx. 675 units

Example:
 30 Housing Authority properties
 provide 300+ units

Single Family Home Trends by Year Built

Source: Town of Falmouth Assessors Records	Number Entries	Average Stories	Average Number Rooms	Average Lot Size (Acres)	Average Residential Area (Sq Ft)	Average Assessed Value	Average Improvement Val. to Average Land Val. Ratio
Pre-1900	370	1.77	7.00	1.09	2,428	\$873,378	0.79
1900-1919	507	1.73	6.84	0.63	2,092	\$976,455	0.59
1920-1939	1,054	1.59	6.40	0.63	1,879	\$831,129	0.62
1940-1959	3,074	1.29	5.77	0.41	1,484	\$531,040	0.78
1960-1979	5,904	1.32	6.15	0.42	1,622	\$490,901	1.04
1980-1999	5,373	1.52	6.31	0.66	2,116	\$599,052	1.39
2000-2019	2,081	1.73	7.04	0.74	2,787	\$1,012,714	1.58
2020-2023	345	1.75	7.34	0.61	2,910	\$1,239,326	1.88

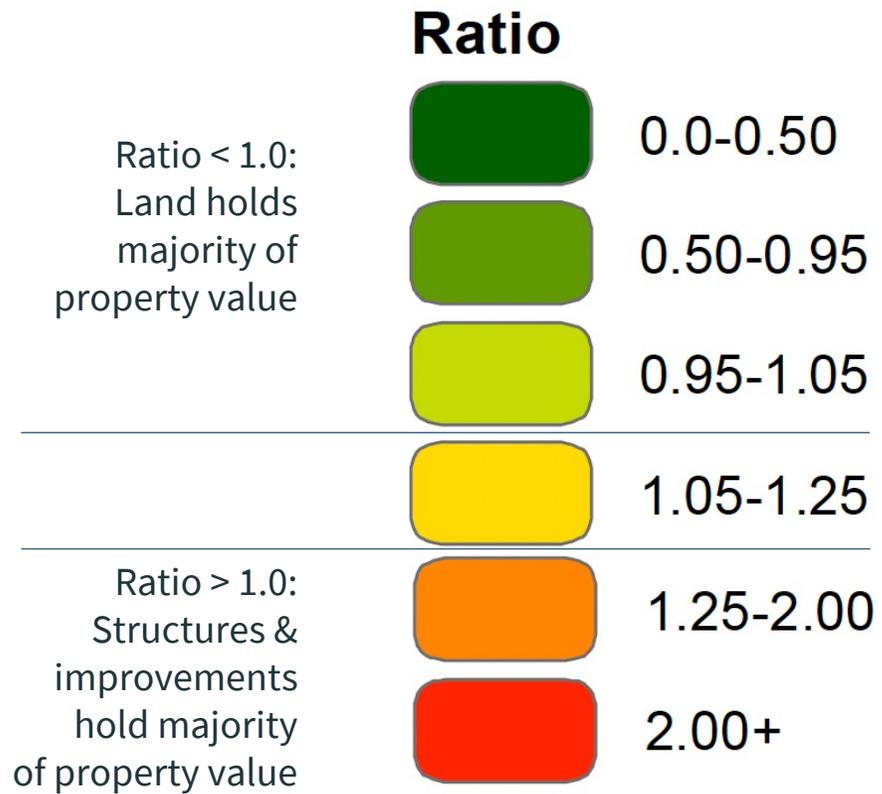
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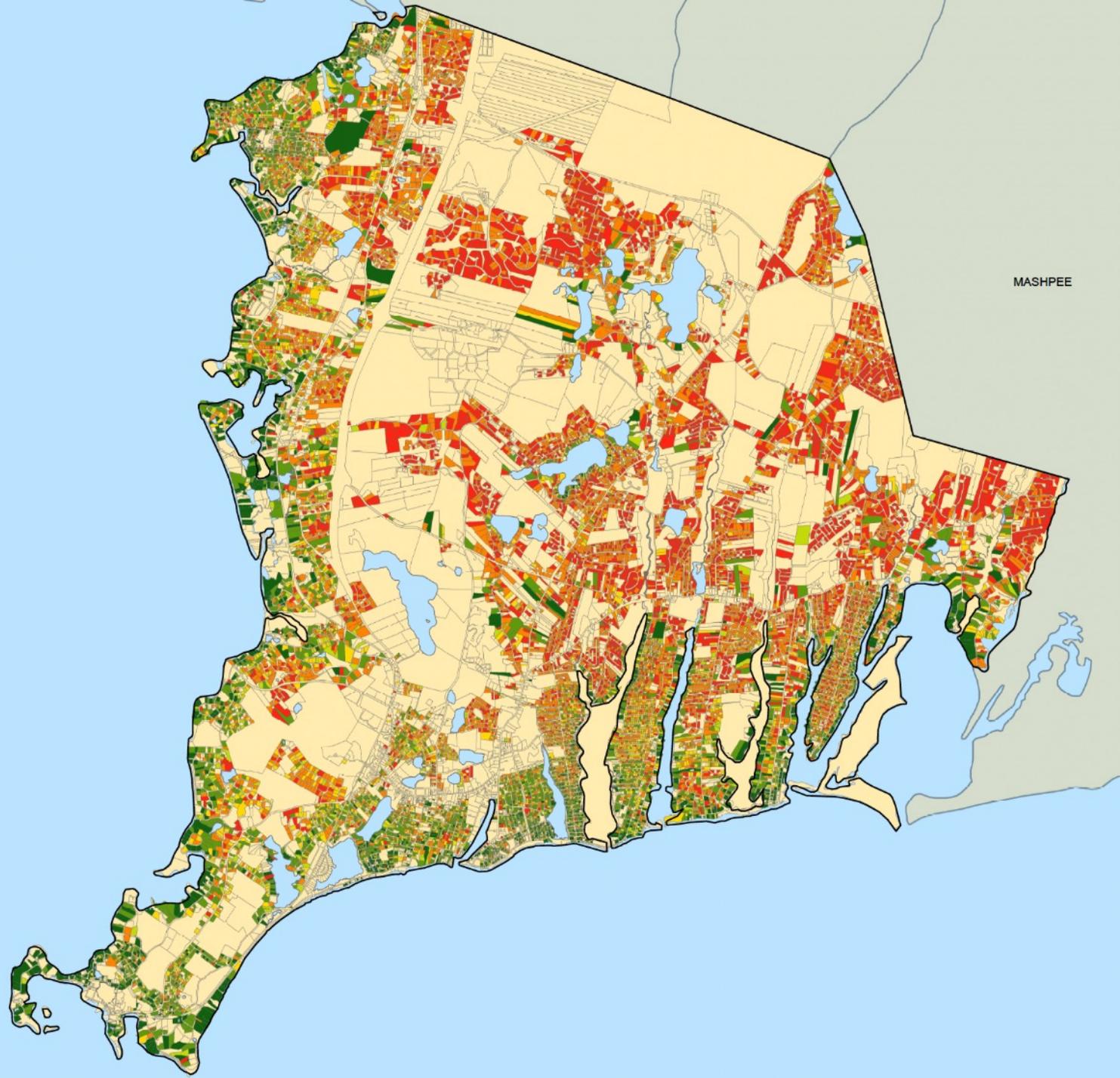
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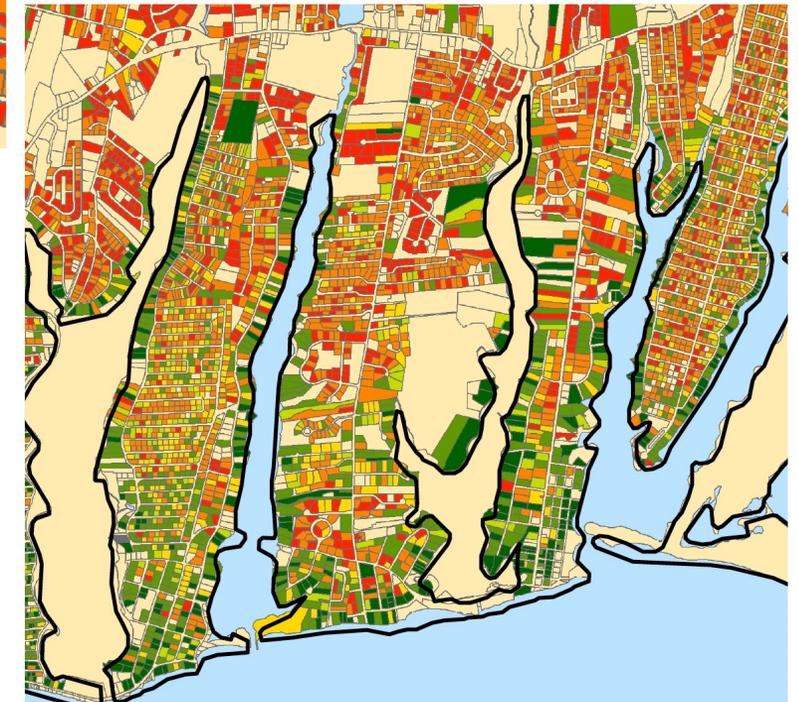
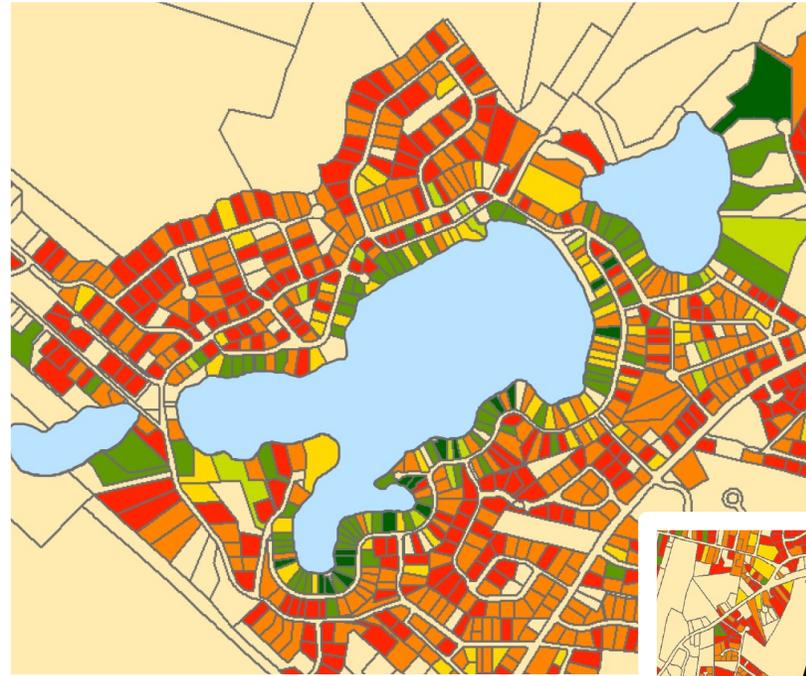
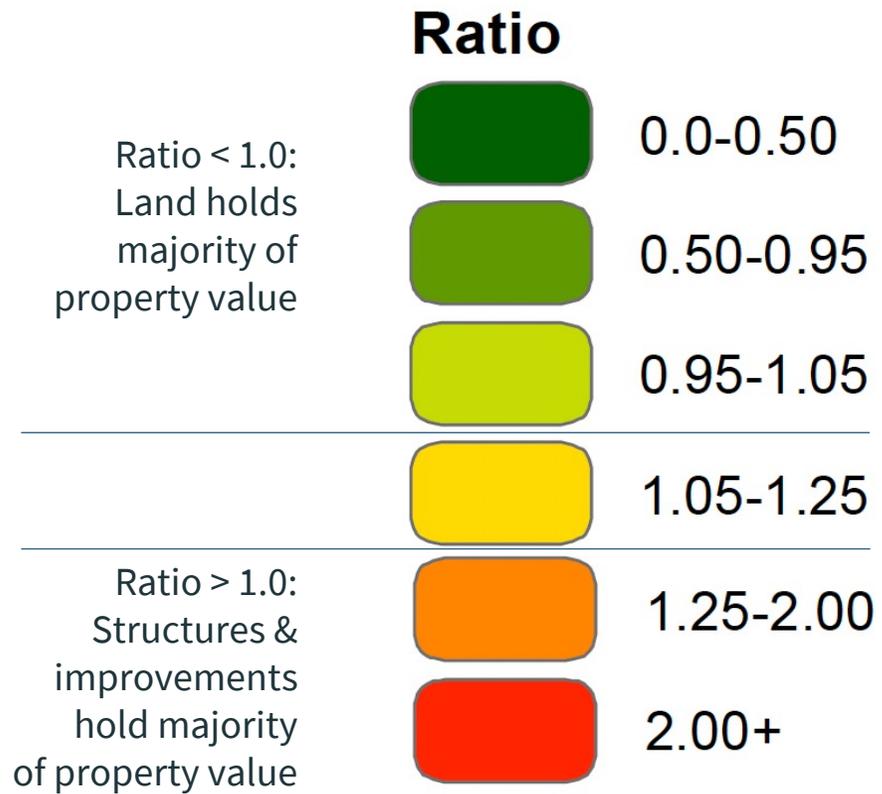
Improvement-to-Land Value Ratios for Single-Family Homes



1/10/24



Improvement-to-Land Value Ratios for Single-Family Homes



Short-Term Rentals (STRs)

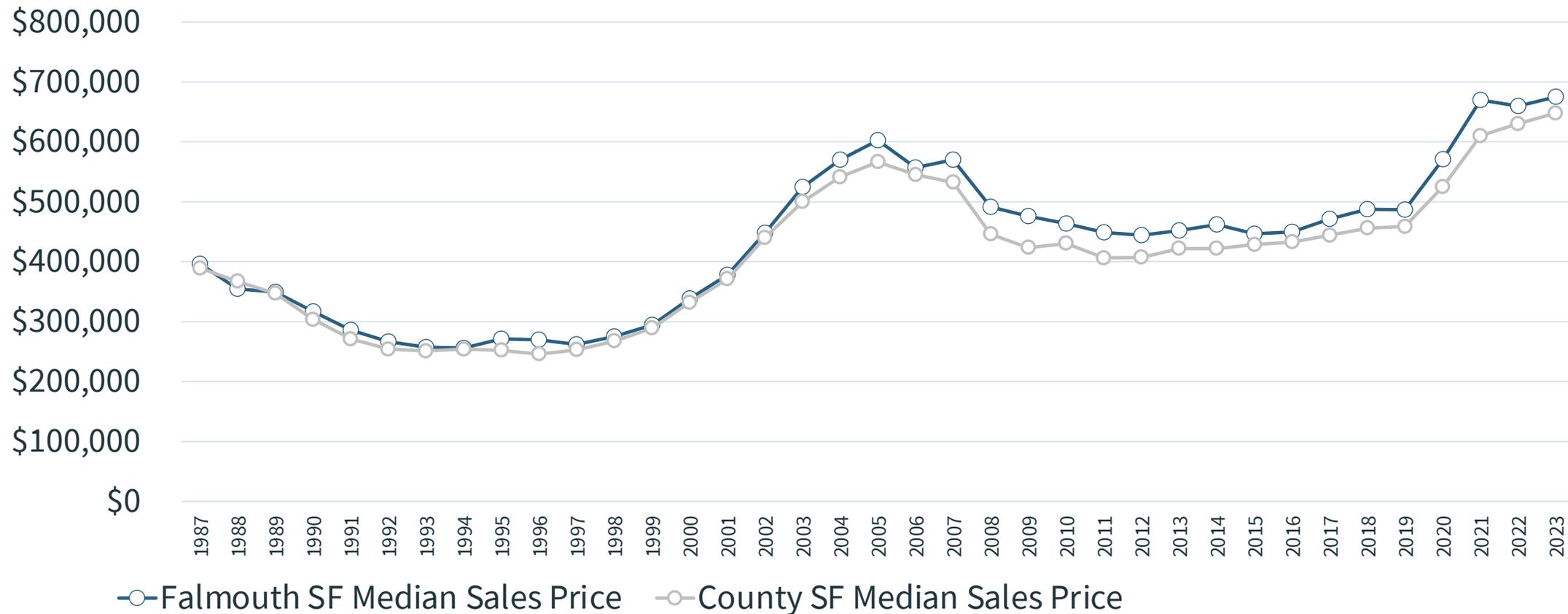
Town	Registered STRs As of 01/10/2024	Total Housing Units Census 2020	Percent STRs as % of Total Housing Units
Falmouth	1,423	22,817	6%
Bourne	426	11,140	4%
Mashpee	679	10,757	6%
Sandwich	618	9,689	6%

*Note: STRs may include a part of a house
that is otherwise owner-occupied.*

Single Family Home Sales

Inflation-Adjusted Median Sales Price for SF Homes: Falmouth and Barnstable County

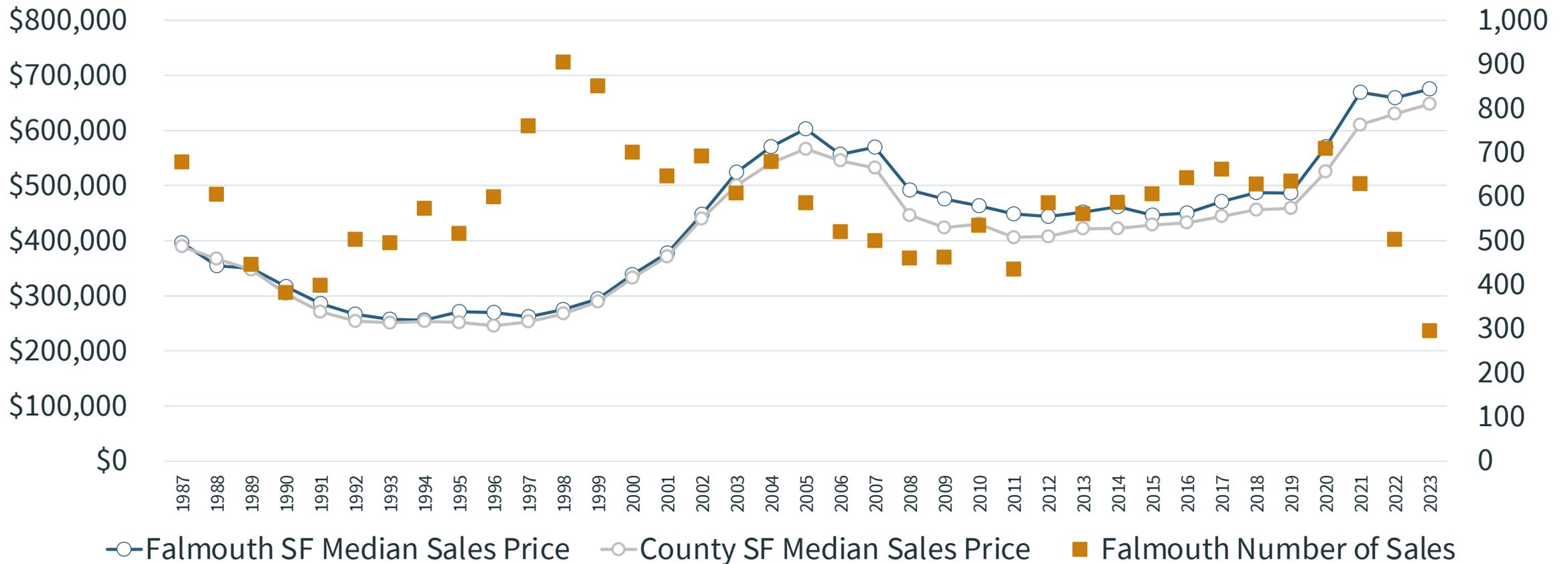
Source: Warren Group



Single Family Home Sales

Inflation-Adjusted Median Sales Price for SF Homes: Falmouth and Barnstable County

Source: Warren Group



Affordability Gap: Ownership

Income	Purchase Price
HUD Area Median Family Income for Barnstable County \$124,300	Maximum a Household Earning HAMFI Could Afford \$401,000
Income Required to Afford Median SF Home Purchase Price \$217,000	Median SF Home Purchase Price, Through Nov 2023 \$700,000

Est. Affordability Gap:
Approx. \$300,000

Incorporates Falmouth’s residential property tax rate and average weekly mortgage interest rates as of Jan 4, 2024 for 30-year, fixed rate mortgage (Sources: Freddie Mac, Banker & Tradesman)

Affordability Gap: Rental

Median Household Income, Falmouth Renter Households	\$34,538
Maximum Affordable Housing Costs (Rent + Utilities)	\$863
Estimated Utility Allowance, 1-BR	\$130
Maximum Affordable Rent	\$733
Fair Market Rent, 1-BR, Barnstable County	\$1,553
Median Rent, 1-BR in Falmouth (Sample Size: 11)	\$1,585

Utility allowance based on average of heating sources for apartment buildings, 1-bedroom units, as published by Falmouth Housing Authority. Includes heat, hot water, electricity. Sources: ACS 5-Year Estimates, 2017-2022, Table B25119; Falmouth Housing Authority Utility Allowances; HUD Fair Market Rents, 2024; Rentometer 24-Month Rent Survey

← Est. Affordability Gap:
Approx. \$815/mo

Subsidized Housing Inventory

- Of Falmouth’s **15,903** year-round housing units, **1,289** are counted on state Subsidized Housing Inventory
- To achieve 10%, Falmouth would need to produce **301 units** of affordable housing
- State requires annual production **goal** in HPP of 0.5% of year-round housing units until community achieves 10%. For Falmouth, this is **80 units a year**.

Annual Production Goals (Based on Census 2020 Year-Round Housing Count)

	2024	2025	2026	2027	2028	Five Year Overall Goal
Total Year-Round Units	15,903	15,903	15,903	15,903	15,903	15,903
Target SHI Units	80	80	80	80	80	398
Revised SHI Count	1369	1448	1528	1607	1687	1,687
Revised SHI	8.6%	9.1%	9.6%	10.1%	10.6%	10.6%
10% Requirement	1590	1590	1590	1590	1590	1,590
Gap	222	142	63	-17	-96	-96

Gap Between SHI and Falmouth Households

- An estimated **3,915** of Falmouth's Low-to-Moderate Income households are **cost burdened**, meaning they pay more than 30% of income toward housing costs
- Of these, an estimated **1,800** are **severely cost burdened**, meaning they pay 50% or more of their income toward housing costs
- **Does achieving 10% affordable units (1,590) meet Falmouth's true level of need?**
- Note: this gap is NOT unique to Falmouth.



Open House

FALMOUTH HOUSING PRODUCTION PLAN

HPP Components: 760 CMR 56.03(4)



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Implementation Strategies

To meet housing needs

**We'll be looking
for your input
tonight on
strategies!**

- Proposed Zoning or Policy Changes
- Site Identification for Housing
- Desired Characteristics of Development
- Regional Partnerships

Opportunities for Input Tonight

- Mapping Future Housing Development
- Capacity Building Strategies
- Affordable Housing Strategies
- Regulatory Strategies
- Finance & Subsidy Strategies

Also, don't forget to fill out your participant feedback sheet!

Next Steps

FALMOUTH HOUSING PRODUCTION PLAN

Thank you!

- Draft Plan Expected **February 2024**
- Stay tuned for project updates at:
www.falmouthma.gov/1448/New-Housing-Production-Plan-Information

