

Town of Falmouth Housing Production Plan

SELECT BOARD MEETING • FEBRUARY 26, 2024



Project Team



Town of Falmouth

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First Community Meeting November 8, 2023



- Presentation on *what a HPP is* and *why it is important*
- Presentation on *community demographics, housing statistics*, and *housing market trends*
- Small group discussions to identify the community's *housing needs* and *preferences*





Second Community Meeting January 10, 2024



- This meeting asked the public to gauge their support for different strategies
- They were asked whether they **Agree**, **Disagree** or **Need More Info**, whether a strategy should be a **high priority**, and for any **further comments**



*Feedback from both meetings was used to shape the **Goals** and **Strategies** for the draft HPP*

Goals

Goal 1: Produce at least 80 units of affordable housing annually, and remain committed to producing affordable units beyond the ten percent statutory minimum under Chapter 40B.

Goal 2: Promote a diversity of housing types targeting different household needs.

Goal 3: Maximize the number of affordable units included in development on Town-owned land.

Goal 4: Prioritize creation of affordable rental units.

Goal 5: Work with private developers to ensure community needs for affordable housing are met.

Goal 6: Minimize greenfield development by targeting residential development and redevelopment where it already exists.

Goal 7: Consider and apply the findings of other planning processes including the Town's Local Comprehensive Plan and the Cape Cod Commission's Regional Housing Strategy.

Regulatory Strategies

- 1:** Establish mechanisms to monitor or regulate *Short Term Rentals*. (**Year 1**)
- 2:** Allow *more diverse housing types* in more areas. (**Year 2**)
- 3:** Explore regulatory options to encourage the development of *smaller “starter homes.”* (**Year 3**)
- 4:** Consider adopting *pre-reviewed detached Accessory Dwelling Unit (ADU) plans* to eliminate regulatory Board review and incentivize more property owners to participate. (**Year 3**)
- 5:** Explore joint initiatives to support the town’s *seasonal workforce* while respecting the need for year-round rental housing. (**Year 3**)
- 6:** Expand *inclusionary zoning* (IZ) provisions.” (**Year 4**)
- 7:** Modify the *Transfer of Development Rights* (TDR) bylaw by adding additional density bonuses for affordable dwellings. (**Year 5**)

Capacity Building Strategies

- 8:** Conduct ongoing *community outreach and education* regarding affordable housing needs locally and regionally. (*Year 1*)
- 9:** Formalize a program to *monitor existing deed-restricted housing* units and enforce current conditions. (*Year 1*)
- 10:** Market the *accomplishments* of the *Falmouth Affordable Housing Fund*. (*Year 2*)
- 11:** Strengthen *local and regional partnerships* to share ideas and resources, learn from others, and explore new ways of creating affordable housing. (*Year 3*)

Affordable Housing Strategies

12: Develop criteria with other departments for assessing the best use of current and future *Town owned properties*. (*Year 1*)

13: Encourage development that includes a number of units for *special needs populations* such as formerly homeless households or persons with disabilities. (*Year 1*)

14: Develop *informational materials* for developers and property owners on a series of topics, with an emphasis on local comprehensive permits. (*Year 2*)

15: Make suitable *public property* available for affordable housing. (*Year 3*)

16: Consider allocating a percentage of *sewer capacity* for affordable/community housing projects. (*Year 3*)

17: Issue a *standing Request for Proposals* (RFP) to acquire property for the development of affordable housing. (*Year 4*)

Finance & Subsidy Strategies

18: Encourage *unique development approaches* that utilize the Falmouth Affordable Housing Fund. (*Year 1*)

19: Provide *support for the Falmouth Affordable Housing Fund* by exploring additional resources and strategies to capitalize the Fund. (*Year 1*)

20: Explore *tax relief for* property owners who offer *year-round affordable rentals*. (*Year 3*)

21: Consider utilizing the state's *Tax Increment Financing* (TIF) program as an opportunity to encourage affordable housing development in designated commercial areas. (*Year 4*)

22: Explore the applicability of *federal, state, and regional programs* to finance affordable or mixed income housing projects. (*Year 1*)



Next Steps

- The draft HPP is posted on the Town's website at: www.falmouthma.gov/1448/New-Housing-Production-Plan-Information
- The Town is accepting public comments through ***March 1***
- Comments can be sent to: ***housing@falmouthma.gov***

Thank you! *Questions & Discussion*

FALMOUTH HOUSING PRODUCTION PLAN