

TOWN OF FALMOUTH
SELECT BOARD
AGENDA
MONDAY, SEPTEMBER 9, 2024 – 6:30 P.M.
SELECT BOARD MEETING ROOM
TOWN HALL
59 TOWN HALL SQUARE, FALMOUTH, MA 02540

The Select Board may discuss and vote appropriate action on any item listed on this Agenda unless a different disposition is noted. At the discretion of the Chair, agenda items may be taken out of order.

6:30 p.m. OPEN SESSION

1. Call to Order
2. Pledge of Allegiance
3. Proclamation – Suicide Prevention and Action Month
4. Recognition
5. Announcements
6. Public Comment
7. Affirm appointment of Director of Veterans’ Services

6:45 p.m. BUSINESS

1. Report – Veterans Council Committee **(15 minutes)**
2. Report – Council on Aging **(15 minutes)**
3. Discuss the recently completed Town-owned parcel inventory analysis **(10 minutes)**
4. Consider the approval of Falmouth Affordable Housing Fund Application – 419 Waquoit Highway, Falmouth Housing Trust **(10 minutes)**
5. Consider the approval of Falmouth Affordable Housing Fund Application – Scranton and Main, Scranton Main LLC (Falmouth Housing Corporation and Affirmative Investments) **(10 minutes)**
6. Consider vote on the Eversource Martha’s Vineyard Cabling Project and Revised Project Schedule, presented on August 12, 2024 **(15 minutes)**
7. Consider and vote to authorize the Town Manager to issue a request for proposals to lease Falmouth Country Club, 630 Carriage Shop Rd to a private operator, upon such terms and conditions as he deems acceptable **(15 minutes)**
8. Vote articles and execute warrant for November 18, 2024 Town Meeting **(15 minutes)**

8:30 p.m. CONSENT AGENDA

1. Licenses
 - a. Consider approval of an application for a Special One-Day All Alcoholic Beverages License – Boston Society of Landscape Architects, Inc. to be exercised at AutoCamp Cape Cod located at 836 Palmer Avenue, Falmouth – Tuesday, 9/17/24 from 3:00 p.m. to 9:00 p.m.
2. Administrative Orders
 - a. Consider approval of the appointment of John Dillon as the Cape & Islands Veterans Outreach Center (CIVOC) representative to the Veteran’s Council Committee
 - b. Consider granting permission to withdraw \$500.00 from the Beach Donations account #28-632-5655-4830 for the Dr. David Garber “Dare to be Great” award given to a lifeguard during the annual banquet

- c. Consider granting permission to withdraw \$7,876.80 from the Beach Donations Account (28-632-5655-4830) to fund the Beach Department's Staff Awards Banquet, which was held at the Flying Bridge on Wednesday, August 14.
- d. Consider the acceptance of the New England Endurance Events' Falmouth Sprint Triathlon '24 donation

8:35 p.m. TOWN MANAGER'S SUPPLEMENTAL REPORT

8:40 p.m. SELECT BOARD REPORTS

8:50 p.m. ADJOURN

Nancy Robbins Taylor, Chair
Select Board

OPEN SESSION

3. Proclamation – Suicide Prevention and Action Month



National Suicide Prevention & Action Month Proclamation

WHEREAS With September recognized as "Suicide Prevention and Action Month," the Cape and Islands Suicide Prevention Coalition invites our communities, mental health advocates, prevention organizations, survivors, and allies to join us in helping to destigmatize mental health through initiative-taking action toward suicide prevention. We seek to raise awareness and visibility of suicide prevention resources in our communities and help connect individuals with the appropriate support services such as 988; and

WHEREAS According to the American Foundation for Suicide Prevention (A.F.S.P.), suicide is the second leading cause of death among individuals between the ages 10 and 34 with more than 49,476 people dying by suicide annually in the United States; and

WHEREAS With an average of 132 suicide deaths daily and each one directly impacting 125 additional people, including friends, service members, family, social media connections, and neighbors we know a sizable number of individuals have been impacted by suicide.

WHEREAS Barnstable County's suicide rate is 1.5 times higher, standing at 14.4 per 100,000 vs the state of Massachusetts' suicide rate of 9.4 per 100,000, we recognize the need to create hope through action locally.

WHEREAS Our local Cape and Islands Suicide Prevention Coalition works hard to spread the word about prevention, awareness, education and action through training, forums, and events in our region.

WHEREAS The Town of Falmouth commits to being an active prevention partner with the Cape and Islands Suicide Prevention Coalition and publicly places its full support behind those who work in the field of suicide prevention and research, mental health, community health; education, and law enforcement who deal with this daily.

WHEREAS We encourage all residents to take time to understand mental health and suicide through education and recognize that we need to take care of our mental health while we take care of each other.

NOW, THEREFORE, be it resolved that we, Nancy Robbins Taylor, Edwin P. Zylinski II, Douglas C. Brown, Robert P. Mascali and Heather M. H. Goldstone do hereby **proclaim the month of September 2024**, as **National Suicide Prevention & Action Month** in the Town of Falmouth.

IN WITNESS THEREOF, we have hereunto set our hand and caused the great seal of the Town of Falmouth to be affixed on this 9th day of September, 2024.

Nancy Robbins Taylor, Chair

Robert P. Mascali

Edwin P. Zylinski II

Heather M. H. Goldstone

Douglas C. Brown

SELECT BOARD

Diane Davidson

From: Allaire, Sue <sallaire@capecod.edu>
Sent: Monday, July 15, 2024 10:04 AM
To: emawn@brewster-ma.gov; epaine@provincetown-ma.gov; nscoullar@truro-ma.gov; Ryan.D.Curley@gmail.com; owner.fletcher@barnstablecounty.org; Robin.young@capecod.gov; Nsundman@townofbourne.com; snealy@chatham-ma.gov; jshea@town.dennis.ma.us; lbarr@town.dennis.ma.us; esullivan@town.dennis.ma.us; grounseville@town.dennis.ma.us; Admin2@eastham-ma.gov; Diane Davidson; pmacura@town.harwich.ma.us; tmcook@mashpeema.gov; Emooney@nantucket-ma.gov; mmiteva@town.orleans.ma.us; kcoggeshall@townofsandwich.net; selectman@yarmouth.ma; Richard.waldo@wellfleet-ma.gov; rwhritenour@yarmouth.ma.us; mmccollem@townofbourne.com; krace@town.dennis.ma; knezman@town.orleans.ma.us; hharper@sandwichmass.org; gdunham@sandwichmass.org; kurquhart@eastham-ma.gov; mark.ells@town.barnstable.ma.us; jpowers@town.harwich.ma.us
Cc: Allaire, Sue; CISPC CISPC
Subject: CISPC Suicide Prevention Proclamation Request
Attachments: Proclamation 2024.docx

The Cape and Islands Suicide Prevention Coalition (CISPC) is inviting all towns to join them in raising awareness and visibility for suicide prevention resources and support during Suicide Prevention and Action Month in September. By signing the Suicide Prevention Proclamation, towns can demonstrate their commitment to the following goals:

1. Acknowledge that suicide is an issue in the region.
2. Raise the visibility of available suicide prevention resources.
3. Encourage others to discuss suicide without increasing the risk by learning how to do so.

To align with the theme of "Changing the Narrative, #start the conversation," CISPC and Cape Cod Community College are offering short trainings on suicide prevention for town employees. These trainings aim to help the community recognize the signs of suicide, feel comfortable discussing it, reduce stigma, and become a suicide-safer community.

Towns interested in scheduling a training can email capeandislandspc@gmail.com. To learn more about CISPC or get involved, visit their website at <https://cispc.net/>.

Please return your signed proclamation to Sue Allaire, capeandislandspc@gmail.com or mail to: Sue Allaire, Co-chair, Cape and Islands Suicide Prevention Coalition, P.O. Box 119, Barnstable, MA 02630.

We appreciate your support and consideration,

Dr. Maura Weir and Sue Allaire

Co-chairs, Cape and Islands Suicide Prevention Coalition

Sue Allaire

Wellness Program Coordinator
Cape Cod Community College
774-330-4652
sallaire@capecod.edu

Pronouns: she/her/hers



TALKCampus available to all 4C's students 24/7 to have someone to talk to at 1-855-612-2962

For anyone needing behavioral/substance use help State of MA Behavioral Health Hotline at 833-773-2445 (call or text) or [masshelpline.com](https://www.masshelpline.com)

988 is the National Mental Health and Substance Use Hotline available 24/7



Enter Town Seal Here

National Suicide Prevention & Action Month Proclamation

WHEREAS With September recognized as "Suicide Prevention and Action Month," the Cape and Islands Suicide Prevention Coalition invites our communities, mental health advocates, prevention organizations, survivors, and allies to join us in helping to destigmatize mental health through initiative-taking action toward suicide prevention. We seek to raise awareness and visibility of suicide prevention resources in our communities and help connect individuals with the appropriate support services such as 988; and

WHEREAS According to the American Foundation for Suicide Prevention (A.F.S.P.), suicide is the second leading cause of death among individuals between the ages 10 and 34 with more than 49,476 people dying by suicide annually in the United States; and

WHEREAS With an average of 132 suicide deaths daily and each one directly impacting 125 additional people, including friends, service members, family, social media connections, and neighbors we know a sizable number of individuals have been impacted by suicide.

WHEREAS Barnstable County's suicide rate is 1.5 times higher, standing at 14.4 per 100,000 vs the state of Massachusetts' suicide rate of 9.4 per 100,000, we recognize the need to create hope through action locally.

WHEREAS Our local Cape and Islands Suicide Prevention Coalition works hard to spread the word about prevention, awareness, education and action through training, forums, and events in our region.

WHEREAS insert municipality/county name commits to being an active prevention partner with the Cape and Islands Suicide Prevention Coalition and publicly places its full support behind those who work in the field of suicide prevention and research, mental health, community health; education, and law enforcement who deal with this daily.

WHEREAS We encourage all residents to take time to understand mental health and suicide through education and recognize that we need to take care of our mental health while we take care of each other.

NOW, THEREFORE, be it resolved that I, insert name here, do hereby proclaim the month of September 2024 as National Suicide Prevention & Action Month in insert municipality/count name here.

Town Representative Signature: _____

Date: _____

OPEN SESSION

7. Affirm appointment of Director of Veterans' Services



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Open Session 7.

ITEM TITLE: Affirm Appointment of Director of Veterans' Services

MEETING DATE: 9/9/2024

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Redacted Resume

PURPOSE:

The Select Board will consider affirming the Town Manager's recommended appointment of Jim Gouzas as the Town's Director of Veterans' Services and will also consider waiving the Division Head residency requirement.

BACKGROUND/SUMMARY:

- We are very pleased to bring Jim Gouzas forward for affirmation.
- Mr. Gouzas is a highly qualified candidate who served in the Army for 26 years as a Staff Sergeant/Section Leader, Unit Logistician, and Administrator. During his military service, he participated in 5 deployments and received 8 Army Commendation Medals for Logistics Excellence.
- In addition to his military service, Mr. Gouzas has 5 years of experience working as a full-time Veteran Employment Counselor for the Massachusetts Department of Career Services, in which he assisted veterans with significant challenges secure sustainable employment. In this role, Mr. Gouzas initiated community engagement programs to reach a wider population of veterans.

- Mr. Gouzas has more than 5 years of additional experience working as a Family Support Coordinator, Social Worker, and Assistant Counselor.
- He is a licensed social worker and a certified veteran mediator, and his references were outstanding.
- We are thrilled to bring his strong case management experience, excellent work ethic, ability to connect with people from all backgrounds, and passion for helping veterans to Falmouth.
- As Mr. Gouzas resides in Plymouth, we are requesting that the Board waive the Division Head residency requirement, as stated in Article V, Section 4 of the Town Charter.
- If his appointment is affirmed, Mr. Gouzas will start on September 23rd.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve and affirm the appointment of Jim Gouzas as the Town’s Director of Veterans’ Services. The Town Manager also recommends that the Select Board waive the Division Head residency requirement for Mr. Gouzas, as stated in Article V, Section 4 of the Town Charter.

OPTIONS:

First Motion:

- Motion to approve and affirm the appointment of Jim Gouzas as the Town’s Director of Veterans’ Services.
- Motion to deny the approval and affirmation of the appointment of Jim Gouzas as the Town’s Director of Veterans’ Services.
- Some other Board stipulated alternative.

Second Motion:

- Motion to waive the Division Head residency requirement for Jim Gouzas.
- Motion to deny the request for a Division Head residency requirement for Jim Gouzas.
- Some other Board stipulated alternative.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve and affirm the appointment of Jim Gouzas as the Town’s Director of Veterans’ Services. The Town Manager also recommends that the Select Board waive the Division Head residency requirement for Mr. Gouzas, as stated in Article V, Section 4 of the Town Charter.

Michael Renshaw

Town Manager

Click or tap to enter a date.

Date

PROFESSIONAL SUMMARY

26-year Army Non-Commissioned Officer (NCO) veteran; Massachusetts Licensed Social Worker (LSW – Lic.# 314618); Certified Professional Résumé Writer; Certified Veteran Mediator; and former VFW Post Veterans Service Officer. Established Veteran Employment Counselor – providing individualized employment readiness services to veterans that present with significant barriers to employment. Astute in administering in-depth intakes to capture client’s demographical-biological-psychological-social profile to identify needs and goals in order to develop individualized employment plans to meet those needs/goals. Experienced as a client advocate facilitating the client’s link to appropriate service providers, and in collaborating with relevant community organizations and service providers to best meet the client’s overall job readiness needs and goals. Results-orientated Employment Counselor - articulating guidelines, procedures, and expectations to clients and collateral service organizations. Experienced in case management – working closely with local municipal and private service organizations to address inquiries from providers and assisting those service providers in accomplishing mission of servicing client’s needs per individual job readiness plan.

SKILLS/STRENGTHS

- Ability to follow protocol and procedures related to case management and organizational regulations within the process of servicing clients
- Case management – experienced in client intake interviews, assessments, treatment planning, and advising while documenting each case and exercising knowledge of public and private social service systems and resources for proper referral of services
- Solid analytical skills utilizing bio-psycho-social assessments to identify risk factors that influence behavior
- Ability to work independently and as an effective interdisciplinary team member with other professionals
- Ability to maintain clients’ records following organizational confidentiality policies and guidelines, and adherence to HIPPA regulations
- Experienced scheduler with ability to: meet deadlines; establish priorities; maintain appointments for clients, collaterals, special events, and professional meetings – while staying task focused, exercising flexibility of work schedule and hours of availability and travel needs

PROFESSIONAL EXPERIENCE

VETERAN EMPLOYMENT COUNSELOR – Mass. Dept. of Career Services, Hyannis, MA 2019 – Present

Responsible for providing job seekers with career guidance, as well as intensive services facilitating placements to meet the employment and training needs of veterans - prioritizing service to special disabled veterans, other disabled veterans, and other categories of veterans in accordance with priorities determined by the Secretary of Labor (Secretary). Additional responsibilities Duties include:

- Reviewing and analyzing Career Center Veterans information through records, tests, interviews and observations.
- Advising clients on such matters as creating employment plans and developing job search techniques.
- Conferring with agency staff and others on clients' behalf.
- Conducting counseling interviews utilizing motivational interviewing techniques.
- Assisting Veterans in translating their military skills into the civilian sector through comprehensive assessments.
- Providing individualized employment readiness services i.e., résumé, interviewing, and job search skills development.
- Responding to inquiries regarding eligibility for benefits related to various veteran and career programs.
- Compiling educational and other information as needed through interpretation of aptitude and skills, tests, as well as personal interest inventories.
- Facilitating veteran focused employment readiness/job search workshops – Hosting “Veteran Coffee Hour” group activity.
- Acting as liaison to associated public and private service organizations.
- Community engagement and outreach – effectively applying strong communication and networking skills to interactions with local area veteran service providers to cultivate on-going relationships that foster collaborative efforts in providing holistic wrap-around services to the veteran population served – developing and leading a Veteran Services Coalition group.
- Employer outreach - assisting businesses in finding qualified workers, by fostering partnerships and engaging with employers to ensure they are connected with a skilled, motivated, and adaptable workforce capable of meeting their emerging labor market needs.

FAMILY SUPPORT COORDINATOR/Individual Support – Kennedy-Donovan Center, West Yarmouth, MA 2018-2020

Facilitate and coordinate the provision of support and services for families and individuals with developmental disabilities, including extensive use of generic community resources. Participate and plan community events and activities that enhance the provision of support and services for families and individuals with developmental disabilities.

- Functioned as a service coordinator/contact person for families/individuals, assisting and supporting families in identifying their needs and preferences for resources and support.
- Developed Family Support Plans and Expenditure Plans in collaboration with families.
- Facilitated and coordinated access for families in obtaining needed support, including community services.
- Worked collaboratively with other community providers and DDS to ensure coordination of support and services.
- Provided resource/referral information to families and encouraged family participation in family leadership opportunities.
- Provided supervision and support to all assigned respite and support providers.

SOCIAL WORKER/CASEWORKER – Dept. of Children and Families (DCF), Hyannis, MA 2014-2016

Responsible for On-Going Unit casework in providing professional child welfare social work services within the Department of Children and Families:

- Assessed, developed, and evaluated client service plans and programs – effectively assessing for risks and successfully responding to emergencies.
- Tracked and monitored 25 cases consisting of over 100 individuals – effectively managing all cases despite having 12 cases over maximum limit of 13 per social worker.
- Effectively managed referrals and processed bill payments for foster children – resulting in positive agency and foster parent relationships.
- Coordinated and conducted transportation of children, and foster care visits between children and family members – resulting in the positive re-unification of families within 90% of cases.
- Developed comprehensive assessments and client-centered strengths-based intervention service plans by exploring clients' bio-psycho-social profile through motivational interviewing, clients' self-assessment, and clients' articulation of goals – resulting in positive progress of family dysfunction resulting in 90% case closure rate.
- Coordinated connections with clients and social service resources and programs by assisting clients in articulating their goals for wellbeing – resulting in resonance by establishing a sense of partnership with the client.

ASSISTANT COUNSELOR - Cape Cod Collaborative Alternative Education Program, Bourne, MA 2012-2013

Responsible for assisting counselors:

- Prepared students for job placement by developing supplemental exercises to enhance functional working skills and strengthen student weaknesses; providing vocational counseling and conducting vocational discussion groups; establishing between 2-7 business contacts per week to advocate internship opportunities for students based on needs – resulting in students' better understanding the demands of the job market; and in the successful job placements.

STAFF SERGEANT/SECTION LEADER - Unit Logistician/Administrator, Army 1989-2009

Managed, coordinated, and oversaw all activities involving the logistics, transportation, distribution of supplies and equipment, and the administration of 168 personnel – project managing and supporting the operational needs of the military unit within peaceful and hostile environments. Participated in five operational deployments which included a tour of duty in support of Operation Iraqi Freedom. Recipient of 8 Army Commendation Medals for Logistics Excellence.

EDUCATION

BACHELOR OF SCIENCE (Summa Cum Laude) Social Work/Business Mgmt. Minor - Bridgewater State University 2015

CERTIFICATIONS & LICENSES

CERTIFIED PROFESSIONAL RESUME WRITER (CPRW) – Professional Association of Résumé Writers 2023
CERTIFIED VETERAN MEDIATOR - Quabbin Mediation 2022
LICENSED SOCIAL WORKER - LSW (Lic.# 314618) – Massachusetts Board of Registration of Social Work 2015

OPEN SESSION

BUSINESS

1. Report – Veterans Council Committee **(15 minutes)**



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business #1

ITEM TITLE: Report- Veterans Council Committee

MEETING DATE: 9/9/2024

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Report/Presentation

PURPOSE:

The Veterans Council Committee will be presenting its annual report to the Select Board. This item is for informational and discussion purposes only, no formal action is requested.

BACKGROUND/SUMMARY:

- The mission and role of the Veterans Council Committee is to represent the Town of Falmouth in supporting our Veterans by providing awareness, resourcing and collaboration that enables successful outcomes for our community's Veteran activities.

DEPARTMENT RECOMMENDATION:

This item is for informational and discussion purposes only, no formal action is requested.

OPTIONS:

N/A

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

This report is being provided for informational purposes only; no formal action is requested.

Michael Renshaw

Town Manager

9/3/2024

Date

OPEN SESSION

BUSINESS

2. Report – Council on Aging **(15 minutes)**

September 9, 2024



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business #2

ITEM TITLE: Report- Council on Aging

MEETING DATE: 9/9/2024

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Presentation

PURPOSE:

The Chair of the Council on Aging will provide an annual report to the Select Board.

This item is for informational purposes, and no formal Select Board action is requested.

BACKGROUND/SUMMARY:

- The Council on Aging is comprised of nine (9) members.
- The Falmouth Senior Services Department functions as a human services organization for all residents of Falmouth who are at least 60 years old.
- The Senior Services Department manages the Senior Center, provides assistance, information on available resources, health services, referrals to other community agencies, education and recreation programs and activities.

- There is a special emphasis on promoting Healthy Aging and Enhancing Quality of Life for Seniors.

DEPARTMENT RECOMMENDATION:

This item is for informational purposes only. No formal Select Board action is requested.

OPTIONS:

N/A

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

This item is for informational purposes only. No formal Select Board action is requested.

Michael Renshaw

Town Manager

9/3/2024

Date

Senior Services Department

Mission: The Falmouth Senior Services Department manages the Senior Center with a mission to serve all residents over the age of 60 by identifying and addressing their diverse needs, and developing resources of assistance, providing information and referrals to other community agencies, and offering programs and services that promote healthy aging and enhance quality of life.

The Senior Center functions as a prominent resource hub and an inclusive space for social and support services serving as a gateway to connecting older adults, families, and caregivers to vital community services.

Staff Updates:

- Stephanie Henry – hired July 2, 2023, serving as the part-time Receptionist.
- Paul DeVito – resigned October 12, 2023, serving as the part-time Custodian.
- Peter Endicott – hired May 1, 2024, serving as the full-time Custodian.

Volunteers and Community Support:

- **Senior Center Volunteers** contributed **9,455 Hours** in Fiscal Year 2024. Volunteer opportunities range from Café Worker, Fitness Room Monitor, Greeter, Group Leaders, Professional Services, and Reception Assistance. Volunteer opportunities will continue to increase as we enhance our program of services.
- **Council on Aging Board**
Fiscal Year 2024 COA Board Members: Chairman Brenda Swain, Vice-Chairman Joe Clancy, Susan Gallagher, Dave Hearne, Betsy Hike, Carol Kenney, Jamie MacDonald, Kevin Murphy, and Pamela Truesdale. Kevin Murphy was appointed to the COA Board in March 2024. COA Board reviewed and supported 7 new policies.

Program of Services:

The Senior Services Department continues to enhance program of service offerings to meet the needs of our participants. These programs of services include outreach services, wellness exercise and educational programs, support groups and social programs.

- **Senior Center Transportation:** The Senior Center Bus provided 3,298 rides to participants covering 85,708 miles.
- **Senior Center Heights Fitness Room:** Participants are required to go through an orientation with a certified trainer to review the room policies and how to properly use the equipment. A total of 715 participants have completed the orientation. We had 6,655 service unit check ins utilizing the fitness room.
- **Senior Center Chappy Café** continues to offer a variety of food options at affordable prices. There were 19,064 service unit check ins for the Café. The Café operates with a part-time staff person and 6 volunteer shifts a day.
- **New program initiatives** included Arts programs, Cooking Classes, Educational programs, Gardening, Genealogy Classes, additional Support Groups, and Technology Classes.
- The Senior Center continues to host many programs that are supported by the Friends of the Falmouth Senior Center. They consist of Bingo, Coffee and Conversation Educational Guest Speaker Programs, Corn Hole Games, Breakfast Socials, Holiday Lunch/Entertainment Socials and Volunteer Appreciations in the Fall and Spring.
- In celebration of National Senior Center month of September, we hosted our annual open house event for family, friends, and caregivers to come and learn about all the amazing programs and services offered through the Senior Center, municipal, state, and local agency partners.



- Senior Center Outreach Coordinator continues to serve on the Elder Services Board of Directors as the representative of Falmouth.

Outreach support and professional services, referrals and programs are ongoing. Outreach assisted with 50 Fuel assistance new applications and 62 recertifications. Our Bereavement support group, Women's support group, and Alzheimer's/Dementia Caregiver support groups are ongoing. We have added an LGBTQIA support group and another Alzheimer's/Dementia Caregiver support group through Cape Cod Healthcare.

The Senior Municipal Support Team supports the outreach within the Falmouth community. The team consists of members from the Senior Services Department, Human Services, Fire Rescue and Police Department. This group meets monthly at the Senior Center to review critical cases and determine best plan of action to support the resident in need of assistance. The Senior Municipal Support Team reviewed 22 current cases, 33 new cases, and closed 28 cases. Senior Center Outreach received 32 REACH [Reaching Elders with Additional Community Help] referrals.

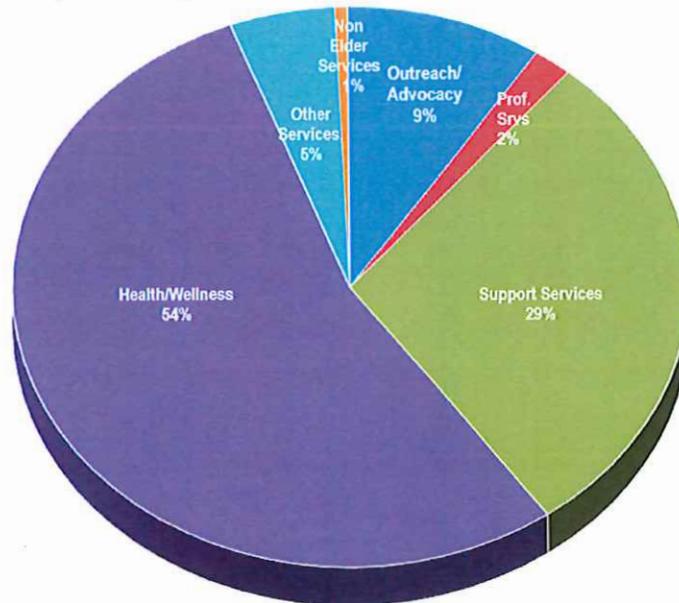
Establish and enhance partnership collaborations are ongoing.

- Collaborated with Recreation Department to offer programs to Falmouth Seniors age 60+ to include daily walking, basketball, and pickleball during the fall, winter, and spring.
- Collaborated with Elder Services of Cape Cod and the Islands to provide a Thanksgiving Meal in November as a Grab & Go drive through concept. They also provided a Computer Senior Planet Class.

- Collaborated with Atria Woodbriar who set up open gardening beds for all senior center participants to garden at their leisure. Plots and tools were all provided. Atria also provided access to the pool for Aquatic Exercise classes group led by the VNA.
- Enhanced partnership with Falmouth Service Center having the Senior Center Outreach to have a monthly information table at the Service Center.
- Established Information Tables throughout the month to bring local service agencies into the Senior Center: Consumer Assistance Council, Falmouth Service Center, Grandparents Raising Grandchildren, Independence House, Town of Falmouth Veteran's Department, and WECAN.
- Developed a survey in collaboration with the COA Board to gather input on current and future program of service needs. We had 1,487 responses.

FY 2024 Program of Services Statistics:

- **Senior Center New Enrollment: 1,346**
We have a total of 7,625 Falmouth residents age 60+ enrolled.
- **Service Unit Check-ins Swipes: 72,346**
- **Outreach / Advocacy: 18,183 Service Units**
General Information and Referral Services, Case Management and Advocacy, SHINE Health Insurance Counseling, and Client Finding.
- **Professional Services: 3,603 Service Units**
Group Support, Legal Assistance, AARP Tax Preparation, and Other Professional Services.
- **Support Services: 56,146 Service Units**
Transportation, Gadget Technology Assistance, Newsletter, Fuel Assistance, Supplemental Nutrition Assistance, Application Assistance, Referrals to other Professional Services, and Other Support Services.
- **Health / Wellness: 104,930 Service Units**
Meals on Wheels, Senior Café, Health Screening, Senior Safety Services, Fitness Exercise, Health Education and Other Health Services.
- **Other Services: 9,760 Service Units**
Recreation/Socialization, Cultural Events and Community Education.
- **Non-Elder Services: 1,166 Service Units**
Information and Referrals, and Family Assistance.



Conclusion:

Thank you to the Senior Center Staff, Volunteers, Council on Aging and Friends Board Members, Town Departments, Government Officials and Local Organizations for your continued support and commitment to the Senior Center.

Submitted by: Jill Irving Bishop, Director / Joseph Clancy, COA Chairman

OPEN SESSION

BUSINESS

3. Discuss the recently completed Town-owned parcel inventory analysis **(10 minutes)**



ITEM NUMBER: Business #3

ITEM TITLE: Discuss the recently completed Town-owned parcel inventory analysis

MEETING DATE: 9/9/2024

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Jed Cornock, Town Planner

ATTACHMENTS: Town-Owned Parcel Inventory Analysis PowerPoint Presentation

PURPOSE:

To provide an overview and to summarize the work involved in the Town-Owned Parcel Inventory Analysis project to-date.

BACKGROUND/SUMMARY:

- Procedural Overview:
 - In early 2023, the Planning Department began working on an analysis of all town-owned properties in an effort to determine if some land could be used for affordable housing projects or kept for other municipal purposes.
 - This effort was highlighted in the 2024 Housing Production Plan as a strategy to address the ongoing housing crisis in town.
 - Due to the number of properties, the Planning Department prioritized the properties over 2 acres in size. The results of that analysis are complete.
- Project Description:
 - The analysis included the following multi-step review of each property over 2 acres in size to determine the potential for future development:

1. Step 1: Refine
 - Remove properties that are owned by Conservation Commission (only focus on Select Board ownership). Those under Conservation Commission ownership typically have a conservation restriction not allowing future development.
2. Step 2: Categorize

Perform an initial screening of each property and put them into the following categories:

 - "Developed" = property has an active use
 - "Environmental" = property has clear environmental challenges (NHESP, wetlands, etc.)
 - "Open Space" = property has a deed restriction preventing future development
 - "Possible" = property shows potential for development
3. Step 3: Evaluate

Include the following data for each property in the database – typically in a "Yes" or "No" format:

 - Does it meet the minimum lot size requirements and have frontage?
 - Are there significant topographic issues?
 - Are there protected wildlife areas or wetlands present?
 - Are there issues with Zone II or Surface Water protections?
 - Is it in a Water Resource Protection Overlay District, a Coastal Pond Overlay District, or in a MassDEP Nitrogen Sensitive Area?
 - What flood zone is it in?
 - What year was it obtained, method, and deed restricted?
4. Step 4: Determine

Further categorize the properties based on the evaluation criteria in Step 3.

 - "Good Candidate" (11): Meets or exceeds the minimum lot size and frontage requirements, has little or no environmental issues, is not within a surface water protection area, zone II, or flood zone.
 - "Moderate Candidate" (11): Meets or exceeds the minimum lot size and frontage requirements, has some environmental issues, may be within a surface water protection area, zone II, or flood zone.
 - "Poor Candidate" (11): Has too many issues to be viable

➤ Project Benefits:

- This project, when ultimately finished, will provide town staff and decision makers, and residents with a comprehensive database of all town-owned

properties, inclusive of all deed research and development potential analysis to guide decisions related to future development.

DEPARTMENT RECOMMENDATION:

While this report is being provided as an update and for informational purposes, based on the analysis the Planning Department is recommending that the following four (4) town-owned properties be considered in the future for the development of affordable housing:

- 0 West Falmouth Hwy (26 04 057A 001)
- 0 West Falmouth Hwy (26 04 062A 000)
- 0 Locustfield Rd (23 02 010 004)
- 0 Locustfield Rd (23 02 010 005)

OPTIONS:

N/A

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

While this report is being provided as an update and for informational purposes, based on the analysis the Town Manager is recommending that the following four (4) town-owned properties be considered in the future for the development of affordable housing:

- 0 West Falmouth Hwy (26 04 057A 001)
- 0 West Falmouth Hwy (26 04 062A 000)
- 0 Locustfield Rd (23 02 010 004)
- 0 Locustfield Rd (23 02 010 005)

Michael Renshaw

Town Manager

9/4/2024

Date

Town-Owned Parcel Inventory Analysis

Purpose

To develop an inventory of town-owned properties and determine their best future use.

Timeline

- August 2023: Analysis begun
- August 2024: Land Use Group Review
- September 2024: Select Board Presentation
- September 2024: Affordable Housing Committee Review

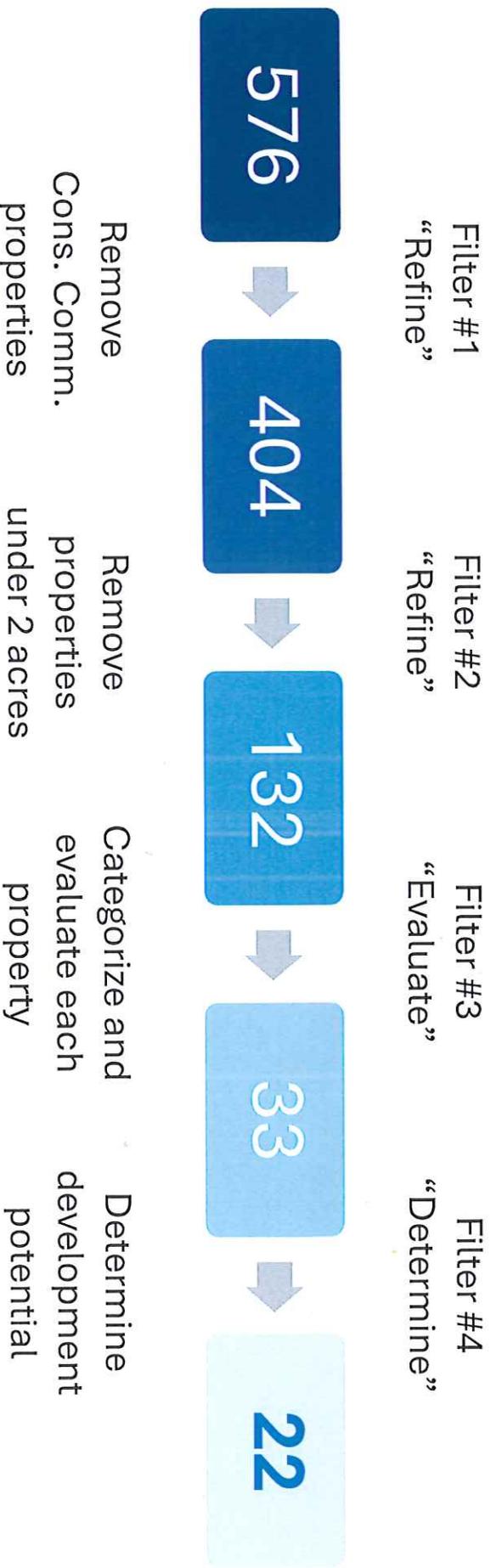
Town-Owned Parcel Inventory Analysis

Summary

FY23 Assessors Database

- 576 total properties
 - 172 properties owned by Conservation Commission
 - 404 properties owned by Select Board only
 - 404 Select Board ownership
 - 132 properties over 2 acres
 - 33 properties cleared initial screening
 - **22 properties have development potential**
- Two categories: “Dispose” or “Keep”*

Town-Owned Parcel Inventory Analysis



Town-Owned Parcel Inventory Analysis

Methodology

- **Step 1: Refine (“filter #1”)**
 - Remove properties that are owned by Conservation Commission (only focus on Select Board ownership)
- **Step 2: Categorize (“filter #2”)**
 - “Developed” = property has an active use
 - “Environmental” = property has clear challenges due to environmental factors (NHESP, wetlands, etc.)
 - “Open Space” = property has a deed restriction preventing future development
 - “Possible” = property shows potential for development

Town-Owned Parcel Inventory Analysis

Methodology

- Step 2: Categorize (“filter #2”) Examples

“Developed/Not Possible”



“Open Space/Environmental”



Town-Owned Parcel Inventory Analysis

Methodology (cont.)

- **Step 3: Evaluate (“filter #3”)**
 - Does it meet the minimum lot size requirements and have frontage?
 - Are there significant topographic issues?
 - Are there protected wildlife areas or wetlands present?
 - Are there issues with Zone II or Surface Water protections?
 - Is it in a Water Resource Protection Overlay District, a Coastal Pond Overlay District, or in a MassDEP Nitrogen Sensitive Area?
 - What flood zone is it in?
 - What year was it obtained, method, and deed restricted?

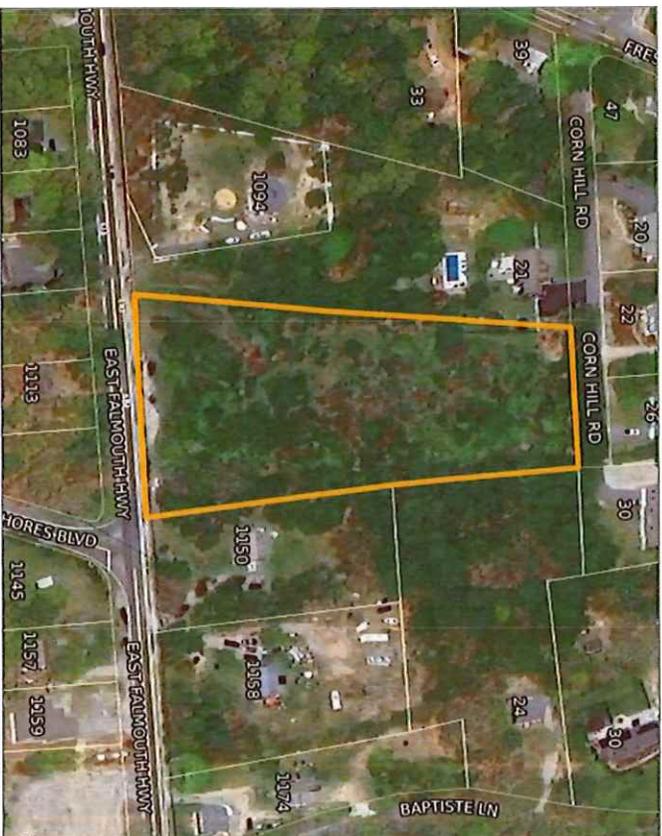
Town-Owned Parcel Inventory Analysis

Methodology (cont.)

- **Step 4: Determine**
 - “Good Candidate” (11)
Meets or exceeds the minimum lot size and frontage requirements, has little or no environmental issues, is not within a surface water protection area, zone II, or flood zone.
 - “Moderate Candidate” (11)
Meets or exceeds the minimum lot size and frontage requirements, has some environmental issues, may be within a surface water protection area, zone II, or flood zone.
 - “Poor Candidate” (11)
Has too many issues to be viable

Town-Owned Parcel Inventory Analysis

Property #1: 0 East Falmouth Hwy (29 04 014D 003)



**GOOD
(1)**

- Size: 2.5 acres
- Use: Vacant property
- Zoning: RA
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: 2001; Purchase
- Deed Restricted: Yes
 - “Municipal Purposes”

Recommendation:
Dispose for Housing or
Keep for Town Use

Town-Owned Parcel Inventory Analysis

**Properties #2 & #3: 0 West Falmouth Hwy (26 04 057A 001)
0 West Falmouth Hwy (26 04 062A 000)**



**GOOD
(2 & 3)**

- Size: 2.8 acres
- Use: Vacant properties
- Zoning: PU
- Other: None
- Flood Zone: X
- Environmental: None
- Acquired: 1931
- Deed Restricted: No

**Recommendation:
Dispose for Housing**

Town-Owned Parcel Inventory Analysis

Properties #4 & #5: 0 Locustfield Rd (23 02 010 004)

0 Locustfield Rd (23 02 010 005)



**GOOD
(4 & 5)**

- Size: 6.1 acres
- Use: Vacant property
- Zoning: AGA
- Other: WRPPOD
- Flood Zone: X
- Environmental: None
- Acquired: 1997/2004; Tax Title
- Deed Restricted: No

Recommendation:
Dispose for Housing or
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #6: 81 Davisville Rd (33 14 002 000)

GOOD
(6)



- Size: 3.9 acres
- Use: Vacant property
- Zoning: RA
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: 2007; Purchase
- Deed Restricted: Yes
 - “Public Recreation” and “Municipal Purposes”

Recommendation:
Dispose for Housing

Town-Owned Parcel Inventory Analysis

Property #7: 0 Thomas B. Landers Rd (16 05 005 000B)

GOOD
(7)



- Size: 6.0 acres
- Use: Vacant property
- Zoning: AGA
- Other: CPOD, NSA, WRPD
- Flood Zone: X
- Environmental: None
- Acquired: 2001; Purchase
- Deed Restricted: Yes
 - CCOSLAP*

Recommendation:
Keep for Town Use

** Protection of public drinking water supplies, open space, and conservation land, the creation of walking and bicycling trails, and the creation of recreational areas.*

Town-Owned Parcel Inventory Analysis

Property #8: 340 Teaticket Hwy (34 04 025 000)



**GOOD
(8)**

- Size: 6.6 acres
- Use: School Admin, Rec.
- Zoning: PU
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: Still researching
- Deed Restricted: Yes
 - Historic property

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #9: 419 Woods Hole Rd (50 02 002 001)

GOOD
(9)



- Size: 16.2 acres
- Use: Fire Station
- Zoning: RB
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: NHESP, wetlands
- Acquired: 1970; Purchase
- Deed Restricted: No

Recommendation:
Dispose for Housing

2007 Subcommittee Report: 5 residential structures, 28 bedrooms, 2 acres of development – remainder as open space

Town-Owned Parcel Inventory Analysis

Property #10: 632 Teaticket Hwy (34 04 036 001C)

GOOD
(10)



- Size: 20 acres
- Use: Vacant property
- Zoning: LIA
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: 2003; Purchase
- Deed Restricted: Yes
 - CCOSLAP*

Recommendation:
Keep for Town Use

** Protection of public drinking water supplies, open space, and conservation land, the creation of walking and bicycling trails, and the creation of recreational areas.*

Town-Owned Parcel Inventory Analysis

Property #11: 0 Carriage Shop Rd (21 09 002 001)

GOOD
(11)



- Size: 71.3 acres (14/57)
- Use: Vacant property
- Zoning: AGA
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: NHESP
- Acquired: 2004; Purchase
- Deed Restricted: Yes
 - CCOSLAP*

Recommendation:
Keep for Town Use

** Protection of public drinking water supplies, open space, and conservation land, the creation of walking and bicycling trails, and the creation of recreational areas.*

Town-Owned Parcel Inventory Analysis

Property #12: 0 Twin Hill Rd (18 03 005 000B)

MODERATE
(1)



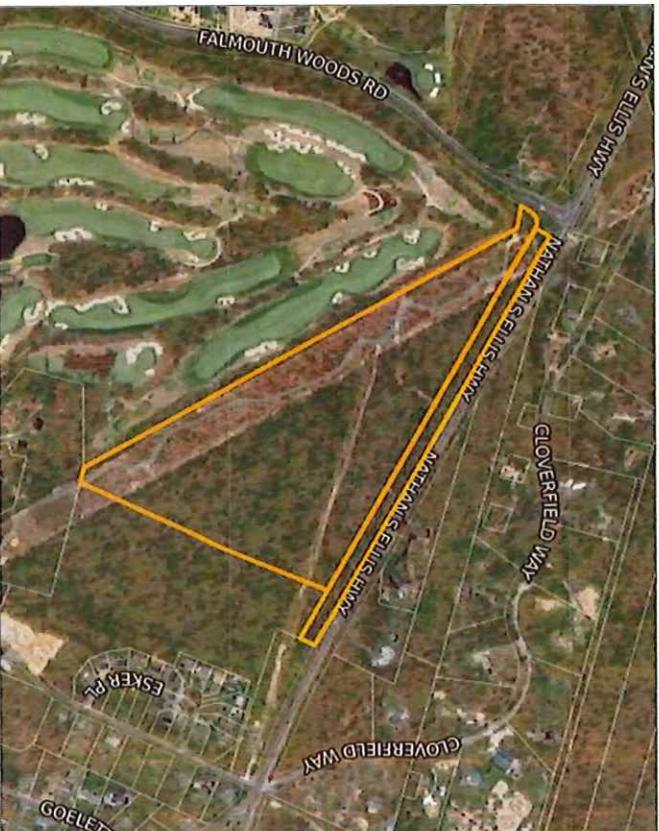
- Size: 2.2 acres
- Use: Vacant property
- Zoning: AGA
- Other: CPOD, NSA, WRPOD
- Flood Zone: X
- Environmental: Zone II
- Acquired: 1985
- Deed Restricted: No

Recommendation:
Housing

Town-Owned Parcel Inventory Analysis

Property #13 & 14: 0 Nathan Ellis Hwy (06 01 013 012)

0 Falmouth Woods Rd (06 01 013 002)



MODERATE
(2 & 3)

- Size: 30.9 acres (3.5/27.4)
- Use: Vacant properties
- Zoning: AGAA
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: 1987/2003
- Deed Restricted: Yes/No
 - “Roadway purposes”

Recommendation:
Dispose for Housing or
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #15: 0 Blacksmith Shop Rd (23 01 012B 000)

MODERATE
(4)



- Size: 3.8 acres
- Use: Vacant property
- Zoning: AGAA
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: 2003
- Deed Restricted: No

Recommendation:
Dispose for Housing or
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #16: 28 Bernard E Saint Jean (15 04 027A 062)

MODERATE
(5)



- Size: 4.0 acres
- Use: Water tower
- Zoning: LIB
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: 2000
- Deed Restricted: No

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #17: 233 Brick Kiln Rd (27 04 002 000)

MODERATE
(6)



- Size: 9.5 acres
- Use: Dog park
- Zoning: AGA
- Other: CPOD, NSA, WRPOD
- Flood Zone: X
- Environmental: None
- Acquired: 2001
- Deed Restricted: Yes

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #18: 0 Thomas B. Landers Rd (16 02 002 000)

**MODERATE
(7)**



- Size: 12 acres
- Use: Vacant property
- Zoning: AGAA
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: 1980
- Deed Restricted: No

**Recommendation:
Keep for Town Use**

Town-Owned Parcel Inventory Analysis

Property #19: 744 Main St (39 21 001 000)

MODERATE
(8)



- Size: 13.4 acres
- Use: PD, Senior Center, Rec
- Zoning: PU
- Other: CPOD, NSA
- Flood Zone: X, X 0.2%, AE
- Environmental: None
- Acquired: Still researching
- Deed Restricted: Still researching

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #20: 1200 Gifford St Ext (26 01 003 000)

MODERATE
(9)



- Size: 92.3 acres
- Use: High School
- Zoning: AGAA
- Other: WRP0D, SWPZ
- Flood Zone: X
- Environmental: None
- Acquired: 1969
- Deed Restricted: Yes
 - “School Purposes”

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #21: 565 Blacksmith Shop Rd (22 02 004 000)

**MODERATE
(10)**



- Size: 95.5 acres
- Use: Vacant/Composting
- Zoning: PU
- Other: CPOD, NSA, WRPOD
- Flood Zone: X
- Environmental: Wetlands, NHESP
- Acquired: 1956
- Deed Restricted: Yes
 - “Gravel pit purposes”

**Recommendation:
Keep for Town Use**

Town-Owned Parcel Inventory Analysis

Property #22: 154 Blacksmith Shop Rd (23 03 014 012)

MODERATE
(11)



- Size: 314.5 acres
- Use: WWTF
- Zoning: PU
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: Still researching
- Deed Restricted: Still researching

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #23: 21 Carriage Shop Rd (30 03 017 000)



**POOR
(1)**

- Size: 2.28 acres
- Use: Vacant property
- Zoning: AGA
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: 1983
- Deed Restricted: No

**Recommendation:
Keep for Town Use**

Town-Owned Parcel Inventory Analysis

Property #24: 0 Dillingham Rd Off (39 21 005C 000)



POOR
(2)

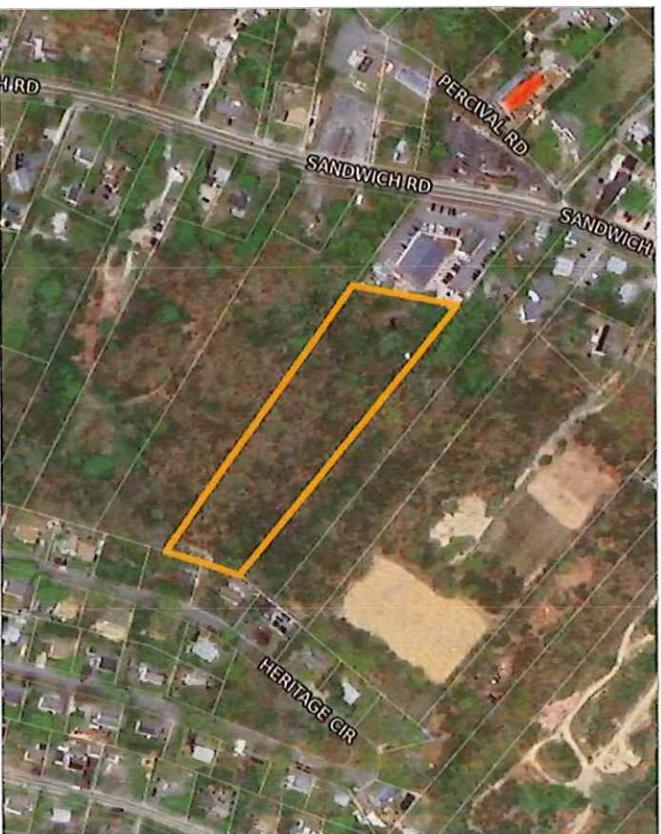
- Size: 2.98 acres
- Use: Vacant property
- Zoning: RC
- Other: CPOD, NSA
- Flood Zone: AE
- Environmental: Wetlands
- Acquired: Still researching
- Deed Restricted: Still researching

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #25: 0 Sandwich Rd Off (34 04 012A 000B)

**POOR
(3)**

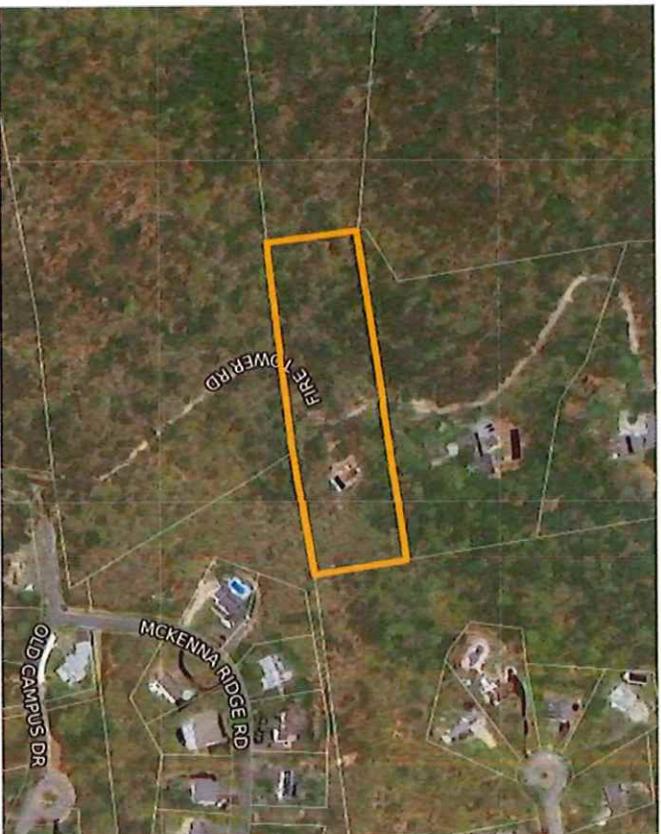


- Size: 3.34 acres
- Use: Vacant property
- Zoning: AGB
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: 1964
- Deed Restricted: No

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #26: 181 Fire Tower Rd (23 01 017 000)



POOR
(4)

- Size: 3.39 acres
- Use: Fire Tower
- Zoning: AGAA
- Other: None
- Flood Zone: X
- Environmental: None
- Acquired: Still researching
- Deed Restricted: Still researching

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #27: 0 Dimmock Ave (22 01 008 016)

**POOR
(5)**



- Size: 5.34 acres
- Use: Vacant property
- Zoning: AGAA
- Other: CPOD, NSA, WRPOD
- Flood Zone: X
- Environmental: None
- Acquired: Still researching
- Deed Restricted: Still researching

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #28: 113 Lakeview Ave (38A 04 046 000)



**POOR
(6)**

- Size: 10 acres
- Use: Lawrence School
- Zoning: PU
- Other: None
- Flood Zone: X
- Environmental: None
- Acquired: Still researching
- Deed Restricted: Still researching

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #29: 0 Blacksmith Shop Rd (22 01 007 000)



**POOR
(7)**

- Size: 11.4 acres
- Use: Vacant property
- Zoning: AGAA
- Other: None
- Flood Zone: X
- Environmental: None
- Acquired: 1987
- Deed Restricted: Yes
 - “Town Disposal Purposes”

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #30: 33 Davisville Rd (33 13 015 000A)



POOR
(8)

- Size: 18.4 acres
- Use: East Falmouth Elementary
- Zoning: PU
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: Still researching
- Deed Restricted: Still researching

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #31: 323 Jones Rd (38 10 021 000)



POOR
(9)

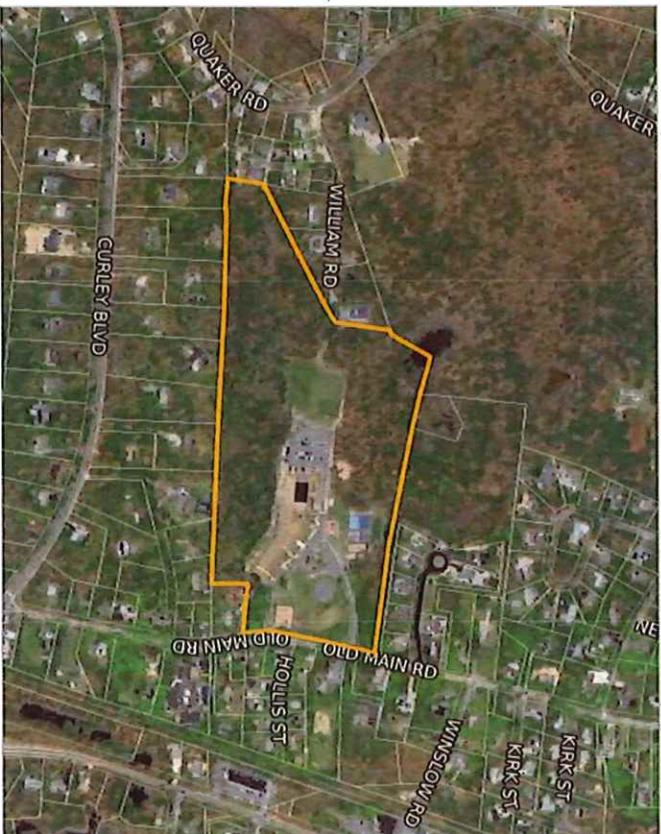
- Size: 20.9 acres
- Use: Morse Pond Elementary
- Zoning: PU
- Other: CPOD, NSA
- Flood Zone: X, AE
- Environmental: Wetlands
- Acquired: Still researching
- Deed Restricted: Still researching

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #32: 62 Old Main Rd (05 02 019 000)

POOR
(10)

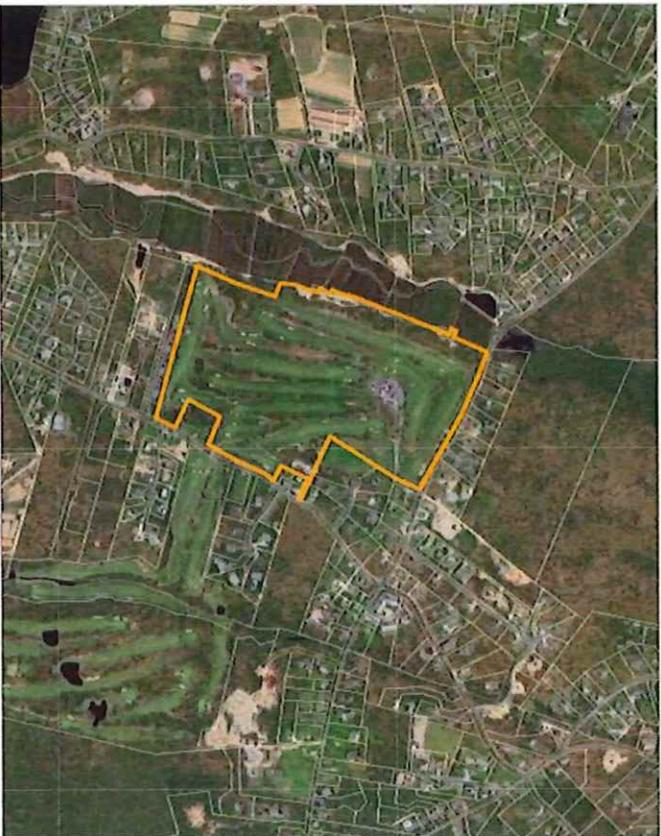


- Size: 21.2 acres
- Use: North Falmouth Elementary
- Zoning: PU
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: Wetlands, NHESP
- Acquired: Still researching
- Deed Restricted: Still researching

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Property #33: 630 Carriage Shop Rd (21 10 022 000)



POOR
(11)

- Size: 81.4 acres
- Use: Falmouth Country Club
- Zoning: LIA
- Other: CPOD, NSA
- Flood Zone: X
- Environmental: None
- Acquired: Still researching
- Deed Restricted: Yes

Recommendation:
Keep for Town Use

Town-Owned Parcel Inventory Analysis

Next Steps

- Continue review of properties under 2 acres in size
- Continue to develop Town Meeting Warrant Articles for disposition of land (if applicable)
- Share database with decision makers and make all research readily available

Questions?

Stephanie Madsen
 Sustainability Specialist
 Town of Falmouth
 Economic Spreadsheet presented to Falmouth's Finance Committee
 September 4, 2024

Sustainability Specialist Projects										
updated 9.3.2024										
Date	Status	Building	Program	Project	Cost	Incentives NatGrid	Incentives CLC	Grant	NetCost	Annual Savings estimate
Nov 16 2023	Completed	Town Hall	Existing	Reset breaker Solar (24 kw system)	\$ -					\$ 4,000.00
Nov 27 2023	Completed	Police Dept	Green Communities	FD Heat Pump replacing broken HVAC	\$ 30,832.00	\$ 14,583.00		\$ 16,240.00	\$ -	\$ 669.00
Dec-23	Completed	Misc Utility Accounts	Existing	Identified accounts left off master commodity contract						
Jan 11 2024	Completed	Crooked Pond WTP	Existing	Solar (16 kw system)-fixed fan	\$ 800.00				\$ 800.00	\$ 3,000.00
Jan 22 2024	Completed	North Falmouth Library	Green Communities	NF Library heat pump system	\$ 31,382.00	\$ 7,562.50		\$ 23,819.50	\$ -	\$ 68.00
Jan 12 2024	Completed	300 JoeQ Veteran's Center	Ranter-Vet's Center	Weatherization-Insulation	\$ 18,774.00	\$ 6,683.06	\$ 11,378.14		\$ 712.80	\$ 428.00
Jan-24	Completed	300 JoeQ Veteran's Center	Ranter-Vet's Center	Solar Rooftop + EV Charger	\$ 89,500.00			\$ 45,000.00	\$ 0.00	\$ 6,818.00
Feb 6 2024	Completed	High-Field Hall Utility	NexTera Electric Cont	Added High-Field to Town's commodity contract						\$ 6,637.01
Mar 2 2024	Completed	North Falmouth Library	Green Communities	insulation-weatherization	\$ 16,397.00	\$ 3,867.00	\$ 4,788.00	\$ 12,490.00	\$ -	\$ 367.00
April 2 2024	Completed	Marks Building	MassSave's heat pumps	install heat pumps to replace gas furnace	\$ 195,425	\$ 35,000.00				160,425
3/11/2024	Completed	Pet Noonan Park	EVMake Ready	EV/DCFC Charging Station installation	\$ 172,284.50	\$ 40,800.00				\$ 1,494.50
July 8 2024	approved in process	Schools - Walk In Refrigerators	NF Health CLC	Repair Walk-In Refrigeration w/NF Health CLC	\$ 58,721.25	\$ 58,721.25			\$ 0.00	\$ 8,983.54
July 8 2024	approved in process	Laurence BH	School	convert to LEDs Lights	\$ 259,138.29	\$ 259,138.29			\$ 0.00	\$ 26,544.96
Feb 6 2024	in process	WTP Solar - Gifford St	Solar FFA	Solar -Water Treatment Plant rooftop (157 kwDC) on	\$ -					\$ 11,600.00
Feb 6 2024	in process	Senior Center (62.45)	Solar FFA	Solar on Rooftop (DC)						\$ 8,390.00
March 6 2024	in process	Chamber of Commerce	CLC Oil Conversion	CFC Application includes oil to heat pump convert	\$ 111,125.00		\$ 35,000.00		\$ 76,125.00	
March 11 2024	in process	Hatchville Fire Station Solar	CLC MassSave Incent	New Commercial Construction			ibid			
March 20 2024	in process	EDIC Bus Depot	heat pumps	convert AC minisplits to 2 heatpumps	\$ 28,000.00	\$ 10,000.00			18,000	
March 6 2024	investigating	Chamber of Commerce	CFC upgrades	Solar with Battery (516kw) Rooftop	\$ 62,700.00				\$ 62,700.00	\$ 5,296.00
hold 2 years	investigating	Waste Water Treatment (WWTF)	Solar FFA	Solar - Waste Water Facility						\$ 1,066.00
July 8 2024	investigating	N. Fall Elementary	Solar FFA	Solar Carport (150kw AC)						\$ 1,600.00
Aug 1 2024	investigating	Depot Ave Bud Stop Parking Lot	EVMake Ready	EV Tier II Chargers - EV Make Ready Program	\$ -					
Aug 1 2024	investigating	Town Hall front spots	EVMake Ready	EV Tier II Chargers - EV Make Ready Program						
Madsen Project Incentive Total \$ =					\$ 670,120.74	\$ 197,735.56	\$ 374,835.68	\$ 97,549.50	\$ -	\$ 57,513.51
Budget Relieving Annual Savings =					\$ -					\$ 57,513.51
Totals										
Grants submitted by Stephanie										
Submitted May 31 2024	Waiting for grant decision in Sept	C-Site Grant SCEP	DOE/SCEP	Falmouth Marine site with expansion project with solar and batteries, clean energy projects or clean energy workforce development programs.	\$ 3,400,000.00					
Submitted March 1 2024	Waiting for grant decision	AFP Accelerated Roof Repair Program MSBA	MSBA	Morse Pond Roof Replacement for solar; 30-40% of total covered by MSBA. Steph worked w Paul Dart at schools. MP roof is 61 yrs old but strong enough to support solar	\$ 2,000,000.00					

Quotes from Stephanie:

"Sustainability is the intersection of environmental stewardship, economic efficiency, and social responsibility. It's this balance that drives me to pursue energy-efficient projects that not only save the town money but also secure valuable rebates."

"The Town of Falmouth is committed not only to meeting the goals of the Massachusetts Clean Energy and Climate Plan but also to leading by example. We aim to show that taking proactive steps to reduce emissions can also result in significant cost savings for the town."

OPEN SESSION

BUSINESS

4. Consider approval of Falmouth Affordable Housing Fund Application – 419 Waquoit Highway, Falmouth Housing Trust **(10 minutes)**



ITEM NUMBER: Business #4

ITEM TITLE: Consider the approval of Falmouth Affordable Housing Fund Application- 419 Waquoit Highway, Falmouth Housing Trust

MEETING DATE: 9/9/2024

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager and Kimberly Fish, Housing Coordinator

ATTACHMENTS: FAHF Application w/attachments, FAHF Evaluation Form, Town Manager Recommendation and CPC Recommendation

PURPOSE:

A brief presentation will be provided by Laura Moynihan, Director/In House Counsel for Falmouth Housing Trust (FHT) requesting the Select Board's approval of their application to the Falmouth Affordable Housing Fund (FAHF) for \$650,000 in funding to construct 5 affordable deed restricted single family homes located at 419 Waquoit Highway.

BACKGROUND/SUMMARY:

- FHT is collaborating with the 300 Committee Land Trust and Massachusetts Department of Recreation on this project.
- 419 Waquoit Highway is a total of 3.8 acres.

- Lot 1 and Lot 2 were created through an Approval Not Required (ANR) plan endorsed by the Planning Board on April 23, 2024.
- Lot 1 will be approximately 1.1 acres. FHT plans to construct 5 single family homes for homeownership. Of those 5 homes, 2 will be restricted at 80% of the area median income (AMI) 1 home restricted at 100% of the AMI, and 2 homes restricted at 120% of the AMI. There will be 2 three-bedroom homes and 3 two-bedroom homes.
- The remaining Lot 2 will remain as open space.
- On May 20, 2024, the Select Board as Trustees of the FAHF approved a grant to FHT for the acquisition of 419 Waquoit Highway in the amount of \$100,000.
- FHT filed an application for funding in the amount of \$650,000 for the construction of the 5 affordable deed restricted single family homes.
- On July 31, 2024, the applicant met with the Falmouth Affordable Housing Fund Working Group, which gave a positive recommendation to the Town Manager. While they are not recommending it be a condition, they do strongly encourage FHT to: 1) design the door widths for the first floor of all units such that they are of sufficient width that they are accessible to an individual in a wheelchair; and 2) design the bathroom on the first floor of all units such that they are accessible to a person in a wheelchair.
- On August 7, 2024, the Town Manager sent a memo to the Community Preservation Committee recommending approval of the application.
- On August 22, 2024, the applicant went before the Community Preservation Committee, which gave a positive recommendation to the Select Board.

DEPARTMENT RECOMMENDATION:

The Housing Coordinator recommends that the Select Board support and approve this application.

RECOMMENDED MOTION:

"I move that the Board, acting as Trustees of the Falmouth Affordable Housing Fund, grant \$650,000 to Falmouth Housing Trust for the construction of 5 deed restricted homes for homeownership on land located

at 419 Waquoit Highway and authorize the Town Manager to execute the documentation setting forth the terms of the financial award to the Falmouth Housing Trust.”

OPTIONS:

- Acting as Trustees of the Falmouth Affordable Housing Fund, motion to grant \$650,000 to Falmouth Housing Trust for the construction of 5 deed restricted homes for homeownership on land located at 419 Waquoit Highway and authorize the Town Manager to execute the documentation setting forth the terms of the financial award to the Falmouth Housing Trust.
- Motion to deny the grant request of \$650,000 to Falmouth Housing Trust as presented.
- Some other Board defined alternative.

BUDGET INFORMATION: **Applicable:** **Not Applicable:** **Budgeted:** Yes
 No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board, acting as Trustees of the Falmouth Affordable Housing Fund, vote to approve the grant of \$650,000 to Falmouth Housing Trust for the construction of 5 deed restricted homes for homeownership on land located at 419 Waquoit Highway and authorize the Town Manager to execute the documentation setting forth the terms of the financial award to the Falmouth Housing Trust.

Michael Renshaw

9/3/2024

Town Manager

Date



Community Preservation Committee
59 Town Hall Square, Falmouth, MA 02540
508-495-7436

MEMO

To: Michael Renshaw, Town Manager
Kimberly Fish, Housing Coordinator

From: Maureen Thomas, Community Preservation Coordinator *MTT*

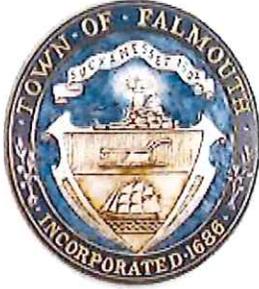
Cc: Sandra Cuny, CPC Chair

Re: **CPC Recommendation – 419 Waquoit Highway – FHT FAHF Application**

Date: August 28, 2024

On Thursday, August 22, 2024, the Community Preservation Committee (CPC) voted to make a recommendation to the Trustees in support of funding the Falmouth Housing Trust (FHT) 419 Waquoit Highway FAHF application in the amount of \$650,000 to construct five deed-restricted affordable homes on the property.

Thank you very much for your consideration of the CPC recommendation.



Falmouth Affordable Housing Fund

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

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

BOARD OF TRUSTEES' PROJECT FUNDING EVALUATION FORM

Applicant: Falmouth Housing Trust **Address:** 419 Waquoit Hwy
Amount Requested: \$650,000 (\$100,000 was already requested for land acquisition)
Falmouth Affordable Housing Working Group Meeting Date: July 31, 2024

- Rental units with one to three bedrooms
- Homeownership with two bedrooms
5 total units, 2 with 3 bedrooms and 3 with 2 bedrooms
- Mixed income developments
2 homes at 80% AMI, 1 home at 100%, 2 homes at 120%
- Multi-family housing
- ADA accessible
- Project compatible with surrounding homes and neighborhoods
Cape style homes
- Project is consistent with the Commonwealth's Sustainable Development Principles
Need to ask applicant.

- √ Project protects natural resources

FHT is collaborating with The 300 Committee Land Trust and the Commonwealth of Massachusetts (MA Division of Conservation Services) to create not only affordable housing, but open space that will allow access to Waquoit Bay.
- √ Project creates attainable housing (80% - 140%)

1 home at 100%, 2 homes at 120%
- √ Operating costs for project of its size is reasonable
- √ Project is prepared to proceed with permitting process

Applicant has started the permitting process.
- √ Applicant and development team has experience with projects of similar type
- √ Applicant and development team is in good standing with respect to prior FAHF funding awards, including but not limited to having no unresolved findings or corrective actions from annual project monitory reviews
- √ Prior projects are up to date with their monitory agent's annual submissions
- There are other subsidy funds available
- √ Project is located close to employment opportunities, health care, public transportation, schools, recreational areas, public and other services

Homes will be walking distance from what will be the newly created open space area that leads to Waquoit Bay. Bus line passes on main road, East Falmouth School is a short drive, a small market and a pharmacy are also a short drive.
- √ No environmental impacts or none that can't be mitigated.
- √ Will be doing a Local Preference for lottery (70% highest by law)
- √ Will be creating more than the required 25% required by the permitting decision

All 5 homes in this project will be deed restricted as affordable.

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

AFFORDABLE HOUSING FUND APPLICATION Calendar Year 2024

General Information

Project Name: 419 Waquoit Highway

Project Location and Parcel ID#: 419 Waquoit Highway- 30 010 004 000

Type of Project: Construction of 5 deed restricted affordable homes

Applicant(s) name/ Organization: Falmouth Housing Trust, Inc.

Contact Person: Laura Moynihan, Executive Director

Mailing Address: P.O. Box 465, Falmouth, MA 02541

Telephone Number: 508 540-2370

Email Address: Laura@falmouthhousingtrust.org

Property Ownership

Legal Property Owner of Record: Falmouth Housing Trust, Inc.

Is the owner the applicant? Yes

If not, does the applicant have site control or written consent of the property owner to submit an application? If yes, attach documentation. Without this documentation the project will be ineligible for funding for this applicant. See Owner Authorization attached hereto.

For projects that have an acquisition expense the applicant must provide an appraisal from an independent party that justifies the acquisition cost.

See Appraisal attached hereto.

Development Team

Please submit as attachments the resumes of the development team and a list and description of affordable housing projects completed by the applicant. Clancy Construction, Merrill Engineers and Land Surveyors, Attorney Laura M. Moynihan

Project Information

Describe the proposed project including:

The "project" for the purpose of construction funding of \$650,000, which is 130,000 per house for 5 houses. The housing proposal is:

Project Style:

Type of Units (condo ownership, fee simple ownership, rental, etc.): 5-

Single-Family Owner-Occupied Home with fee simple ownership with a permanent affordable deed restriction 80%-120% of AMI

Total Number of Units: 5

Number of BRs 2 with 3BRs &

Number of Market Units: 3

3 with 2Brs

Number of Affordable Units: 2

Proposed Sale Prices/Rents: various

1-2BR @ 80% \$235,000

1-2BR @ 100% \$290,000

1 2BR @ 120% \$340,000

1-3BR @ 80% \$250,000

1-3BR @ 120% \$390,000

Proposed % of AMI target beneficiaries: 80%-120%

Describe how this project addresses the unmet affordable housing needs of the community as identified in the Town of Falmouth *Housing Demand Study & Needs Analysis (2014)* and the Town of Falmouth *Housing Production Plan (2018)*.

Falmouth Housing Trust continues efforts to address the shortage of housing that working people can afford. This has become even more challenging over the past four years because of the effects of the pandemic on housing costs with increased land acquisition and building costs.

As the Town approaches a Subsidized Housing Inventory (SHI) number of 10% this does not mean that Falmouth suddenly does not have a housing crisis. As indicated by the enclosed data, there are 1,293 housing units on the SHI. Only 1,024 or 79% are affordable, the other 21% or 269 are market rate units. Additionally, 380 of the units on the SHI are age restricted units for older adults, this is 29% of the total SHI units. Age restricted housing does not help the vast majority of our workforce.

Falmouth Housing Trust works to provide housing that is attainable for our local wage earners of which there are many at various income levels. This is the reason that the 419

Waquoit Project will build houses for those at 80%-120% of Area Median Income (AMI). Only by providing housing opportunities for all of our workforce will Falmouth begin to alleviate the need.

FHT has prepared a project budget with total development costs at \$2,723,223. In addition to the \$100,000 received from the FAHF for the acquisition of the land, FHT is requesting \$650,000 for construction of the 5 homes.

The FHT budgets its total development costs based on deed restricted home sale revenues, public grant funds, and private donations. FHT will also have to raise just over \$425,000 through philanthropy to complete this project. The difference in revenues from the home sales and public funds is made up by private donations. These funds are being donated by members of the community (including resident taxpayers). This is distinct from a for-profit housing development where private community donations do not exist and there is a profit element to the development for the developer that is factored into the development costs. Accordingly, FHT is requesting with this application that the non-profit development model be further assisted with FAHF funding of land construction costs.

Many in Falmouth have made great efforts to provide housing opportunities for our workforce but the community has not reached the goals set forth in the 2018 Housing Production Plan (HPP). The goal of 56 homeownership units (15% of the overall goal) was not met over this period. A critical need remains and FHT is applying for a municipal subsidy to create additional housing for our workforce towards the new HPP goal of 80 houses a year for 5 years.

Our region lacks housing for people at many income levels. This includes what is now known as the "the missing middle". These individuals and families are those whose income is too high for traditional affordable housing but don't earn enough to purchase a market rate home. According to Cape Cod and Island Association of Realtors, the May 2024 median priced home in Falmouth was \$805,000 and a family would need an income of close to \$250,000 to qualify to purchase a home of this price.

Falmouth Housing Trust has purchased approximately 1.1 acres which had been a part of a 3.8 acre parcel at 419 Waquoit Highway. Our most collaborative project to date, 419 Waquoit Highway Project brought together The 300 Committee, Massachusetts Department of Recreation (DCR), Waquoit Bay National Estuarine Research Reserve (WBNERR) and FHT to collaborate in the purchase and development of new affordable workforce housing—while at the same time conserving and preserving natural places for Falmouth. FHT (through the grant from FAHF) contributed \$100,000 to the \$900,000 purchase price of this property. DCR contributed \$280,000 to the purchase price and the remaining purchase price was paid by The 300 Committee through private donations to The 300 Committee. DCR intends to expand walking trails on the portion of the land to be preserved as open space to connect

with trails on other State-owned parcels managed by WBNERR.

This unique affordable workforce housing project will serve a broader mix of incomes—from 80% - 120% of Area Median Income. These family incomes will range from approximately \$88,000 to \$146,000. By creating affordable workforce housing for low-to-moderate income individuals and families, FHT aims to create a diverse income project to attract people to our workforce and combat out-migration of our young, skilled workers who provide critical services to residents and visitors and are vital to our local economy.

FHT completed due diligence on the project with testing of the existing house. It has been tested for Asbestos and Lead, testing positive for both and not appropriate for renovation. FHT plans to tear down the house and remediate the pollutants. Additionally, FHT has completed a land survey and site plan to help properly identify the best locations to build the homes.

The project will follow Sustainable Development Principles adopted by Governor Patrick's Administration in 2007, which encourages housing development that is consistent with sustainable development design and green building practices. The development is compact and conserves land and utilizes existing water and electric infrastructure. The project will expand housing opportunities that are compatible with the character of the neighborhood and the community and support the implementation of the local and regional affordable housing plans.

This project addresses the affordable housing needs of the Town in accordance with the Falmouth Affordable Housing Fund Board of Trustees' (May 2024) Funding Priorities by creating affordable housing that meets the following criteria/guidelines:

- Land Conservation: Create affordable housing that is consistent with community and natural resource conservation goals and objectives, including rehabilitation of existing structures, infill development in existing neighborhoods
- Target Population: Households with incomes from 120% to 140% of the AMI
- Diversity of housing types targeting different household needs/sizes.
- First-time homebuyers: Increase the Number of Affordable and Attainable Units in Proposed Developments
- Create more affordable units than the minimum required by applicable zoning including through the Ch. 40B Comprehensive Permit
- Create attainable housing for households with income up to 120% of AMI for rentals and up to 140% of the AMI for homeownership units in excess of the 25% required by a Comprehensive Permit

Also, this project is in line with the Housing Production Plan's stated need for 80+ housing units per year. The HPP recommends this number of units per year to meet housing goals even if the Town reaches its state-mandated unit goal for the SHI.

Our goal is to build workforce housing for young people and families. The lack of attainable housing contributes to the loss of our young workforce—many of whom are low-to-moderate income people who provide essential services to our community. As Falmouth's young workforce has decreased, our population continues to grow older; the number of age-dependent people (children and those 65 and older) is larger than our working population. This is an unhealthy ratio for any community; all communities need a diverse, productive workforce to thrive.

A recent report issued by The Concord Group and presented by the Housing Assistance Corporation states that the region will lose over 800 families whose income is \$100,000 or less over the next three years. These are the people whose presence is critical to sustaining our economy and our quality of life.

The report goes on to say that almost 50% of those who work on Cape Cod live off Cape and commute here because of the lack of housing they can afford. This creates more traffic on our roadways, more emissions from increased vehicle use, and likely impacts the personal health and well-being of workers and their families in travelling long distances to and from home/work. A necessary commute to and from work can also mean that Falmouth's job opportunities are less desirable than opportunities closer to home off-Cape.

According to Falmouth's 2024 HPP, there has been a 35% decline which is 1,600 students in Falmouth Public School population in the past 20 years. We have a High School that was built then renovated for 1,600 students and next school year there will be less than 800. Young adults, ages 25-44, have decreased significantly between 1990 and 2020, dropping from 30 to 18 percent of the population while middle aged adults, 45-64, have increased from 30% of our population to 18%. Most significant is the increase of adults 65 and older from 19% to 34% which doubles the number in this age group to our community and projections predict that this population will continue to increase as the younger demographic declines.

This data is a clear indication that our community has a significant issue in retaining and attracting younger parents and families. And the closure of the Falmouth Hospital Maternity and Pediatric units is another significant reminder that our community lacks this important group. By losing this demographic, our community is losing the diversity, vibrancy, and contributions that this population brings, which affects our local economy and threatens the quality of life. Falmouth's lack of attainable housing is an obstacle to attracting and retaining a young and talented workforce. To retain this population, our low-to-moderate income residents must have housing they can afford.

Because Falmouth Housing Trust recognizes the value of this demographic to the health and composition of our town, creating attainable housing for this population is FHT's priority. By providing affordable housing opportunities, FHT helps to retain and attract this valuable workforce who make our community vital, healthy, and economically strong.

Site Information

Please provide a description of the surrounding area and community profile including a description of the current site characteristics, zoning, environmental, and any regulatory requirements or constraints. Attach a map and photos of the project site and neighborhood along with any zoning/permitting relief required.

The 1.1 acre parcel is on Waquoit/Rt. 28 and abuts the DCR land on the west and south, a business to the east and a residence to the southeast.

The neighborhood is comprised of mixed commercial and residential uses. The project site abuts land zoned Business 2 and General Residence and Residence land is located across the street.

The property lies within Waquoit Village, which includes restaurants, many small businesses, a Veterinarian Clinic, gas station, convenience store, insurance company, multi-family and single-family homes. It is also on a public transportation route.

Zoning relief will be sought through Chapter 40B relative to the home construction. No zoning relief is required for the land division or relative to the acquisition of the land by FHT.

An Approval Not Required Plan under Massachusetts Subdivision Control Law was approved by the Falmouth Planning Board in April 2024 for endorsement to divide the 3.8 acre parcel into two lots: Lot 1 was conveyed to the FHT, comprised of 1.1 acres and Lot 2 was conveyed to DCR, comprised of 2.7 acres

Building: The project requires a Comprehensive Permit from the ZBA

Zoning: RA

Health: A conventional septic system will be done for each house lot.

Conservation: Building will not impact any area subject to Con Com jurisdiction.

Infrastructure: Water is available in Waquoit and the existing water main will be extended into the property to serve the proposed homes. Electricity is available within Waquoit Highway for connection to serve proposed homes.

Amount of FAHF Request: \$650,000

Please list all public funding sources and indicate funding application dates:

None _____

Project Feasibility

Attach project budget information on the included Attachment A –OneStop 2000 Affordable Housing Finance Application Sections 3: Sources and Uses and Section 4: Budget Pro Forma together with at least one bank letter of reference. **Attached**

Community Outreach –

Provide a description of the applicant’s efforts to engage the community members through outreach, meetings, and other educational initiatives.

Falmouth Housing Trust in collaboration with The 300 Committee Land Trust, its donors and the Commonwealth of Massachusetts, acquired the parcel of land to construct affordable deed restricted homes. FHT has published the land acquisition proposal on its website www.falmouthhousingtrust.org and on its Facebook page. FHT has worked with the *Falmouth Enterprise* to create an informative article to inform the public on the proposed land acquisition for affordable housing development.

FHT began meeting with neighbors in mid-2023 about the land acquisition and our plans to create housing on this site.

Describe the timeframe for the proposed project and how it will be implemented. Provide a timeline for all project milestones included as *Attachment B – Project Schedule*.

List of Attachments

- Attachment B-Project Schedule
- Subsidized Housing Inventory data
- ANR Plan showing Lot 1
- Existing Conditions Plan
- Site Plan
- GIS Map
- Aerial Map and Photo
- Funding Commitment
- List of affordable housing projects completed by Falmouth Housing Trust, Inc.
- Resumes of Development Team
- One Stop Affordable Housing Finance Application
- 2024 Monitoring Report

Development Schedule

Provide a schedule for project implementation using the Milestones below. If Milestone B or C is not applicable to your project, mark the Milestone "NA." *Note: Implementation Schedules must be realistic. Carefully consider projected Milestone dates. Unrealistic Implementation Schedules may have a negative impact on the project's application review. Project implementation delay may be considered in recommendation for grant award.*

Milestones (Month/Year):

- A. Project Start (Month/Year): **May 30, 2024, Land Acquisition**
- B. Project Construction/Professional Contract Submitted FAHF (Month/Year): **For Construction Funding Application-June 2024**
- C. Project/Construction Start (Month/Year): **January 2025**
- D. 50% Project Completion (Month/Year): **June 2025**
- E. Housing Lottery Process Begins- **September 2025**
- F. 100% Project Completion (Month/Year): **December 2025**
- G. Construction Completion-**December 2025**
- H. ~~Close-Out Complete (Month/Year): January 2026~~

Comments:

ATTACHMENT B PROJECT SCHEDULE

List of Attachments

Attachment B-Project Schedule

ANR Plan showing Lot 1 to be Acquired

GIS Map

Aerial Photo

Purchase & Sale Agreement

Funding Commitment

List of affordable housing projects completed by Falmouth Housing Trust, Inc.

Resumes of Development Team

One Stop Affordable Housing Finance Application

Bank Letter/Reference

Owner Authorization

Subsidized Housing Inventory - Town of Falmouth

Revised & Updated 5.23.24

Summary of Research:

Total Housing Units:	15903 ¹
Total Units on SHI:	1293 ²
Total Deed Restricted Units on SHI:	1024
Percentage Units on SHI:	8.1%
Percentage Deed Restricted Units on SHI:	6.4% (1024 units)
No. of Units Needed for 10%:	297
No. of Deed Restricted Units for 10%:	566

Ownership Units:

Total Ownership Units: (Affordable Housing Projects)	497 ³
Total SHI Ownership Units:	160
Percentage SHI Ownership Units:	12.4%
Total Deed Restricted Units:	160
Percentage Deed Restricted to Total Ownership Units:	32%

Rental Units:

Total Rental Units: (Affordable Housing Projects)	1132 ⁴
Total SHI Rental Units:	1132
Total Deed Restricted:	859
Percentage Deed Restricted to Total SHI Rental Units:	75.8%

Age Restricted Units:

Age Restricted Ownership Units:	55
Age Restricted Rental Units:	325
Total Age Restricted Units:	380
Percentage SHI Units Age Restricted:	25.1%
Age & Deed Restricted SHI Ownership Units:	14
Percentage SHI Units Age & Deed Restricted Ownership:	1%
Percentage SHI Units Age & Deed Restricted Rental	17.4% ⁵

¹ Total number of housing units in Falmouth is based on the 2020 Census year-round housing count. It does not differentiate between affordable deed restricted units and market units.

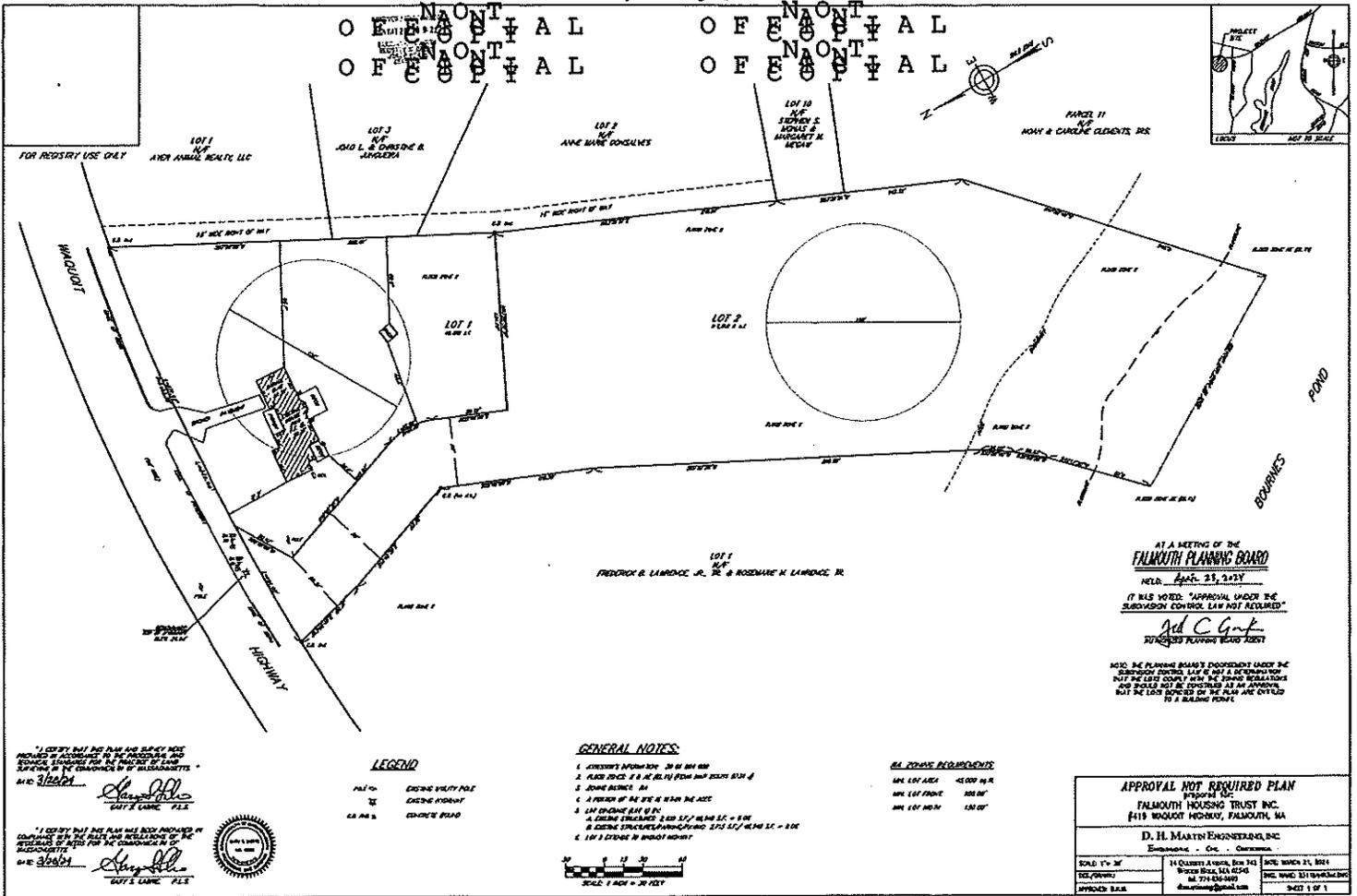
² Total SHI Units is Ownership and Rental Units

³ Total ownership units created through affordable housing projects.

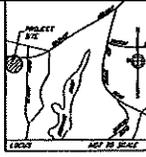
⁴ Total rental units created through affordable housing projects or otherwise deemed affordable through government restrictions as to affordability.

⁵ 325 SHI Rental Units are Age Restricted but not all are deed restricted and the excess are available for market rental; 225 SHI Rental Units are both Age Restricted and Deed Restricted.

705-25



705-25



AT A MEETING OF THE
FALMOUTH PLANNING BOARD
 HELD April 23, 2024
 IT WAS VOTED: "APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW NOT REQUIRED."
Jed C. Gunt
 FALMOUTH PLANNING BOARD SECRETARY

NOTE: THE PLANNING BOARD'S ENDORSEMENT UNDER THE
 SUBDIVISION CONTROL LAW IS NOT A GUARANTEE
 THAT THE LAND COMPLY WITH THE ZONING REGULATIONS
 AND RULES AND IS SUBJECT TO ALL APPLICABLE
 BUT THE LOSS INCURRED BY THE PLAN ARE ENTIRELY
 THE RESPONSIBILITY OF THE SUBDIVIDER.

"I CERTIFY THAT THIS PLAN AND SURVEY HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS."
 DATE: 3/26/24
Steve Gunt
 CIVIL ENGINEER
 607 S. GUNTS FLS

"I CERTIFY THAT THIS PLAN AND SURVEY HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS."
 DATE: 3/26/24
Steve Gunt
 CIVIL ENGINEER
 607 S. GUNTS FLS



LEGEND

- PAV'G. EXISTING WALKWAY
- CE EXISTING SIDEWALK
- LA PAV'G. CONCRETE DRIVE

GENERAL NOTES:

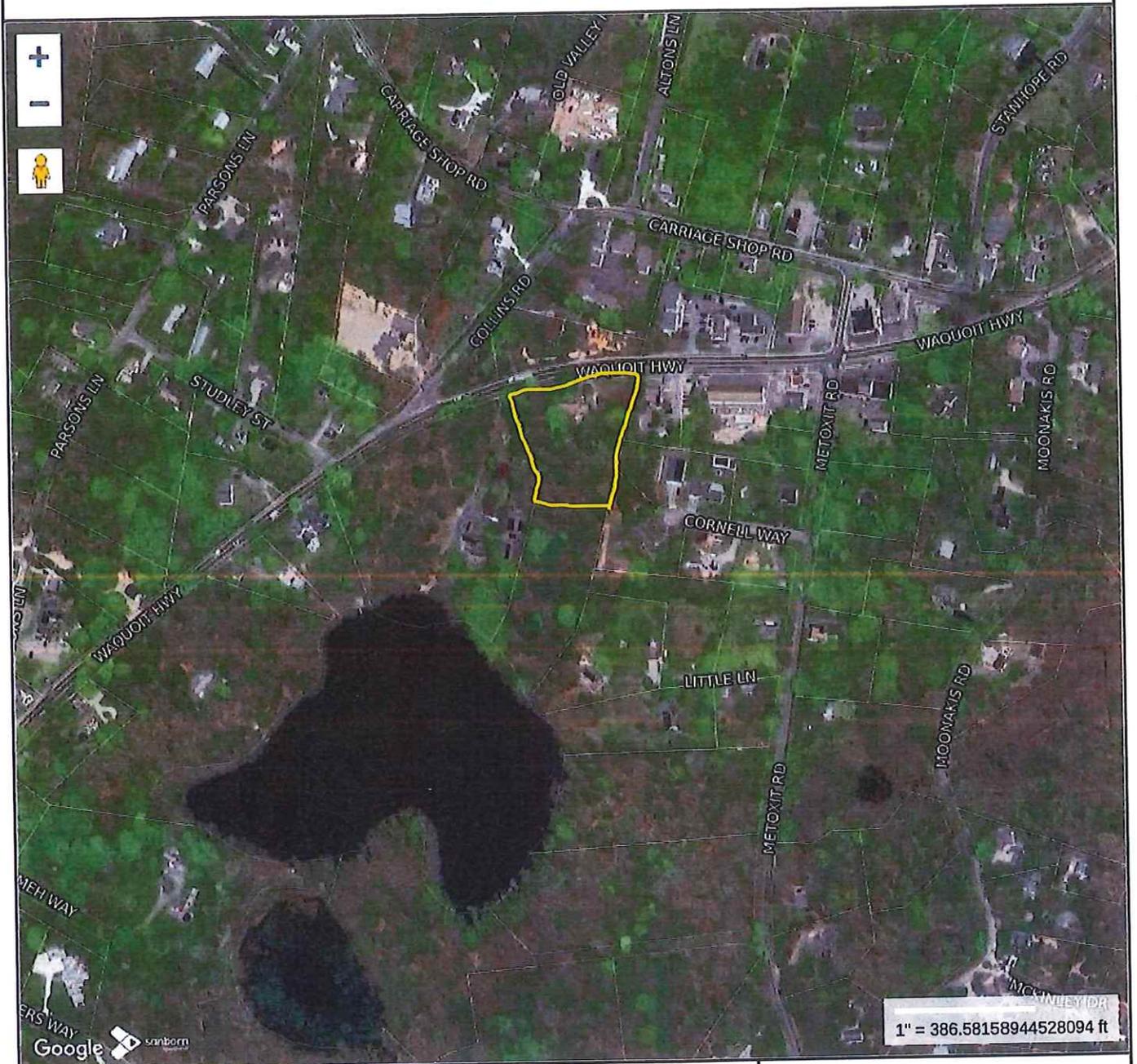
1. APPROVED APPROXIMATE 20' WIDE DRIVE
2. FLOOD ZONE 10' WIDE DRIVE FROM DRIVE CENTER
3. DRIVE WIDTH: 20'
4. A PORTION OF THE DRIVE IS WITHIN THE ZONE
5. LOT CENTERLINE 20' WIDE DRIVE
6. EXISTING DRIVEWAY 20' WIDE DRIVE
7. EXISTING DRIVEWAY 20' WIDE DRIVE
8. EXISTING DRIVEWAY 20' WIDE DRIVE
9. EXISTING DRIVEWAY 20' WIDE DRIVE

ALL ZONING REQUIREMENTS

- MIN. LOT AREA: 40,000 SQ. FT.
- MIN. LOT FRONT: 200.00'
- MIN. LOT WIDTH: 100.00'



APPROVAL NOT REQUIRED PLAN		
FALMOUTH HOUSING TRUST INC. 4115 WOODLARK WOODWAY, FALMOUTH, MA		
D. H. MARTIN ENGINEERING INC. Engineers - Civil - Surveyors		
SCALE: 1" = 30'	11 QUINCY AVENUE, BOX 741 WALTON BEACH, FLA 32584 904.278.8800 d.h.martin@dhm.com	DATE: MARCH 21, 2024 SHEET NO. 01 OF 01

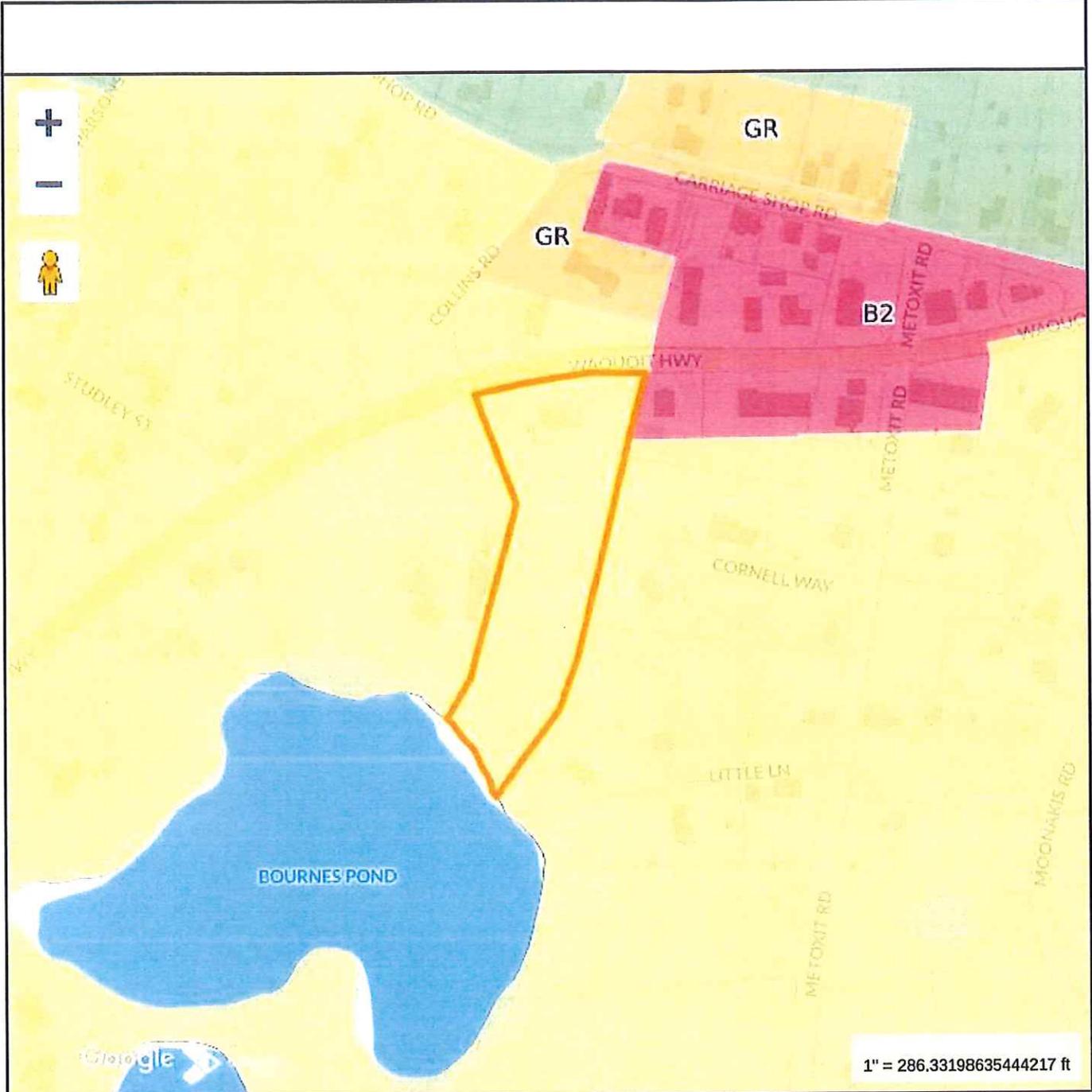


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Falmouth, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/10/2023
Data updated 04/03/2024

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

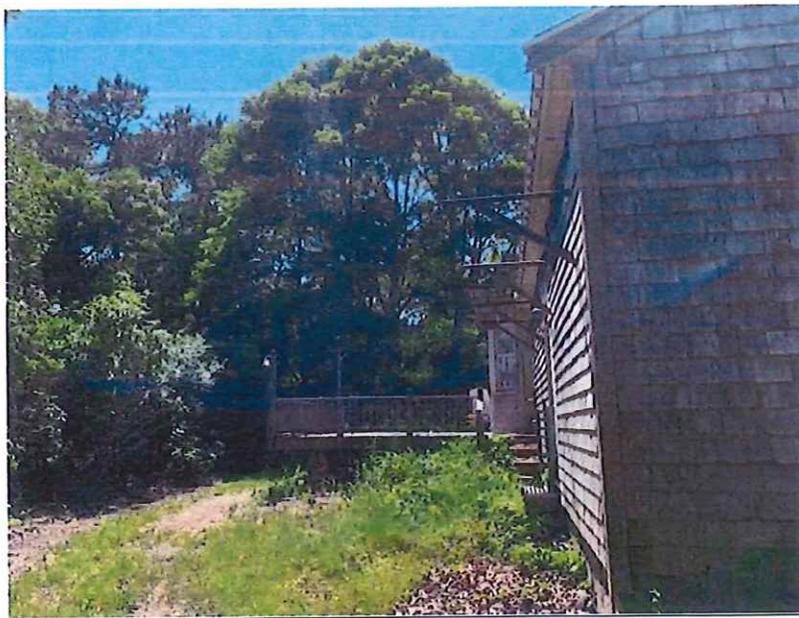
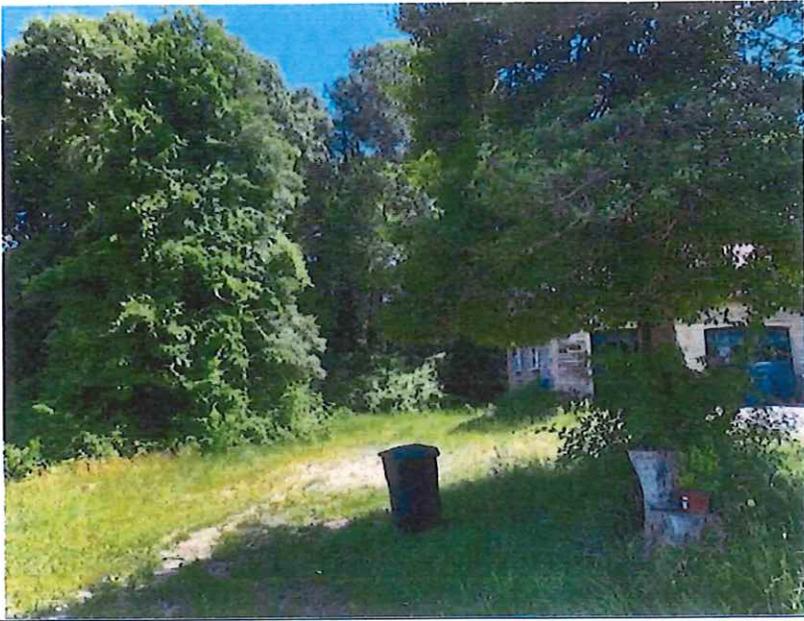
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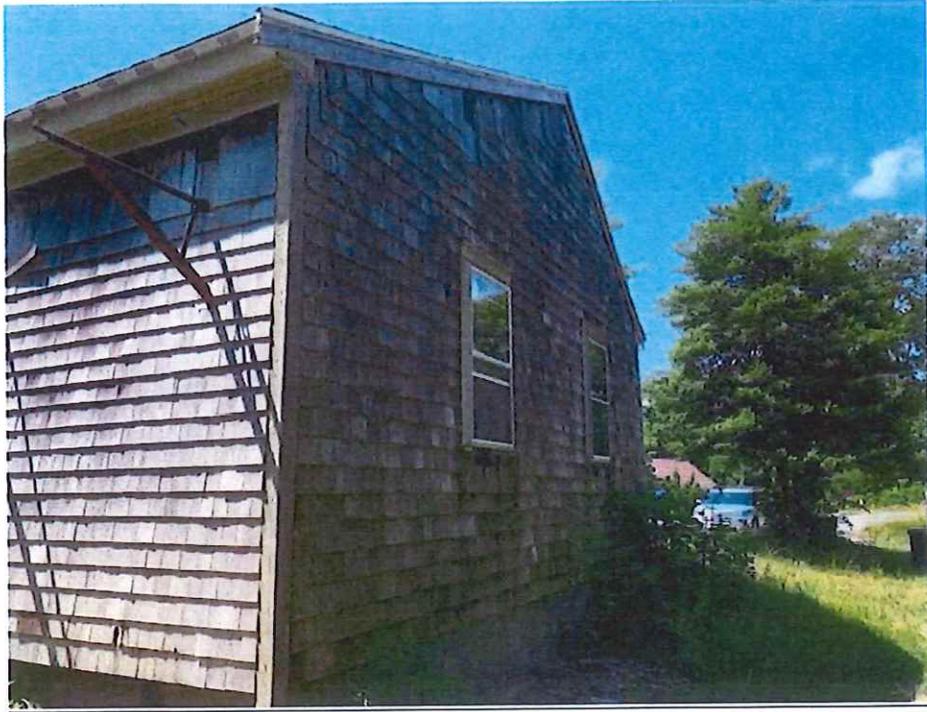
Geometry updated 10/10/2023
Data updated 04/03/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

419 Waquoit Highway – Photographs (Existing Single Family Dwelling Lot)









June 5, 2024

Laura M. Moynihan
Executive Director
Falmouth Housing Trust
PO Box 465
Falmouth, MA 02541

Re: Falmouth Housing Trust
Waquoit Hwy Project, East Falmouth
Five individual home project

This letter is to serve as a Letter of Interest (LOI) to provide construction financing for the planned 5-unit affordable housing project at 419 Waquoit Hwy, East Falmouth. The Cape Cod Five Cents Savings Bank is proud of the work that we have done with the proposed borrowers and are pleased to have this opportunity to work together again on this important project.

We understand that the borrower will create five (5) individual homes consisting of three (3) two-bedroom homes and two (2) three-bedroom homes. Of the three (3) two-bedroom homes, one (1) will be sold at 80% of AMI, one (1) will be sold at 100% of AMI and one (1) will be sold at 120% of AMI. Of the two (2) three-bedroom homes, one (1) will be sold at 80% of AMI and one (1) will be sold at 120% of AMI. The Massachusetts 40B law mandates that 25% of the dwelling units will be affordable to those earning no more than 80% of AMI (Annual Median Income). In this case, this project qualifies under 40B regulations with 40% of the houses being sold to those at 80% of AMI.

Additionally, this letter shall confirm that Cape Cod Five Cents Savings Bank is an FHLB Boston Member bank and that we will allocate the required NEF funds to the proposed development.

We are prepared, subject to further due diligence and Board approval, to provide construction financing. We look forward to your success and the opportunity to assist your organization with this project.

Very truly yours,

A handwritten signature in black ink, appearing to read "K. Holmes".

Kevin M. Holmes
Vice President



Falmouth Housing Trust. Inc.
List of Affordable Housing Projects

1995	Esker Place	18 houses
2000	East Ridge	6 houses
2015	St. Mark's	3 houses
2017	Odd Fellows Hall/ One Chancery Lane	4 apartments
2019	72 Deer Pond Road	1 house
2023	Lewis Neck Road	3 houses
2023	33 Pheasant Lane	1 house
2023	156 Club Valley Drive	1 house
2023	5 Esker Place	1 house
2023	Sam Turner Road	4 houses

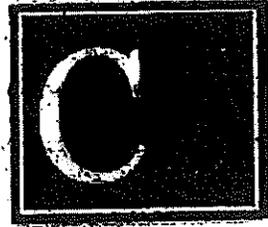
RESUME

Laura M. Moynihan is the Executive Director of the Falmouth Housing Trust, Inc. She obtained her law degree from the University of British Columbia (L.L.B, 1990), Vancouver, British Columbia, Canada. She was admitted to practice law in the Province of British Columbia in 1991 and the state and federal courts of Massachusetts in 1995. Attorney Moynihan practiced law as a litigation attorney with the firm of Ferguson Gifford in Vancouver, British Columbia from 1991 to 1993. She practiced law as an associate attorney with Ament & Ament, Attorneys, in Falmouth, Massachusetts, from 1995 to 2006 where she specialized in residential and commercial real estate transactions, estate planning and estate administration, as well as local, county and state zoning and land use matters. From 2006 to 2023, Attorney Moynihan practiced law as a sole practitioner with an office in downtown Falmouth, Massachusetts. She concentrated her practice in estate planning and estate administration, as well as real estate transactions and zoning and land use matters, including representation before the Town of Falmouth and Cape Cod Commission in development and redevelopment projects, affordable housing approvals, licensing hearings, and conservation restriction approvals.

Attorney Moynihan has extensive experience in affordable housing development work within the Town of Falmouth, representing clients in the design, permitting, financing and regulation/monitoring process with respect to such projects. Her private practice clients included the non-profit Falmouth Housing Corporation and Falmouth Housing Trust, Inc., as well as private developer clients. Attorney Moynihan has provided legal representation for the following affordable housing developments within the Town of Falmouth:

Falmouth Housing Trust, Inc. - East Ridge Road, St. Marks Road, One Chancery Lane,
72 Deer Pond Road, Lewis Neck Road, Sam Turner Road;
Falmouth Housing Corporation – Gifford Street Housing, Tatakot Apartments, Veterans
Park, Little Pond Place, 704 Main Street, Ward & Chester Street Housing, Scranton
Main Apartments;
Other: Courtyard Apartments, Locustfield Estates, North Falmouth Highway (Megansett
Crossing), Hunt Street, Wise Living at Falmouth, Wise Living at Woods Hole

Clancy Construction
217 Clinton Ave
Falmouth, MA 02540
Tel 508-265-4911
Gregclancy7@comcast.net
www.ClancyConstruction.org
Construction Supervisor License: CS-085247 exp: 03/02/2021
Home Improvement Contractor License: 178596 exp: 05/04/2020



AUGUST 27, 2019

Falmouth Housing Trust

Lot 2C Lewis Neck Road Falmouth, MA 02540

RE: Greg Clancy Construction, Inc.

To Whom It May Concern:

Greg Clancy Construction has been in business for over 20 years. Greg is a reliable builder who has extensive experience as a general contractor and a subcontractor. Adept at interpreting a wide variety of project drawings managing a small or large crew and ensuring that the proper permits were secured for each project. Specializes in large scale residential remodeling projects and residential new builds.

Over the past year, Greg Clancy Construction has built many new custom homes and renovation jobs. Below is a list of addresses of completed jobs and current jobs.

A few Completed New Custom Homes:

- 737 Main Street Mashpee, Ma 02649
- 9 Albert Lane East Falmouth, MA 02536
- 10 Albert Lane East Falmouth, MA 02536
- 3 Pam's Way East Falmouth, MA 02536
- 11 Redlands Road East Falmouth, MA 02536
- 112 Hayway Road East Falmouth, MA 02536
- 116 Hayway Road East Falmouth, MA 02536

Greg Clancy Construction completed our first affordable housing project for Falmouth Housing Trust located at 72 Deer Pond Road in April 2019. From start to finish the project ran very smoothly and everyone was very pleased with the final product and we look forward to working with Falmouth Housing Trust in the future.

Should you need any further information or documents from Greg Clancy Construction, please don't hesitate to reach out to us.

Sincerely,

8/27/19

Greg Clancy

OWNER, Greg Clancy Construction, Inc.

Timothy M. Santos, P.E.
Director of Operations

PROFESSIONAL REGISTRATIONS AND CERTIFICATIONS

Registered Professional Civil Engineer - Massachusetts
Municipal Grade 2 Wastewater Operator - Massachusetts
DEP Title 5 System Inspector - Massachusetts
DEP Soil Evaluator - Massachusetts

PROFESSIONAL AFFILIATIONS

Member, American Society of Civil Engineers
Member, Boston Society of Civil Engineers
Member, Massachusetts Water Environment Association
Member, Yankee Onsite Wastewater Association

EDUCATION

University of Massachusetts at Amherst - Bachelor of Science

Timothy Santos has been part of the Merrill Team since 2021 and has over 27 years of experience in the planning, design, management and permitting of numerous residential and commercial projects in southeastern Massachusetts, specifically the Cape Cod area. He has worked on all aspects of projects, and has experience in site design, on-site septic design, groundwater discharge permitting, environmental permitting and construction plans. He has also gained extensive experience with the presentation of projects to approving authorities for project permits at the local and state level for various residential and commercial projects throughout Massachusetts over the years. Additional areas of expertise include coastal permitting, land planning, innovative alternative sewage disposal system designs and construction project management of wastewater treatment systems. Tim holds a Bachelor of Science degree in Civil Engineering from the University of Massachusetts at Amherst and has over 22 years of experience as Registered Professional Engineer in Massachusetts as well as a Massachusetts DEP Soils Evaluator, Title 5 System Inspector and Wastewater Operator.

Section 1 PROJECT DESCRIPTION

Name and Address of Project			
1 . Project Name:	419 Waquoit Highway		
1a . Application Completed By:	Falmouth Housing Trust, Inc.		
1b . Original Application Date:		Application Revision Date:	6/25/2024
2 . Project Address:	419 Waquoit Highway, East Falmouth (Waquoit) MA 02536		
3 . Neighborhood	Waquoit Village		
4 . City/ Town	East Falmouth (Waquoit)	MA	02536
		<i>(state)</i>	<i>(zip code)</i>
5 . County	BARNSTABLE		
6 . <input type="checkbox"/> Scattered sites			
7 . Is this a qualified census tract?	No	Enter a census tract	<input type="text"/>
8 . Difficult to develop area	<input type="text"/>	QCT information last updated on:	3/12/2012

Development Plan

9 . Development Type (Please check all that apply.)

Yes	New construction
No	Acquisition, substantial rehab of existing housing
No	Acquisition, moderate rehab of existing housing
No	Acquisition, minimal or no rehab of existing housing
No	Adaptive re-use of non-residential structure

10 . Proposed Housing Type

11 . Project Description: Number of buildings:

The project proposes five single family houses restricted for sale in perpetuity to households at up to 80% to 120% of Area Median Income for Barnstable County on 1.1 acres of land.

12 . Development Schedule:

	Original	Revised	Optional user comments
Application Date	1/0		
Construction Loan Closing	11/1/2024		
Initial Loan Closing (MHFA only)			
Construction Start	1/15/2025		
50% Construction Completion	6/15/2025		
Construction Completion	12/1/2025		
First Certificate of Occupancy	12/1/2025		
Final Certificate of Occupancy	12/1/2025		

13. Unit Mix:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income 80%</i>	<i>Market Rate</i>	<i>Total Units</i>
SRO						0
0 bedroom						0
1 bedroom						0
2 bedrooms				1	2	3
3 bedrooms				1	1	2
4 bedrooms						0
Total Units	0	0	0	2	3	5
Home Units*						0

*HOME units included in the above totals. Other Income=Below 80% of median income

14. Unit Size in square feet:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income 80%</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						N/A
1 bedroom						N/A
2 bedrooms				1092.0	1092.0	1,092
3 bedrooms				1551.0	1551.0	1,551
4 bedrooms						N/A

15. Number of bathrooms in each unit:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income 80%</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						N/A
1 bedroom						N/A
2 bedrooms				1.5	1.5	1.5
3 bedrooms				2.0	2.0	2.0
4 bedrooms						N/A

16. Funding Applied For:

Please check all the funding that is being applied for at this time, with this application:

DHCD Tax Credit Allocation No
 Category Not Applicable
 Category Not Applicable

HOME Funding through DHCD No

Massachusetts Housing Finance Agency (select all that apply):

Official Action Status No
 Construction Financing/Bridge Financing..... No
 Permanent Financing No

Massachusetts Housing Partnership (MHP) Fund:

Permanent Rental Financing Program No

Massachusetts Housing Investment Corporation (select all that apply):

Debt Financing No
 Tax Credit Equity Investment No

Boston Department of Neighborhood Development (DND): No

Other No
 Other..... N/A
 Other..... N/A

Other.....

N/A

Financing from MassDevelopment

No

419 Waquoit Highway

#VALUE!

Revised Date: 6/25/2024

17 . Number of buildings planned	Total	New	
		Construction	Rehabilitation
a. Single-Family	5	5	
b. 2-4 Family	0		
c. Townhouse	0		
d. Low/Mid rise	0		
e. High-rise	0		
f. Other	0		
TOTAL	5	5	0

18 . Number of units:
 Error! Check Number Of Units For New Construction/ Rehabilitation

19 . Gross Square Footage

	Total		
a. Residential	-		
b. Commercial	-		

20 . Net Rentable Square Footage:

	Total	s.f.	Percent of Gross
a. Residential	6,378		100%
b. Commercial			N/A

21 . Number of handicapped accessible units Percent of total

22 . Fire Code Type

23 . Will building(s) include elevators?

24 . Are the following provided with the housing units:

a. Range?	Yes	Gas or electric? <input type="text"/>
b. Refrigerator?	Yes	
c. Microwave?	Yes	
d. Dishwasher?	Yes	
e. Disposal?	No	
f. Washer/Dryer Hookup?	No	
g. Washer & Dryer?	Yes	
h. Wall-to-wall Carpet?	No	
i. Window Air Conditioner?	No	
j. Central Air Conditioning?	Yes	

Optional user comments

Heat Pumps Will be Utilized for Heating/Cooling

25 . Are the following included in the rent:

a. Heat?	No
b. Domestic Electricity?	No
c. Cooking Fuel?	No
d. Hot Water?	No
e. Central A/C, if any?	No

26 . Type of heating fuel:

27 . Total no. of parking spaces: Outdoor: Enclosed:

28 . Number of parking spaces exclusively for the use of tenants:

a. Residential	Total: <input type="text" value="2"/>	Outdoor: <input type="text" value="2"/>	Enclosed: <input type="text" value="0"/>
----------------	---------------------------------------	---	--

b. Commercial

Total:

Outdoor:

Enclosed:

419 Waquoit Highway

#VALUE!

Revised Date: 6/25/2024

29 . Will rehabilitation require the relocation of existing tenants? Not applicable

30 . Scope of rehabilitation: Please describe the following (or type N/A).

a. Major systems to be replaced:

Not applicable

b. Substandard conditions and structural deficiencies to be repaired:

Not applicable

c. Special features/adaptations for special needs clients to be housed:

Not applicable

31 . Are energy conservation materials in excess of the Building Code?

a. Insulation	No	
b. Windows	No	
c. Heating system	Yes	<i>R-Value or type?</i>

Information On Site And Existing Buildings

	<i>Square Feet</i>	<i>Acres</i>
32 . Size of Site:	48,008	1.10
33 . Wetlands area:	0	
34 . Buildable area:	48,008	1.10

Existing Conditions:

35 . What is the present use of the property? One Single Family Residential Dwelling

36 . Number of existing structures: 1

37 . Gross s.f. of existing structures: -

38 . If rehabilitation:

	number of units	num. of bedrooms
a. Number of existing residential units/bedrooms:		
b. Number of units/bedrooms currently occupied:		

39 . If site includes commercial space:

a. Square footage of existing commercial space:		square feet
b. Square footage currently occupied:		square feet

40 . What are the surrounding land uses? Residential and Commercial

Utilities:

41 . Are the following utilities available on the site:

a. Sanitary sewer?	No	Distance from site (ft.)	
b. Storm sewer?	No	Distance from site (ft.)	
c. Public water?	Yes		
d. Electricity?	Yes		
e. Gas?	Yes		

If any of the above are not available, is plan attached explaining how such service will be extended to the site?

Zoning:

Please include information on the property zoning in Exhibit 3. This should include a zoning map, highlighting any special use or dimensional restrictions on the property. If the present zoning does not allow for the proposed use, please explain current status and how approvals will be obtained.

42 . Does the present zoning allow the proposed development? Yes No

43 . Have you applied for a zoning variance, change, special permit or subdivision? Yes No

44 . Do you anticipate applying for a comprehensive permit under Chapter 774? Yes No

Site Control:

45 . What form of site control do you have?

Include copies of the appropriate site control documents as part of Exhibit 4.

46 . Please provide details about your site control agreement.

a. Name of Seller:	N/A	
b. Principals of seller corporation:	N/A	
c. Type of Agreement:	N/A	
d. Agreement Date:	N/A	
e. Expiration Date:	N/A	
f. Purchase price if under agreement:	N/A	
g. Is there any identity of interest between buyer and seller?	<input type="text" value="N/A"/>	

47 . In the past three years, have there been any defaults on any mortgage on the property or any other forms of financial distress?

48 . Are there any outstanding liens on the property?

Amenities and Services:

49 . Please indicate distance from site and locate on city/town map (Exhibit 1).

	Distance	
a. Shopping facilities	0.10	miles
b. Schools		miles
c. Hospitals		miles
d. Parks and recreational facilities		miles
e. Police station		miles
f. Fire station		miles
g. Public transportation	0.10	miles
h. Houses of worship		miles
i. City/Town Hall		miles

Environmental Information

- 50 . Is there any evidence of underground storage tanks or releases of oil or hazardous materials, including hazardous wastes, on the site or within close proximity to the site?
- 51 . Has a Chapter 21E assessment been performed?
- 52 . Does the project consist of either: (a) new construction of more than 100 units; or (b) substantial rehabilitation of more than 200 units, or where more than 10% new floor space is added?
- 53 . Does the building require lead paint abatement?
Lead inspection and a plan for abatement are required and should be included in Exhibit 2. Include information on how the budget will cover expense of deleading all units, except SRO's.
- 54 . Does the building require asbestos abatement?
An asbestos report and a plan for abatement are required and should be included in Exhibit 2
- 55 . Do radon tests show radon levels exceeding four picocuries/liter?
- 56 . Is there any evidence that the premises are insulated with urea formaldehyde foam (UFFI)?
- 57 . Is the site located in an historic district, or contain buildings listed or eligible for listing in the State Register of Historic Places?
- 58 . Are there any above ground storage containers with flammable or explosive petroleum products or chemicals within 1/2 mile of the site?
- 59 . Is the site located in a floodplain or wetlands area?
- 60 . Does the site contain endangered animal or plant species?
- 61 . Is the site subject to noise impact from jet airports within five miles, major highways within 1,000 feet, or rail traffic within 3,000 feet?

Section 2 DEVELOPMENT TEAM SUMMARY

<p>62 . Developer/Sponsor Type</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Non-profit corporation (Chapter 180)</td> </tr> </table>	Non-profit corporation (Chapter 180)								
Non-profit corporation (Chapter 180)										
<p>63 . Developer/Sponsor:</p> <p style="margin-left: 20px;">Form of Legal Entity</p> <p style="margin-left: 20px;">Legal Name</p> <p style="margin-left: 20px;">Address</p> <p style="margin-left: 20px;">Contact Person</p> <p style="margin-left: 20px;">E-mail</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">MA Non Profit Corporation</td></tr> <tr><td style="padding: 2px;">Falmouth Housing Trust, Inc.</td></tr> <tr><td style="padding: 2px;">PO Box 465</td></tr> <tr><td style="padding: 2px;">Falmouth MA 02541</td></tr> <tr><td style="padding: 2px;">Laura M. Moynihan, Executive Director</td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;">laura@falmouthhousingtrust.org</td></tr> </table>	MA Non Profit Corporation	Falmouth Housing Trust, Inc.	PO Box 465	Falmouth MA 02541	Laura M. Moynihan, Executive Director		laura@falmouthhousingtrust.org		
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Falmouth Housing Trust, Inc.										
PO Box 465										
Falmouth MA 02541										
Laura M. Moynihan, Executive Director										
laura@falmouthhousingtrust.org										
<p>64 . Owner/Mortgagor:</p> <p style="margin-left: 20px;">Legal Name</p> <p style="margin-left: 20px;">Address</p> <p style="margin-left: 20px;">Has this entity already been formed?</p> <p style="margin-left: 20px;">Principals</p> <p style="margin-left: 20px;">Principals</p> <p style="margin-left: 20px;">Contact Person</p> <p style="margin-left: 20px;">Telephone No. / Fax. No.</p> <p style="margin-left: 20px;">E-mail</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Falmouth Housing Trust, Inc.</td></tr> <tr><td style="padding: 2px;">PO Box 465</td></tr> <tr><td style="padding: 2px;">Falmouth MA 02541</td></tr> <tr><td style="padding: 2px;">No</td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;">Laura M. Moynihan, Executive Director</td></tr> <tr><td style="padding: 2px;">--2402</td></tr> <tr><td style="padding: 2px;">laura@falmouthhousingtrust.org</td></tr> </table>	Falmouth Housing Trust, Inc.	PO Box 465	Falmouth MA 02541	No			Laura M. Moynihan, Executive Director	--2402	laura@falmouthhousingtrust.org
Falmouth Housing Trust, Inc.										
PO Box 465										
Falmouth MA 02541										
No										
Laura M. Moynihan, Executive Director										
--2402										
laura@falmouthhousingtrust.org										
<p>65 . General Partner:</p> <p style="margin-left: 20px;">Legal Name</p> <p style="margin-left: 20px;">Address</p> <p style="margin-left: 20px;">Has this entity already been formed?</p> <p style="margin-left: 20px;">Principal (if corporate)</p> <p style="margin-left: 20px;">Contact Person</p> <p style="margin-left: 20px;">% of Ownership</p> <p style="margin-left: 20px;">Telephone No. / Fax. No.</p> <p style="margin-left: 20px;">E-mail</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;">No</td></tr> <tr><td style="padding: 2px;"> </td></tr> </table>				No					
No										
<p>66 . General Partner:</p> <p style="margin-left: 20px;">Legal Name</p> <p style="margin-left: 20px;">Address</p> <p style="margin-left: 20px;">Has this entity already been formed?</p> <p style="margin-left: 20px;">Principal (if corporate)</p> <p style="margin-left: 20px;">Contact Person</p> <p style="margin-left: 20px;">% of Ownership</p> <p style="margin-left: 20px;">Telephone No. / Fax. No.</p> <p style="margin-left: 20px;">E-mail</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;">No</td></tr> <tr><td style="padding: 2px;"> </td></tr> </table>				No					
No										

67 . Development Consultant:

Legal Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

68 . Contractor:

Name
Address

Fed Tax ID #
Contact Person
Telephone No. / Fax. No.
E-mail

Clancy Construction Inc.
217 Clinton Avenue
Falmouth MA 02540
Greg Clancy
--4668
greg@gregclancyconstruction.com

69 . Architect:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

70 . Management Agent:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

71 . Attorney (Real Estate):

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

72 . Attorney (Tax):

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

73 . Syndicator:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

74 . Guarantor:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

75 . Service Provider or Coordinator:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

76 . Marketing Agent:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

Housing Assistance Corporation of Cape Cod	
Gael Kelleher	
--5663	
gkelleher@haconcapecod.org	

77 .

Other role Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

78 .

Other role Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

79 . Is there any identity of interest between any members of the development team?

80 . Please describe the relationship of the development entity to sponsoring organizations. Is the entity newly-formed or to-be-formed? Is it a single-purpose corporation? How will the parent corporation provide support to this entity? Include an organizational chart showing other affiliates of the parent corporation, as appropriate, and principals of each.

Development entity is the sponsoring organization.
--

Additional Detail on Development Pro-Forma:

200 . Gross Syndication Investment

Off-Budget Costs:

Syndication Costs:

201 . Syndication Legal

202 . Syndication Fees

203 . Syndication Consultants

204 . Bridge Financing Costs

205 . Investor Servicing (capitalized)

206 . Other Syndication Expenses

207 . Total Syndication Expense

208 . Current Reserve Balance

Reserves (capitalized):

209 . Development Reserves

210 . Initial Rent-Up Reserves

211 . Operating Reserves

212 . Net Worth Account

213 . Other Capitalized Reserves

214 . Subtotal: Capitalized Reserves

215 . Letter of Credit Requirements

216 . Total of the Above

Check: Line 214 is the same as line 195.

Please Answer The Following	Dev. Reserves	Initial Rent-Up	Op. Reserves	Net Worth	Other	Letter of Credit
Who requires the reserves?						
Who administers the reserves?						
When and how are they used?						
Under what circumstances can they be released?						

Unit Sales (For Sale Projects Only):

217 . Gross Sales From Units

218 . Cost of Sales (Commissions, etc.)

219 . Net Receipt from Sales

Debt Service Requirements:

220 . Minimum Debt Service Coverage

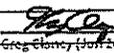
221 . Is this Project subject to HUD Subsidy Layering Review?

Optional user comments

Uses of Funds

The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.

Direct Construction:

105 . Who prepared the estimates? Greg Clancy-Clancy Construction 
Name Greg Clancy (DOR#26, 20211118 EOT) Signature

106 . Basis for estimates? Specifications and Plans

DV	Trade Item	Amount	Description
107 .	3	Concrete	
108 .	4	Masonry	
109 .	5	Metals	
110 .	6	Rough Carpentry	\$169,624 Framing & Roofing
111 .	6	Finish Carpentry	\$435,030 Framing, Roofing, Siding, Windows, Doors, Trim & Decking
112 .	7	Waterproofing	
113 .	7	Insulation	\$69,887
114 .	7	Roofing	
115 .	7	Sheet Metal and Flashing	
116 .	7	Exterior Siding	
117 .	8	Doors	
118 .	8	Windows	
119 .	8	Glass	
120 .	9	Lath & Plaster	
121 .	9	Drywall	
122 .	9	Tile Work	
123 .	9	Acoustical	
124 .	9	Wood Flooring	
125 .	9	Resilient Flooring	
126 .	9	Carpet	
127 .	9	Paint & Decorating	\$47,805 interior and exterior
128 .	10	Specialties	\$9,561 Mirrors and closets
129 .	11	Special Equipment	\$19,125 Dumpsters, Porta Potty, Cleaning
130 .	11	Cabinets	
131 .	11	Appliances	\$20,000 Provided by Owner/Developer
132 .	12	Blinds & Shades	
133 .	13	Modular/Manufactured	\$7,169 Gutters
134 .	13	Special Construction	\$9,561 HERS Rater
135 .	14	Elevators or Conveying Syst.	
136 .	15	Plumbing & Hot Water	\$72,284
137 .	15	Heat & Ventilation	\$74,514 HVAC
138 .	15	Air Conditioning	
139 .	15	Fire Protection	
140 .	16	Electrical	\$85,479
141 .		Accessory Buildings	
142 .		Other/misc	\$321,015 Finish Materials & Labor, Stairs, Kitchen Counters, LVT
143 .		Subtotal Structural	\$1,341,054
144 .	2	Earth Work	
145 .	2	Sitework&util	\$300,000 Site Work & Utilities
146 .	2	Roads & Walks	\$70,000
147 .	2	Site Improvement	\$216,535
148 .	2	Lawns & Planting	\$33,465
149 .	2	Geotechnical Conditions	
150 .	2	Environmental Remediation	\$15,000
151 .	2	Demolition	\$20,000
152 .	2	Unusual Site Cond	\$151,750 Water & Electrical Connections
153 .		Subtotal Site Work	\$806,750
154 .		Total Improvements	\$2,147,804
155 .	1	General Conditions	
156 .		Subtotal	\$2,147,804
157 .	1	Builders Overhead	\$28,680
158 .	1	Builders Profit	\$135,448
159 .		TOTAL	\$2,311,932

160 Total Cost/square foot: N/A Residential Cost/s.f.: N/A

Development Budget:

	Total	Residential	Commercial	Comments
161 . Acquisition: Land	\$100,000			
162 . Acquisition: Building	\$0			
163 . Acquisition Subtotal	\$100,000	\$100,000	\$0	
164 . Direct Construction Budget	\$2,142,684	\$2,142,684		(from line 159)
165 . Construction Contingency	\$107,134	\$107,134		5.0% of construction
166 . Subtotal: Construction	\$2,249,818	\$2,249,818	\$0	

General Development Costs:

167 . Architecture & Engineering	\$70,000	\$70,000		
168 . Survey and Permits	\$8,000	\$8,000		Permits, fees, utilities, water taps
169 . Clerk of the Works	\$50,000	\$50,000		
170 . Environmental Engineer				Site Engineering
171 . Bond Premium	\$0			
172 . Legal	\$12,000	\$12,000		
173 . Title and Recording	\$2,042	\$2,042		
174 . Accounting & Cost Cert.	\$5,000	\$5,000		
175 . Marketing and Rent Up	\$37,500	\$37,500		Includes Lottery with Housing Assistance Corp.
176 . Real Estate Taxes	\$2,500	\$2,500		
177 . Insurance	\$20,000	\$20,000		
178 . Relocation	\$0			
179 . Appraisal	\$0			
180 . Security	\$0			
181 . Construction Loan Interest	\$75,000	\$75,000		
182 . Inspecting Engineer	\$0			
183 . Fees to: Monitoring	\$8,000	\$8,000		
184 . Fees to:				
185 . MIP	\$0			
186 . Credit Enhancement Fees	\$0			
187 . Letter of Credit Fees	\$0			
188 . Other Financing Fees	\$0			
189 . Development Consultant	\$0			
190 . Other: State Fees	\$7,500	\$7,500		
191 . Other:				
192 . Soft Cost Contingency	\$15,863	\$15,863		5.0%
193 . Subtotal: Gen. Dev.	\$313,405	\$313,405	\$0	

194 . Subtotal: Acquis., Const and Gen. Dev.	\$2,663,223	\$2,663,223	\$0	
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195 . Capitalized Reserves	\$0			
196 . Developer Overhead				
197 . Developer Fee	\$60,000	\$60,000		

198 . Total Development Cost	\$2,723,223	\$2,723,223	\$0	TDC per unit	\$427
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199 . TDC, Net	\$2,663,223	\$2,663,223	\$0	TDC, Net per unit	\$418
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CLANCY CONSTRUCTION, INC.

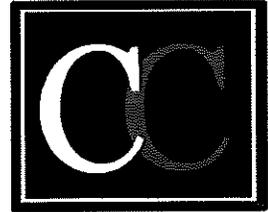
217 Clinton Ave

Falmouth, MA 02540

Tel 508-265-4911

Greg@GregClancyConstruction.com

www.GregClancyConstruction.com



JUNE 4, 2024

SPECIFICATIONS & ALLOWANCES

Falmouth Housing Trust
419 Waquoit Highway East Falmouth, MA

Specifications and Allowances are based on one 2 bedroom and 1 and 1/2 bathroom Single family home, per Clancy Construction Plan: dated 05/22/24 and current lumber, materials, and labor pricing.

The provided pricing is valid for 180 days and will be subject to revision if construction begins beyond the specified timeline.

1) PERMITTING:

- a. Use building plans and site/septic plan to obtain building permit from the Town of Falmouth.
- b. All permit fees to be paid by FHT.
- c. All site engineering fees to be paid by FHT.
- d. All architectural design, structural engineering, kitchen design, lighting plan, and assistance with selections of finishes are being completed by Clancy Construction at no additional cost to FHT.

2) CLEARING:

- a. Not Included.
- b. All site clearing, tree cutting / stumping work to be completed and paid by FHT separately.
- c. Site to be prepared for new dwelling as per plan prepared and paid by FHT.
- d. All trees to be removed and stumped where house, driveway, septic system are located and 25 feet around house sides and rear.
- e. Clancy Construction to coordinate with Dalpe as needed.

3) EXCAVATION:

- a. No excavation work included in this proposal.
- b. Site to be prepared for new dwelling as per plan prepared and paid by FHT.
- c. All site excavation, trenching for underground water and power (NOTE: Clancy Construction is responsible for electrical conduit and wire only), infill and backfill, fill delivery /removal (trucking off site) to be paid by FHT separately.
- d. All unwanted fill to be removed and site to be rough graded as part of site work prior to landscaping.
- e. Removal 8"-10" of dirt where driveway is to go and installation of compacted dense grade base layer in prep and crushed stone for driveway to be completed and paid by FHT separately.

4) SEWERAGE DISPOSAL SYSTEM:

- a. No septic system work included.
- b. Installation of system designed by TBD (dated: Pending) and receiving Certificate of Compliance from Falmouth Board of Health to be completed and paid by FHT separately.

5) FOUNDATION:

- a. All foundation work to be completed per plan by Clancy Construction: 05/22/24 and paid by FHT.
- b. No foundation work Included in this proposal.
- c. FHT is responsible for pouring foundation, footings, pouring cellar slab with vapor barrier, tar damp proofing below grade, installing and supplying (4) basement windows (white vinyl: 36"X16").
- d. NOTE: If there are any deviation from plan that results in additional labor / material /management time will be completed by Clancy Construction and billed separately to FHT.
- e. NOTE: Clancy Construction to install sono tubes for front porch and rear deck as per plan.

6) **FRAMING:**

- a. Construct house as per plan by Clancy Construction: 05/22/24
- b. All 2 x 6 Construction on exterior walls, 2x4 on interior walls, 2x10 rafters, 2X10 floor joists, 2X12 girts, 2X8 collar ties, 2X12 ridge.
- c. CDX Plywood on roof (5/8") and sidewall (1/2")
- d. Building Code Edition No. 9, including 3 inspections; sheathing, framing, final.
- e. Includes one Bilco C bulkhead.
- f. All framing followed as per plan exactly.

7) **EXTERIOR:**

- a. Sidewall to be Vinyl 4" Hardie clapboard, stock colors (same as used on Lewis Neck Project)
- b. All exterior trim to be PVC Azek. Trim detail as per plan.
- c. Front porch landing (9'9"x4'0") and rear landing (8'x4') and one step to grade on both to have pressure treated decking (no railings on either).
- d. Front porch to have bead board ceiling with (2) white fiberglass columns with base and capital as per plan
- e. All fasteners on exterior trim to be stainless steel and decking PT compliant ceramic screws.
- f. Roof shingles: CertainTeed Landmark (color TBD), including cobra ridge vent.
- g. All roofs to receive 36" of ice and water at eave lines.
- h. 5" white aluminum gutters and 2x4 white aluminum down spouts (**Allowance \$1,235 Installed**).
- i. No solar panel work of any kind included.

8) **WINDOWS AND DOORS:**

- a. Andersen 200 Series; white vinyl exterior, pre-finished white interior with grills between glass & screens included and white hardware as per window schedule (**Allowance \$8,235**).
- b. Andersen 200-series Sliding Glass Door to rear platform with sliding screen and white handle. (**Allowance \$2,300**)
- c. Front exterior door to be insulated Thermatru fiberglass as per plan (**Allowance \$920**).
- d. Basement bulkhead door (**Allowance \$470**)

9) **PLUMBING:**

- a. Rough and Final Inspections included
- b. Basement Laundry: hookup only for side-by-side W/D included.
- c. NOTE: Washer and dryer units are NOT INCLUDED. To be supplied and installed by homeowner.
- d. Powder room: 30" vanity and (1) under mount porcelain sink, (1) faucet, (1) toilet
- e. Second floor bathroom: 60" vanity with (1) under mount porcelain sink, (1) toilet and 5x3 acrylic white tub/shower unit with single shower head.
- f. (2) toilets included: (style TBD: **\$460 Allowance for both with seats**)
- g. Kitchen: 18-gauge stainless steel undermount sink with single faucet and hand soap (**Allowance of \$315 for sink and \$250 for faucet**).
- h. Dishwasher and ice/water fridge hookup in kitchen.
- i. (2) bath Faucets: (**Allowance of \$485**)
- j. (1) Shower Heads: (**Allowance of \$600 (including valve covers/tub spouts)**)
- k. (1) acrylic units (**\$1,150 allowance**).
- l. Exterior: Two frost free faucets (location: TBD).
- m. Plastic pex tube piping for domestic water piping.
- n. Schedule 40 PVC Waste drains, sink drains, vent piping.
- o. Falmouth Town Water hookup and meter: all fees paid by FHT. All trenching and water piping done as part of site work and paid by FHT.

10) **ELECTRICAL:**

- a. Rough and Final Inspections Included
- b. 200-Amp underground service with 40 circuit breaker panel, all conduit and wire included. All trenching done as part of site work and paid by FHT.
- c. Prep for EV charger with junction box and solar conduit.
- d. Electrical outlets throughout house per code
- e. Smoke detectors, Carbon Monoxide detectors, Heat detectors in laundry to be hard wired and interconnected per code (no alarm system included).
- f. Front door bell and chime included.
- g. All bathrooms to include 110 cfm Panasonic exhaust fan/light combos to be vented to exterior with rigid 4" duct and taped/insulated in attic to roof/wall terminations.
- h. (6) Interior Lights: (2) bath vanity lights, (2) bedrooms lights, (1) sink light and (1) dining room light. (**Allowance \$500 for all**)
- i. (2) Bedrooms: Switched outlets for lamps included.
- j. (8) 5" Recessed lights included on entire first floor and 2nd floor stairs/hallway only. NOTE: Second floor bedrooms to receive (1) decorative light fixture each.
- k. NOTE: No dimmers or closet lights included.
- l. (3) Cable TV jacks and 1 Phone jack included.

- m. (3) Wall Mount exterior lanterns, (2) exterior spotlight: (Allowance of \$690 for all fixtures).
- n. (1) Post light included (Allowance \$290 for post and light)
- o. Basement keyless lights per code.
- p. Eversource account put in FHT name and paid for during construction.

11) INSULATION:

- a. Per Falmouth and Mass state stretch code: Spray Foam
- b. R-20 closed cell spray foam in all exterior house walls.
- c. R-49 hybrid spray foam in all sloped/flat ceilings, 3" closed cell, 6" open cell on all rafters of the house.
- d. Intumescent paint on the face of open-cell spray foam insulation.
- e. R-30 fiberglass batt in all basement ceilings with closed cell spray foam insulation in rim joists.
- f. R-11 Sound attenuation batts in all interior walls.
- g. R-19 Sound attenuation batts in first floor ceiling.
- h. AeroBarrier Envelope Air Sealing in each unit (down to j1ACH)
- i. House will be a Tier I High Efficiency All Electric Home

12) INTERIOR WALLS AND CEILINGS:

- a. ½" Blue board and plaster w/smooth walls and ceilings and textured in all closets (2 coats applied on all seams/corners).

13) PAINT: EXTERIOR

- a. PVC trim as per plan installed with stainless steel screws and bungs. All joints glued with PVC glue and mitered
- b. All trim to be cleaned and all bungs to be sanded and all joints to be caulked with epoxy caulking before being painted with two coats of Benjamin Moore paint (Color TBD).

14) PAINTING: INTERIOR

- a. All doors and window/door trim primed and painted semi-gloss white (sprayed two coats: Benjamin Moore Advance, Color TBD).
- b. Interior walls primed and painted two coats of Ben Moore eggshell paint (rolled two coats)
- c. Ceilings/closets painted flat white.
- d. (2) Wall colors included (Benjamin Moore Aura, Color TBD)

15) INTERIOR TRIM AND DOORS:

- a. Solid Core doors: MDF 3-panel shaker doors (or similar) with brushed nickel hinges
- b. Windows and Doors: 2.5" primed pine colonial casing included.
- c. 3 ½" colonial primed pine baseboards.
- d. Schlage "Plymouth" Door Hardware w/ Brushed Nickel finish (Allowance: \$375 for all interior handles).
- e. All Exterior doors to have same hinge and hardware finish w/common keyed dead bolts & locks (Allowance: \$160 total for 2 locksets)

16) HVAC:

- a. All air source Mitsubishi heat pumps with (1) multi-port exterior condensing unit with (2) ducted air handlers in basement and attic for all electric heating/cooling.
- b. Air handlers and condensing unit to be HSPF 12.6 Cold Weather 18,000 BTU (heating cycle up to -13)
- c. Energy recovery ventilation (ERV) included.
- d. 2-zones included: (1) first floor, (1) second floor. Upgraded thermostats included.
- e. High Efficiency All Electric Home Rebates to be paid to FHT.

17) HOT WATER: (ROUGH AND FINAL INSPECTIONS INCLUDED)

- a. Bradford white hybrid/electric 40-gallon hot water heater with built-in dehumidifier.

18) FLOORING AND STAIRS:

- a. LVT flooring throughout the house, including bathrooms
- b. Basement Stairs to be plywood unfinished treads.
- c. Main staircase to have ¾" white oak treads, all poplar skirts and risers (painted to match) with (4) open treads with (1) box newel and oak railing and square balusters. Stain to match LVT.

19) KITCHEN & VANITIES PER PLAN

- a. Custom Design by Clancy Construction
- b. Kitchen/ (2) Vanities: **(Allowance of \$8,000)**. Final design TBD, all cabinets to be "ready to assemble" type, manufactured, plywood/melamine construction and prefinished.
- c. (1) Part crown molding on top of kitchen cabinets included.
NOTE: Optional vanities from home improvement store.
NOTE: Based on foot print per plan, with 5-piece doors and slab drawers, standard hinges/ drawer glides included.
- d. Cabinet pulls / knobs included **(Allowance \$245)**.
- e. Granite countertops: Kitchen with 4" backsplash and (2) vanities with back/side splashes: **(Allowance of \$4,000)**.

20) APPLIANCES:

- a. Not Included. To be supplied by FHT.

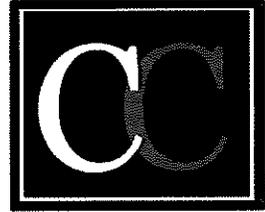
21) MIRRORS & CLOSETS:

- a. (2) Bathroom vanity mirrors included, surface mount **(Allowance \$280 for both)**
- b. Bathroom accessories included **(Allowance \$130 for all)**
- c. All closets to receive: (1) built-in plywood shelf (painted) and brush nickel pole.
- d. First floor open shelving to receive (4) built in wood shelves.

22) LANDSCAPING: \$5,765 Allowance to include:

- a. Crushed native stone driveway and walkway to front door.
- b. Shrubs as per approved list.
- c. Grass lawn Front/Sides/Rear: loam and Hydro Seeding (~2,000 sq. ft.)
- d. Perimeter of property and disturbed areas to be pine bark mulched.

CLANCY CONSTRUCTION, INC.
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Falmouth, MA 02540
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Greg@GregClancyConstruction.com
www.GregClancyConstruction.com



JUNE 4, 2024

SPECIFICATIONS & ALLOWANCES

Falmouth Housing Trust
419 Waquoit Highway East Falmouth, MA

Specifications and Allowances are based on one 3 bedroom and 2 full bathroom Single family home, per Clancy Construction Plan: dated 03/15/23 and current lumber, materials, and labor pricing.

The provided pricing is valid for 180 days and will be subject to revision if construction begins beyond the specified timeline.

1) PERMITTING:

- a. Use building plans and site/septic plan to obtain building permit from the Town of Falmouth.
- b. All permit fees to be paid by FHT.
- c. All site engineering fees to be paid by FHT.
- d. All architectural design, structural engineering, kitchen design, lighting plan, and assistance with selections of finishes are being completed by Clancy Construction at no additional cost to FHT.

2) CLEARING:

- a. Not Included.
- b. All site clearing, tree cutting / stumping work to be completed and paid by FHT separately.
- c. Site to be prepared for new dwelling as per plan prepared and paid by FHT.
- d. All trees to be removed and stumped where house, driveway, septic system are located and 25 feet around house sides and rear.
- e. Clancy Construction to coordinate with Dalpe as needed.

3) EXCAVATION:

- a. No excavation work included in this proposal.
- b. Site to be prepared for new dwelling as per plan prepared and paid by FHT.
- c. All site excavation, trenching for underground water and power (NOTE: Clancy Construction is responsible for electrical conduit and wire only), infill and backfill, fill delivery /removal (trucking off site) to be paid by FHT separately.
- d. All unwanted fill to be removed and site to be rough graded as part of site work prior to landscaping.
- e. Removal 8"-10" of dirt where driveway is to go and installation of compacted dense grade base layer in prep and crushed stone for driveway to be completed and paid by FHT separately.

4) SEWERAGE DISPOSAL SYSTEM:

- a. No septic system work included.
- b. Installation of system designed by TBD (dated: Pending) and receiving Certificate of Compliance from Falmouth Board of Health to be completed and paid by FHT separately.

5) FOUNDATION:

- a. All foundation work to be completed per plan by Clancy Construction: 03/15/23 and paid by FHT.
- b. No foundation work Included in this proposal.
- c. FHT is responsible for pouring foundation, footings, pouring cellar slab with vapor barrier, tar damp proofing below grade, installing and supplying (4) basement windows (white vinyl: 36"X16").
- d. NOTE: If there are any deviation from plan that results in additional labor / material /management time will be completed by Clancy Construction and billed separately to FHT.
- e. NOTE: Clancy Construction to install sono tubes for front porch and rear deck as per plan.

6) FRAMING:

- a. Construct house as per plan by Clancy Construction: 03/15/23
- b. All 2 x 6 Construction on exterior walls, 2x4 on interior walls, 2x10 rafters, 2X10 floor joists, 2X12 girts, 2X8 collar ties, 2X12 ridge.
- c. CDX Plywood on roof (5/8") and sidewall (1/2")
- d. Building Code Edition No. 9, including 3 inspections; sheathing, framing, final.
- e. Includes one Bilco C bulkhead.
- f. All framing followed as per plan exactly.

7) EXTERIOR:

- a. Sidewall to be Vinyl 4" Hardie clapboard, stock colors (same as used on Lewis Neck Project)
- b. All exterior trim to be PVC Azek. Trim detail as per plan.
- c. Front porch landing (4'x5') and rear deck (5'x12') and one step to grade on both to have pressure treated decking (no railings on either).
- d. Front porch to have bead board ceiling with white fiberglass column with base and capital as per plan
- e. All fasteners on exterior trim to be stainless steel and decking PT compliant ceramic screws.
- f. Roof shingles: CertainTeed Landmark (color TBD), including cobra ridge vent.
- g. All roofs to receive 36" of ice and water at eave lines.
- h. 5" white aluminum gutters and 2x4 white aluminum down spouts (Allowance \$1,730 Installed).
- i. No solar panel work of any kind included.

8) WINDOWS AND DOORS:

- a. Andersen 200 Series; white vinyl exterior; pre-finished white interior with grills between glass & screens included and white hardware as per window schedule (Allowance \$11,550).
- b. Andersen 200-series Sliding Glass Door to rear platform with sliding screen and white handle. (Allowance \$2,300).
- c. Front exterior door to be insulated Thermatru fiberglass as per plan (Allowance \$920).
- d. Basement bulkhead door (Allowance \$470)

9) PLUMBING:

- a. Rough and Final Inspections included
- b. Basement Laundry: hookup only for side-by-side W/D included.
- c. NOTE: Washer and dryer units are NOT INCLUDED. To be supplied and installed by homeowner.
- d. Master Bath: 48" vanity with 21" linen tower and (1) under mount porcelain sink, (1) toilet and 5X3 white acrylic shower unit with single shower head and center drain.
- e. Guest bathroom: 60" vanity w/1 under mount porcelain sink, 1 toilet and 5x3 acrylic white tub/shower unit with single shower head.
- f. 2 toilets included: (style TBD: \$460 Allowance for both with seats)
- g. Kitchen: 18-gauge stainless steel undermount sink with single faucet and hand soap (Allowance of \$315 for sink and \$250 for faucet).
- h. Dishwasher and ice/water fridge hookup in kitchen.
- i. 2 bath Faucets: (Allowance of \$485)
- j. 2 Shower Heads: (Allowance of \$1,150 (including valve covers/tub spouts)
- k. (2) acrylic units (\$2,300 allowance for both).
- l. Exterior: Two frost free faucets (location: TBD).
- m. Plastic pex tube piping for domestic water piping.
- n. Schedule 40 PVC Waste drains, sink drains, vent piping.
- o. Falmouth Town Water hookup and meter: all fees paid by FHT. All trenching and water piping done as part of site work and paid by FHT.

10) ELECTRICAL:

- a. Rough and Final Inspections Included
- b. 200-Amp underground service with 40 circuit breaker panel, all conduit and wire included. All trenching done as part of site work and paid by FHT.
- c. Prep for EV charger with junction box and solar conduit.
- d. Electrical outlets throughout house per code
- e. Smoke detectors, Carbon Monoxide detectors, Heat detectors in laundry to be hard wired and interconnected per code (no alarm system included).
- f. Front door bell and chime included.
- g. All bathrooms to include 110 cfm Panasonic exhaust fan/light combos to be vented to exterior with rigid 4" duct and taped/insulated in attic to roof/wall terminations.
- h. (7) Interior Lights: (2) bath vanity lights, (3) bedrooms lights, (1) sink light and (1) dining room light: (Allowance \$800 for all)
- i. (3) Bedrooms: Switched outlets for lamps included.

- j. (10) 5" Recessed lights included on entire first floor and 2nd floor stairs/hallway only. NOTE: Second floor guest bedrooms to receive (1) light fixture each.
- k. NOTE: No dimmers or closet lights included.
- l. (4) Cable TV jacks and 1 Phone jack included.
- m. (3) Wall Mount exterior lanterns, (2) exterior spotlight: (Allowance of \$690 for all fixtures).
- n. (1) Post light included (Allowance \$290 for post and light)
- o. Basement keyless lights per code.
- p. Eversource account put in FHT name and paid for during construction.

10) INSULATION:

- a. Per Falmouth and Mass state stretch code: Spray Foam
- b. R-20 closed cell spray foam in all exterior house walls.
- c. R-49 hybrid spray foam in all sloped/flat ceilings, 3" closed cell, 6" open cell on all rafters of the house.
- d. Intumescent paint on the face of open-cell spray foam insulation.
- e. R-30 fiberglass batt in all basement ceilings with closed cell spray foam insulation in rim joists.
- f. R-11 Sound attenuation batts in all interior walls.
- g. R-19 Sound attenuation batts in first floor ceiling.
- h. AeroBarrier Envelope Air Sealing in each unit (down to j1ACH)
- i. House will be a Tier I High Efficiency All Electric Home

12) INTERIOR WALLS AND CEILINGS:

- a. ½" Blue board and plaster w/smooth walls and ceilings and textured in all closets (2 coats applied on all seams/corners).

13) PAINT: EXTERIOR

- a. PVC trim as per plan installed with stainless steel screws and bungs. All joints glued with PVC glue and mitered
- b. All trim to be cleaned and all bungs to be sanded and all joints to be caulked with epoxy caulking before being painted with two coats of Benjamin Moore paint (Color TBD).

14) PAINTING: INTERIOR

- a. All doors and window/door trim primed and painted semi-gloss white (sprayed two coats: Benjamin Moore Advance, Color TBD).
- b. Interior walls primed and painted two coats of Ben Moore eggshell paint (rolled two coats)
- c. Ceilings/closets painted flat white.
- d. (2) Wall colors included (Benjamin Moore Aura, Color TBD)

15) INTERIOR TRIM AND DOORS:

- a. Solid Core doors: MDF 3-panel shaker doors (or similar) with brushed nickel hinges
- b. Windows and Doors: 2.5" primed pine colonial casing included.
- c. 3 ½" colonial primed pine baseboards.
- d. Schlage "Plymouth" Door Hardware w/ Brushed Nickel finish (Allowance: \$525 for all interior handles).
- e. All Exterior doors to have same hinge and hardware finish w/common keyed dead bolts & locks (Allowance: \$160 total for 2 locksets)

16) HVAC:

- a. All air source Mitsubishi heat pumps with (1) multi-port exterior condensing unit with (2) ducted air handlers in basement and attic for all electric heating/cooling.
- b. Air handlers and condensing unit to be HSPF 12.6 Cold Weather 18,000 BTU (heating cycle up to -13)
- c. Energy recovery ventilation (ERV) included.
- d. 2-zones included: (1) first floor, (1) second floor. Upgraded thermostats included.
- e. High Efficiency All Electric Home Rebates to be paid to FHT.

17) HOT WATER: (ROUGH AND FINAL INSPECTIONS INCLUDED)

- a. Bradford white hybrid/electric 40-gallon hot water heater with built-in dehumidifier.

18) FLOORING AND STAIRS:

- a. LVT flooring throughout the house, including bathrooms
- b. Basement Stairs to be plywood unfinished treads.
- c. Main staircase to have ¾" white oak treads, all poplar skirts and risers (painted to match) with (4) open treads with (1) box newel and oak railing and square balusters. Stain to match LVT.

19) KITCHEN & VANITIES PER PLAN

- a. Custom Design by Clancy Construction
- b. Kitchen/ (2) Vanities: **(Allowance of \$10,410)**. Final design TBD, all cabinets to be "ready to assemble" type, manufactured, plywood/melamine construction and prefinished.
- c. (1) Part crown molding on top of kitchen cabinets included.
NOTE: Optional vanities from home improvement store.
NOTE: Based on foot print per plan, with 5-piece doors and slab drawers, standard hinges/ drawer glides included.
- d. Cabinet pulls / knobs included **(Allowance \$340)**.
- e. Granite countertops: Kitchen with 4" backsplash and (2) vanities with back/side splashes: **(Allowance of \$5,420)**.

20) APPLIANCES:

- a. Not Included. To be supplied by FHT.

21) MIRRORS & CLOSETS:

- a. (2) Bathroom vanity mirrors included, surface mount **(Allowance \$280 for both)**
- b. Bathroom accessories included **(Allowance \$230 for all)**
- c. All closets to receive: (1) built-in plywood shelf (painted) and brush nickel pole.
- d. (2) Linen closets to receive (4) built in wood shelves.

22) LANDSCAPING: \$8,085 Allowance to include:

- a. Crushed native stone driveway and walkway to front door.
- b. Shrubs as per approved list.
- c. Grass lawn Front/Sides/Rear: loam and Hydro Seeding (~3,000 sq. ft.)
- d. Perimeter of property and disturbed areas to be pine bark mulched.



March 27, 2024

Via Email and First Class Mail

Mr. Michael Renshaw
Town Manager, Town of Falmouth
59 Town Hall Square
Falmouth, MA 02540

RE: Annual Monitoring Report

Dear Mr. Renshaw:

Falmouth Housing Trust, Inc. has concluded its annual monitoring report for the twenty-one (21) deed-restricted affordable homes for which it is the Monitoring Agent.

Falmouth Housing Trust ("FHT") is the dedicated Monitoring Agent for the following properties:

- Four affordable units located at 18, 27, 42, and 46 Mill Farm Way
 - 42 Mill Farm Way, continues to be in foreclosure. A notice of foreclosure was received by FHT dated January 26, 2024, which allows 120 days for FHT to locate an eligible purchaser. A notice of foreclosure sale was published in the Falmouth Enterprise for a sale date of April 3, 2024. FHT contacted the lender's foreclosure counsel to advise that a foreclosure sale cannot occur within 120 days and the April 3, 2024 date has been postponed as a result to May 29, 2024. The owner is currently working with Santander Bank to modify her loan to avoid foreclosure. The deed restriction survives foreclosure. The FHT has the right to locate an eligible purchaser prior to foreclosure but cannot do so without the owner agreeing to vacate the property which to date she has not done as she is working with the lender to modify the mortgage loan. In addition, the ability to sell may be limited by the amount owing on the mortgage loans to be paid off, the condition of the property, cost of the sale process against the price to be realized on resale. The FHT has also had discussions with Santander about the process of delaying the foreclosure. This is an ongoing issue that we are monitoring.
- Six affordable homes located at 11, 15, 16, 19, 20 and 21 East Ridge Road
- Three affordable homes located at 3, 11, and 17 St. Marks Road
- Two affordable homes located at 2 and 19 Esker Place
- One affordable home located at 72 Deer Pond Road
- Three affordable homes located at 6, 9, and 14 Beach Plum Path
- One affordable home at 57 Lewis Neck Road
- One affordable home at 33 Pheasant Lane

As part of the monitoring analysis, FHT contacts the homeowners to confirm each owner is compliant with their recorded Deed Rider. Accordingly, eighteen (18) of the twenty-one (21) homeowners have signed statements verifying the following to be true:

- Units are restricted to owner occupancy and used as the homeowner's primary residence 12 months out of the year.
- Owners do not profit, in any form, from the ownership of their units, including renting, sub-letting, etc.
- No unauthorized mortgages or liens have been recorded against the property to potentially jeopardize the affordability restriction.
- Refinancing must be approved by the Monitoring Agent prior to closing,
- Owners understand that for any capital improvements to be factored into the maximum resale price upon sale of the property, written approval must be received from the Monitoring Agent prior to conducting the specified work.

In addition, these homeowners provided copies of two of the following required documents: 1) driver's license, passport, or other state-issued photo identification; 2) current automobile registration; 3) voter's registration; 4) recent pay stub; or 5) utility bill showing the property address as the residence.

There are three (3) homeowners not in compliance with monitoring document submission after multiple first class mail and email requests by FHT. The owners are:

Amanda and Courtney Peterkin, 20 East Ridge Road
Valerie Inniss, 14 Beach Plum Path
Stephanie Murray, 42 Mill Farm Way (Foreclosure Property noted above)

The FHT will be forwarding notices of non-compliance to the above owners (except Stephanie Murray due to the foreclosure process) by certified mail and will notify their mortgage lenders by regular mail of the non-compliance. If compliance is secured as a result of such further notice by any or all of these owners, a follow-up report letter will be provided to you.

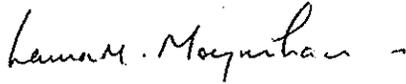
On February 22, 2024, Falmouth Housing Trust, as the Monitoring Agent, researched the public records of each property through the Barnstable County Registry of Deeds to ascertain whether there had been changes to the mortgage status or any liens had been attached to the properties.

Included in our duties as the Monitoring Agent, FHT also works with homeowners seeking to sell, re-finance or approve capital improvement projects.

Please contact me if you have any questions or concerns regarding the 2024 Annual Monitoring Report. FHT retains copies of all monitoring documentation and will provide copies upon request. FHT will continue to update the Town of Falmouth as new information becomes available.

Thank you for your efforts and partnership in the creation of affordable housing for our community.

Sincerely,



Laura M. Moynihan,
Executive Director

ATTACHED: Annual Monitoring Report Data.

CC: Kim Fish, Housing Coordinator, Town of Falmouth
Noreen Stockman, Zoning Board Administrator, Town of Falmouth
Rieko Hayashi, EOHLIC; Jessica Malcolm, MassHousing;
Renie Hamman, Barnstable County Human Services
(copied via e-mail)

A	B	C	D	E	F	G	H	I	J	K	L	M	N
4 #	Ms.	First Name(s)	Last Name(s)	Property Address	Town	State	Zip	Town Assessor's ID	Title Compliance Confirmed	Owner's Self-Certified	Copies of (2) Required Documents	Phone	Email
14	Ms.	Krystal	Lynds	2 Esker Place	East Falmouth	MA	02536	11 01 016 016	2/22/24 Title compliance confirmed	YES	YES	774-327-0701	kcl137@comcast.net
15	Mr. and Mrs.	Benjamin K. and Molly A.	Ford & Pinho	19 Esker Place	East Falmouth	MA	02536	11 01 016 009	2/22/24 Title compliance confirmed	YES	YES	617-774-7263	Benford_14@yahoo.com
16	Mr.	Charro	Zuck	72 Deer Pond Road	East Falmouth	MA	02536	22 02 007 014A	2/22/24 Title compliance confirmed	YES	YES	508-274-1492	mrchachie@gmail.com
17	Ms.	Alycia	McIntire	6 Beach Plum Path	East Falmouth	MA	02536	27 02 011A 002	2/22/24 Title compliance confirmed	YES	YES		alvicia.mcintire@gmail.com
18	Mr. and Mrs.	John and Tiffany	Boncek	9 Beach Plum Path	East Falmouth	MA	02536	27 02 011A 010	2/22/24 Title compliance confirmed	YES	YES	781-217-5000	johnbonceck@yahoo.com
19	Ms.	Valerie	Innis	14 Beach Plum Path	East Falmouth	MA	02536	27 02 011A 005	2/22/24 Title compliance confirmed	NO	NO	651-796-1447	msvalerie87@icloud.com
20	Mr. and Mrs.	Ana and Nic	Procoppenco	57 Lewis Neck Rd	East Falmouth	MA	02536	40 03 001C 003	2/22/24 Title compliance confirmed	YES	YES	774-216-1249	nicolaapro@gmail.com
21	Mr. and Mrs.	Dennis and Hailey	Theoharidis	33 Pheasant Lane	East Falmouth	MA	02536	40 011 005 013	2/22/24 Title compliance confirmed	YES	YES	774-487-9768	dennismthap@gmail.com
25													
26													
27													
28													



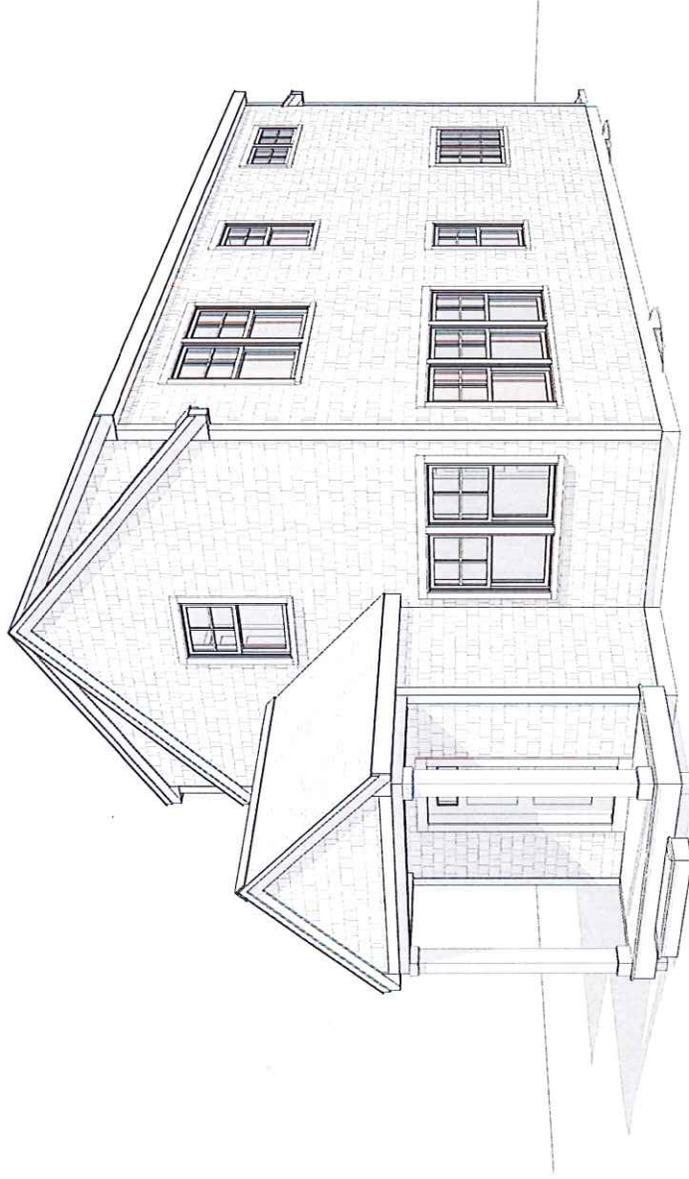
**CLANCY
CONSTRUCTION**

CLANCY
CONSTRUCTION
INC.
217 CLINTON AVENUE
FALMOUTH, MASSACHUSETTS
508.265.4911



LOCUS MAP
NOT TO SCALE

Sheet Number	Sheet Name
ASB	Site/Context
ASL	Preparation Notes
ASV	Site Plans
ASW	Site Elevation
ASX	Building Elevation Details
ASZ	Foundation Plans & Utility Plans
BSA	Site Utility Plan
BSB	Compliance Matrix



Falmouth Housing Trust

419 Waquoit Highway
East Falmouth, Massachusetts

A0.0

CLANCY CONSTRUCTION
 BUILDING - REMODELING
 217 Clinton Avenue, Falmouth, MA 02540
 508-265-4911
 greg@gregclancyconstruction.com
 gregclancyconstruction.com

BUILDER: _____
 PROJECT: PROPOSED THREE BEDROOM HOUSE
 FALMOUTH, MA

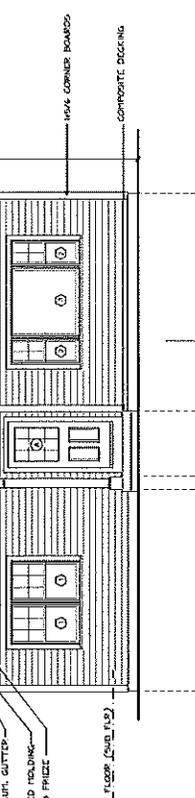
ELEVATIONS

SHEET: _____
 SCALE: 1/8" = 1'-0"
 SHEET: A.1 of 7
 PROJECT: 19-030
 DATE: 3/7/23

DATE REVISIONS
 3/1/2023 LORING PLANNING CO.
 UNDER 2ND BATH

DRAWN BY: JM

FRONT ELEVATION

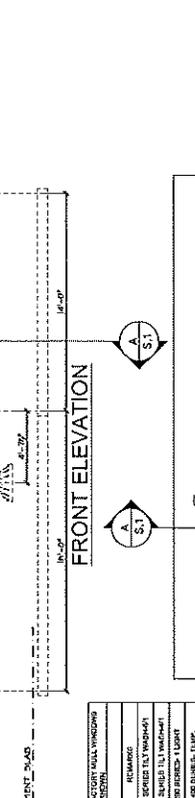
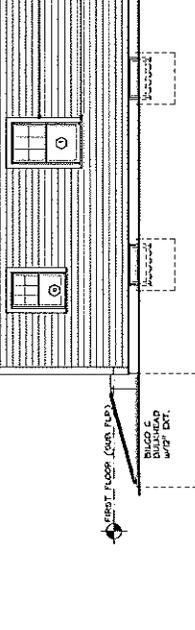


WINDOW SCHEDULE - NOTE: FACTORY INSTALL WINDOWS WHERE SHOWN.

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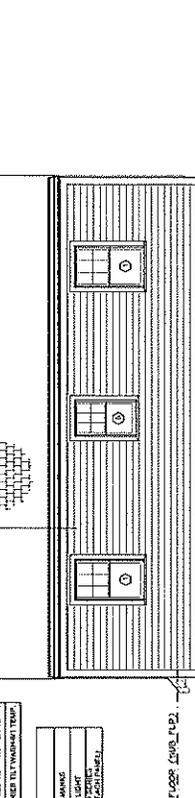
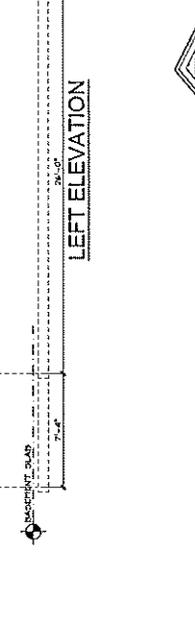


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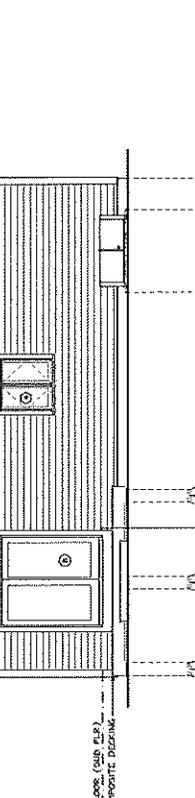
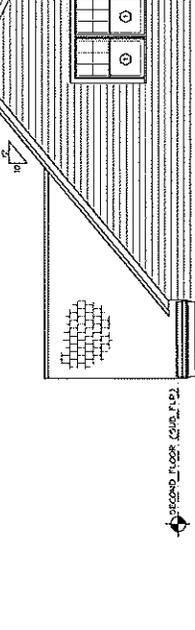


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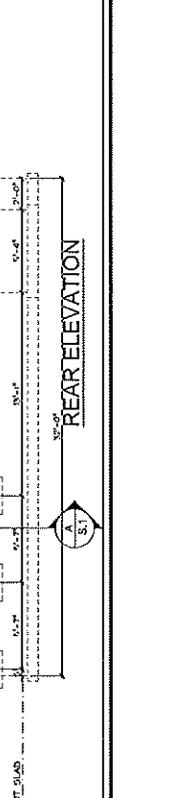
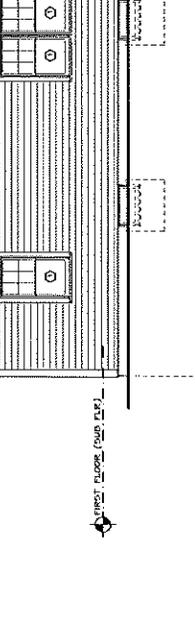


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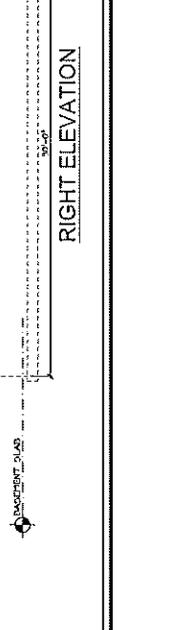


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NOTE: ALL TRIM TO BE COMPOSITE MATERIAL

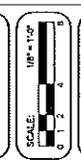
#	DATE	REVISIONS
1	3/15/2023	LIGHTING PLAN/TITLE LOC
2		WIDER 2ND BATH

DRAWN BY: JH

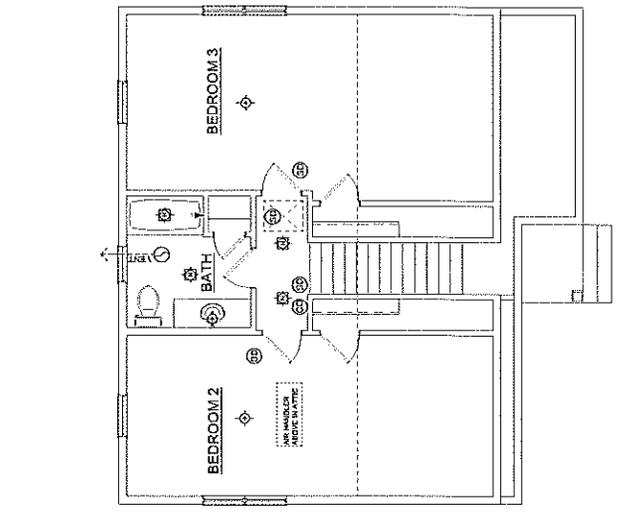
CLANCY CONSTRUCTION
 BUILDING - RENOVATING
 217 Clinton Avenue, Falmouth, MA 02540
 508-265-4911
 greg@gregclancyconstruction.com
 gregclancyconstruction.com

PROJECT: PROPOSED
 FALMOUTH HOUSING TRUST
 THREE BEDROOM HOUSE
 FALMOUTH, MA

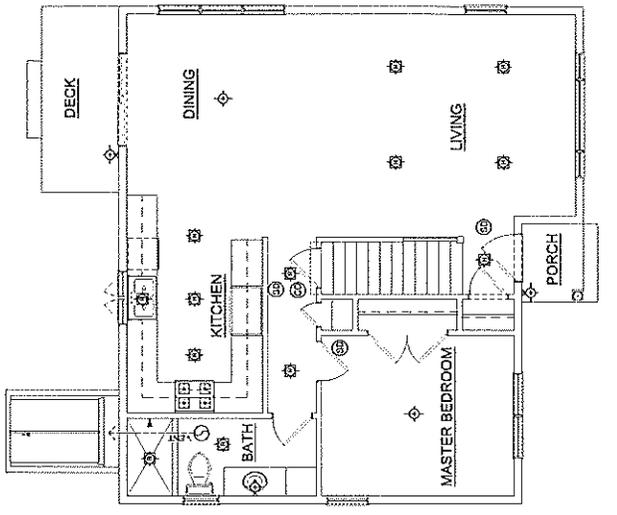
SHEET: LIGHTING LAYOUTS



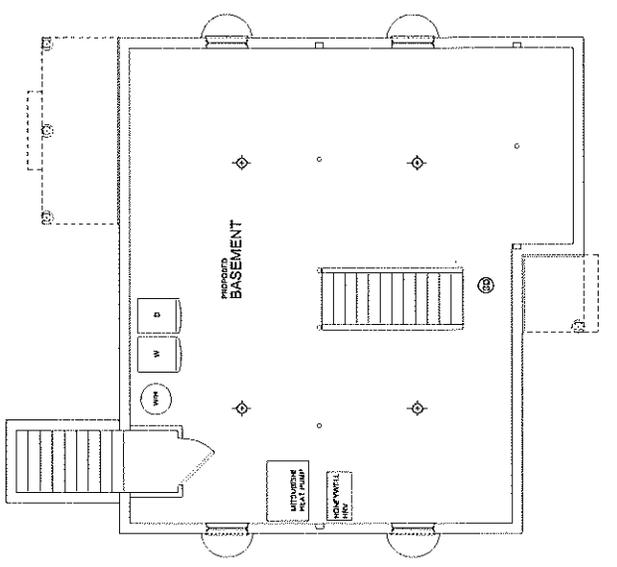
SHEET	E.1 of 7
PROJECT	19-320
DATE	3/7/23



SECOND FLOOR



FIRST FLOOR



BASEMENT PLAN

LIGHTING LEGEND

- ⊙ RECESSED LED LIGHTING
- ⊕ CEILING LIGHT
- ⊖ WALL LIGHT
- ⊙ BATHROOM FAN
- ⊕ SMOKE DETECTOR
- ⊖ CARBON MONOXIDE DETECTOR
- ⊕ HEAT DETECTOR



TOWN OF FALMOUTH
Office of the Town Manager & Select Board
59 Town Hall Square, Falmouth, Massachusetts 02540

TO: Community Preservation Committee
FROM: Mike Renshaw, Town Manager *mr*
SUBJECT: 419 Waquoit Hwy, Waquoit – Falmouth Housing Trust
Application to Falmouth Affordable Housing Fund (FAHF)
DATE: August 7, 2024
CC: Kimberly Fish, Housing Coordinator
Laura Moynihan, Executive Director of Falmouth Housing Trust

The FAHF received an application from Falmouth Housing Trust (FHT) requesting \$650,000 in funding for the construction of 5 affordable deed restricted single-family homes located at 419 Waquoit Hwy. The FHT was previously granted \$100,000 from the FAHF for the land acquisition.

FHT is collaborating with the 300 Committee Land Trust and the Massachusetts Department of Recreation on this project. Lot 1 will be created to construct 5 single-family homes for homeownership, which will be deed restricted as affordable in perpetuity. The remaining land will be restricted as open space.

Of those 5 homes, 2 will be restricted at 80% of the area median income (AMI), 1 home restricted at 100% of the AMI, and 2 homes restricted at 120% of the AMI. There will be 2 three-bedroom homes and 3 two-bedroom homes.

The FAHF Working Group met on July 31, 2024, and gave a positive recommendation. While the Working Group is not recommending the following be made as conditions, it is strongly encouraging FHT to: 1) design the door widths for the first floor of all units such that they are of sufficient width that they are accessible to an individual in a wheelchair; and 2) design the bathroom on the first floor of all units such that they are accessible to a person in a wheelchair.

I recommend the Community Preservation Committee support this application with the above suggestions from the FAHF Working Group.

ATTACHMENTS:

- Application w/attachments
- FAHF Project Funding Evaluation Form

OPEN SESSION

BUSINESS

5. Consider the approval of Falmouth Affordable Housing Fund Application – Scranton and Main, Scranton Main LLC (Falmouth Housing Corporation and Affirmative Investments) **(10 minutes)**



ITEM NUMBER: Business #5

ITEM TITLE: Consider the approval of Falmouth Affordable Housing Fund Application – Scranton and Main, Scranton Main LLC (Falmouth Housing Trust and Affirmative Investments – Falmouth Housing Corporation and Affirmative Investments

MEETING DATE: 9/9/2024

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager and Kimberly Fish, Housing Coordinator

ATTACHMENTS: FAHF Amended Letter of Intent w/attachments, FAHF Amended Application w/attachments, Town Manager Recommendation, CPC Recommendation

PURPOSE:

A brief presentation will be provided by Linda Clark, Director of Falmouth Housing Corporation requesting the Select Board’s approval of their application to the Falmouth Affordable Housing Fund (FAHF) for \$216,305 in funding for unexpected expenses as outlined in the amended letter of intent and amended application.

BACKGROUND/SUMMARY:

- In 2021 Falmouth Housing Corporation (FHC) and Affirmative Investments (AI) (collectively known as Scranton Main, LLC) were awarded \$2,000,000 for the 48-unit age restricted affordable housing project located on Scranton Avenue and Main Street.
- In 2022 after the massive increase of construction costs due to the pandemic, they requested and were granted \$2,500,000 for a total aggregate amount of \$4,800,000.

- At the time, Scranton Main, LLC also had a grant application to Cape Light Compact (CLC) pending. They were unsure if or how much they would be granted.
- Once they received the approval from CLC, Scranton Main, LLC was able to reduce the award amount from FAHF by \$1,015,000, reducing the total aggregate amount of the award to \$3,785,000.
- On July 22, 2024, FAHF received an amended letter of intent and an amended application requesting \$216,305 for unforeseen expenses such as shower doors, overflow parking and a retaining wall.
- The Falmouth Affordable Housing Fund Working Group gave a favorable recommendation.
- On July 25, 2024, the Town Manager sent a memo to the Community Preservation Committee recommending approval of the amended application.
- On August 22, 2024, the applicant went before the Community Preservation Committee, which gave a positive recommendation to the Select Board.

DEPARTMENT RECOMMENDATION:

The Housing Coordinator recommends that the Select Board support and approve this application as presented.

RECOMMENDED MOTION:

“I move that the Select Board, acting as Trustees of the Falmouth Affordable Housing Fund, grant \$216,305 to Scranton Main, LLC for unexpected expenses as outlined in the amended letter of intent dated July 22, 2024, and authorize the Town Manager to execute the documentation setting forth the terms of the financial award to Scranton Main, LLC.”

OPTIONS:

- Acting as Trustees of the Falmouth Affordable Housing Fund, motion to grant \$216,305 to Scranton Main, LLC for unexpected expenses as outlined in the amended letter of intent dated July 22, 2024, and authorize the Town Manager to execute the documentation setting forth the terms of the financial award to Scranton Main, LLC.

- Motion to deny the grant request of \$216,305 to Scranton Main, LLC as presented.
- Some other Board defined alternative.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

Michael Renshaw

9/3/2024

Town Manager

Date



Community Preservation Committee
59 Town Hall Square, Falmouth, MA 02540
508-495-7436

MEMO

To: Michael Renshaw, Town Manager
Kimberly Fish, Housing Coordinator

From: Maureen Thomas, Community Preservation Coordinator *MTT*

Cc: Sandra Cuny, CPC Chair

Re: **CPC Recommendation – Scranton & Main – FHC FAHF Application**

Date: August 28, 2024

On Thursday, August 22, 2024, the Community Preservation Committee (CPC) voted unanimously to make a recommendation to the Trustees in support of funding the Falmouth Housing Corporation (FHC) Scranton and Main FAHF amended application in the amount of \$216,305 to cover unexpected expenses (shower doors, overflow parking & retaining wall).

Thank you very much for your consideration of the CPC recommendation.



FALMOUTH AFFORDABLE HOUSING FUND

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

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

AMENDED LETTER OF INTENT

Submit one electronic copy to: housing@falmouthma.gov.

PROJECT NAME: Scranton Main

PROJECT LOCATION: 763 Main Street

APPLICANT(S) NAME/ORGANIZATION: Falmouth Housing Corporation / Affirmative Investments, Inc.

CONTACT PERSON: Linda Clark

Mailing Address: 704 Main Street, Falmouth, MA 02540

Telephone Number: 508-540-4009 or 508-524-1229

Email Address: lclark@falmouthhousingcorp.org

PROPERTY OWNERSHIP (Name of legal property owner):
Scranton Main LLC

If the applicant is not the legal owner, does the applicant have site control or written consent of the property owner to submit an application? Attach documentation.
Applicant owns the property. See original submissions.

DEVELOPMENT TEAM: Attach resumes and a description of affordable housing projects completed by the applicant.
See original submission for firm materials.

PROJECT SUMMARY: (e.g., Project program, number and type of units, income target levels as a % of AMI, size of site, new construction or rehab, etc.) What community need is this project planned to address as identified in *the Town of Falmouth Housing Production Plan (2024) and the Town of Falmouth Housing Demand Study & Needs Analysis (2014)*?
The project is the same as it was written about in the previous FAHF applications. Please see next page for a status update.

HISTORIC RESOURCE: Is the property located in a local historic district and/or listed on the State Register of Historic Places?

No

State designation can be checked at mhc-macris.net.

BUDGET: Attach a pro-forma and a letter of reference from at least one banking institution.
Updated budget attached. Please refer to reference submitted with original application.

AMOUNT OF FUNDS REQUESTED \$216,305

TOTAL FUNDS FROM OTHER SOURCES – \$23,263,220

TOTAL COST OF PROPOSED PROJECT - \$27,264,525 with the additional requested funds

Do you plan to apply for state funding, and if so, when and what funding program(s)

Please see original submissions.

PROJECT STATUS: What level of planning has already been undertaken to evaluate the potential development opportunity?

The Scranton Main Project has substantially progressed since financial closing. As of June 30, 2024, construction was 92% completed. Unfortunately, we have encountered unforeseen issues and are requesting FAHF recommit \$216,305 of the \$1,015,000 returned, to cover these costs.

Following are the unforeseen issues we have encountered that the requested funds would cover:

Shower doors - The original design of the units included shower rods for shower curtains (which is standard procedure). Upon further review, Management feels the need to request a change order to glass shower doors as a safety precaution for senior residents. The shower enclosures have a 2" lip at the base to allow seniors to easily maneuver in and out. Shower curtains have the strong possibility of creating multiple safety issues for elderly individuals, water can leak out of the shower onto the floor creating a slip hazard, if a resident grabs the shower curtain to steady themselves, the curtain can come down creating an additional fall hazard, a senior catching their foot in the curtain when entering or exiting the shower creates another fall hazard, the lip of the shower base is too close to the bottom of the shower curtain. In addition, any water pooling on the floor from a curtain not closing properly will lead to water damage overtime that can create water and mold problems within the building.

Value doors and installation - \$53,361.93 - Exhibit "A" and Exhibit "B"

Overflow parking – With the original parking reduction for the site, SMLLC realized after holding the lottery, that more seniors were driving than originally anticipated. With the advances in medical technology and lifestyle changes, seniors are staying healthier and living longer, this correlates to seniors driving longer then they have in the past. SMLLC proactively reached out to ZBA to request the addition of 8 parking spots. The ZBA acted on this administratively and Permit No. 069-21 was modified to add the additional 8 parking spots. Exhibit "C".

Value – 71,853.69 - Exhibit "D"

Retainer Wall – Unforeseen site conditions now require a retaining wall instead of a fence to delineate the property line between SMLLC and the Laundromat. This requires a landscape company to prepare the area for the wall, a mason to build the wall and the landscape company to backfill the wall when completed.

Value - \$91,090.00 – Exhibit “E”, Exhibit “F” and Exhibit “G”

Total value – 216,305.62

We are requesting that FAHF increase its funding on this project to \$83,360 per unit which is well below the cap of \$100,000 per unit with the commitment of \$4,800,000 previously awarded.

TIMELINE: Project should be done with construction by the end of September, Lease up completed by the end of November and Permanent Conversion by the end of March 2025.

Project Applicant

Signature



Date

07/22/2024

If you have any questions, please contact Kimberly Fish at (508) 495-7344 or by email to housing@falmouthma.gov. Thank you for your interest in the Falmouth Affordable Housing Fund.



NEI General Contracting, Inc.
27 Pacella Park Drive
Randolph, MA 02368

PCO #082



NEI General Contracting, Inc.
27 Pacella Park Drive
Randolph, Massachusetts 02368
Phone: (781) 356-7666
Fax: (781) 356-2221

Project: 22-10-0035 - Scranton Main Senior Housing
763 Main Street 24 Scranton Ave
Falmouth, Massachusetts 02540

Prime Contract Potential Change Order #082: Shower Door Installation

TO:	Scranton Main LLC c/o Affirmative Investments 33 Union Street Boston Massachusetts, 02016	FROM:	NEI General Contracting, Inc.(NEIGC) 27 Pacella Park Drive Randolph Massachusetts, 02368
PCO NUMBER/REVISION:	082 / 0	CONTRACT:	1 - Scranton Main
REQUEST RECEIVED FROM:	Linda Clark (Scranton Main LLC c/o Affirmative Investments)	CREATED BY:	Ruben Amaral (NEI General Contracting, Inc.(NEIGC))
STATUS:	Pending - In Review	CREATED DATE:	5/15 /2024
REFERENCE:	PCO #070	PRIME CONTRACT CHANGE ORDER:	None
SCHEDULE IMPACT:	0 days	CHANGE EVENT NUMBER:	137
TOTAL AMOUNT:	\$27,141.31		

POTENTIAL CHANGE ORDER TITLE: Shower Door Installation

CHANGE REASON: Owner Change Order

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

This change order includes installation of forty-three (43) glass shower doors, in lieu of shower curtains and rods, at the units below. Glass shower door model is MAAx Polar 54-59 1/2 x 68 in. Bypass Shower Door for Alcove Installation with Raindrop glass in Chrome. Anticipated delivery TBD.

Units: 101, 102, 103, 104, 107, 108, 109, 110, 111, 112, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 214, 215, 216, 217, 218, 219, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 313, 314, 315, 316, 317

Please note, NEI does not make any claims regarding product compatibility. We advise verifying compatibility with the installed shower enclosures prior to approval.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	10-0670 - Storage Shelving	Shower Door Installation	Subcontractor	\$ 23,850.00
Subtotal:				\$23,850.00
GC Fee / OH&P on Self-Perform; 0.00% Applies to Subcontractor, Other, Labor Burden, Equipment, Labor, Labor Burden, Overhead, Materials, Labor Burden Vacation, and Labor Burden.				\$ 0.00
Max. Combined Mark-Up: 12.00% Applies to Subcontractor, Other, Labor Burden, Equipment, Labor, Labor Burden, Overhead, Materials, Labor Burden Vacation, and Labor Burden.				\$ 2,838.00
Insurance: 1.30% Applies to Subcontractor, Other, Labor Burden, Equipment, Labor, Labor Burden, Overhead, Materials, Labor Burden Vacation, and Labor Burden.				\$ 344.34
Bond: 1.00% Applies to Subcontractor, Other, Labor Burden, Equipment, Labor, Labor Burden, Overhead, Materials, Labor Burden Vacation, and Labor Burden.				\$ 268.32
Permit: 0.15% Applies to Subcontractor, Other, Labor Burden, Equipment, Labor, Labor Burden, Overhead, Materials, Labor Burden Vacation, and Labor Burden.				\$ 40.65
Grand Total:				\$27,141.31



NEI General Contracting, Inc.
27 Pacella Park Drive
Randolph, MA 02368

PCO #082

Tara Mizrahi, Scranton Main LLC c/o Affirmative
Investments

Date

Brandt Wajda, NEI General Contracting, Inc.(NEIGC)

Date

Jacob Bruneau, Davis Square Architects, Inc.

Date

Date



PROPOSAL

PO BOX 181093
BOSTON, MA 02118

CCCInteriors70@gmail.com
TEL. / 781 438 5450

PROPOSAL SUBMITTED TO: NEI -- Ruben Armaral	PHONE:	DATE: 05-10-2024
STREET: 27 Pacella Park Dr	JOB NAME: Seranton & Main	
CITY, STATE & ZIP CODE: Randolph, MA 02368	JOB LOCATION: Falmouth, MA.	

We propose, hereby for Installations of 43 / 60' x 70' sliding shower doors to project listed above, according to manufactures specifications.....

- Tailgate offloading at time of delivery.
- Unpacking and dispensing/removal of trash.
- Installations with proper stainless-steel screws and 100% silicone.

INSTALLATION ONLY....

Sub-total..... \$ 23,650. 00
 6.250% Tax----- \$
TOTAL..... \$ 23,650. 00

We propose hereby to furnish labor and material in complete accordance with above specifications for the sum of:
Twenty-three thousand, six-hundred and fifty dollars and no cents \$23,650. 00

All material is guaranteed to be as specified. All work to be completed in a workmanlike Manner according to standard practices. Any alteration or deviation from above specs. Involving extra costs will be executed only upon written orders and will become an extra Charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire and other necessary insurance.

Authorized signature **Juan Rubio**

May be withdrawn if Not accepted within 30 days

Acceptance of proposal: The above prices, specifications and conditions are Satisfactory and are hereby accepted. You are authorized to do The work as specified Payment will be made as outlined above.

Date of acceptance: _____

Signature : _____



NEI General Contracting, Inc.
27 Pacella Park Drive
Randolph, MA 02368

PCO #093

NEI General Contracting, Inc.
27 Pacella Park Drive
Randolph, Massachusetts 02368
Phone: (781) 356-7666
Fax: (781) 356-2221

Project: 22-10-0035 - Scranton Main Senior Housing
763 Main Street 24 Scranton Ave
Falmouth, Massachusetts 02540

Prime Contract Potential Change Order #093: Provide (43) shower doors

TO:	Scranton Main LLC c/o Affirmative Investments 33 Union Street Boston Massachusetts, 02018	FROM:	NEI General Contracting, Inc.(NEIGC) 27 Pacella Park Drive Randolph Massachusetts, 02368
PCO NUMBER/REVISION:	093 / 0	CONTRACT:	1 - Scranton Main
REQUEST RECEIVED FROM:	Linda Clark (Scranton Main LLC c/o Affirmative Investments)	CREATED BY:	Ruben Amaral (NEI General Contracting, Inc.(NEIGC))
STATUS:	Pending - In Review	CREATED DATE:	6/5 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
SCHEDULE IMPACT:		CHANGE EVENT NUMBER:	116
TOTAL AMOUNT:	\$26,220.62		

POTENTIAL CHANGE ORDER TITLE: Provide (43) shower doors

CHANGE REASON: Owner Change Order

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

(43) Glass Shower Doors

This change order includes all materials, equipment and supervision to furnish forty-two (42) glass shower doors as selected by DSA, in lieu of shower curtains and rods, at the units below. Glass shower door model is Basco bypass Infinity shower door 60" x 65 1/2". Chrome finish with CLEAR glass. In unit 316 install Maax framed shower door with rain glass.

Units: 101, 102, 103, 104, 107, 108, 109, 110, 111, 112, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 214, 215, 216, 217, 218, 219, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 313, 314, 315, 316, 317

ATTACHMENTS:

SM. PCO #093.1 - Furnish 43 shower doors in typical units.pdf

#	Cost Code	Description	Type	Amount
1	15-0010 - Plumbing	Purchase shower doors	Materials	\$ 22,354.45
2	15-0010 - Plumbing	Purchase 1 Maax shower door	Materials	\$ 493.29
Subtotal:				\$22,847.74
GC Fee / OH&P on Self-Perform: 0.00% Applies to all line item types.				\$ 0.00
Max. Combined Mark-Up: 12.00% Applies to all line item types.				\$ 2,741.73
Insurance: 1.30% Applies to all line item types.				\$ 332.66
Bond: 1.00% Applies to all line item types.				\$ 259.22
Permit: 0.15% Applies to all line item types.				\$ 39.27
Grand Total:				\$26,220.62

PCO #093



NEI General Contracting, Inc.
27 Pacella Park Drive
Randolph, MA 02368

DocuSigned by:

Tara Mizrahi

959AAD1ED6DD404

Tara Mizrahi, Scranton Main LLC c/o Affirmative
Investments
6/13/2024

Date

DocuSigned by:

Rec: Jacob Bruneau

F45D6841628E466

Jacob Bruneau, Davis Square Architects, Inc.
6/12/2024

Date

DocuSigned by:

Brandt Wajda

3E78E4AAA68A462

Brandt Wajda, NEI General Contracting, Inc.(NEIGC)

6/14/2024

Date

Date

171 Worcester Ct
Falmouth, MA 02540
TEL# (774-255-4144)
FAX# (508-540-6308)

Show Room
Date 06/04/24
Quote Number 85969452

To:
NEI GENERAL CONTRACTING INC

Ruben Amaral

27 PACELIA PARK DRIVE
RANDOLPH MA 02368

RANDOLPH, MA 02368
SCRANTON SENIOR HOUSING
Contact# (339-987-1103)

(781-356-7666) Fax# (781-356-2221)

Cust #	Customer Po#	Rel#	Writer	Date Req
208166	AMARAL, RUBEN		LINDA	06/25/24

PAGE 1 OF 1

Quoted To: Ruben Amaral Quoted By: LINDA DEL SOL

Quantity	Description	Rtl Price	Net Price	Exten	Ln#
----------	-------------	-----------	-----------	-------	-----

>>SHOWER DOOR<<

42	#INFINITY 60X651/2'' CLEAR + BASCO (S4625664) ^^^4-6 WEEK LEAD TIME^^^	1145.000	500.940	21039.48	(3)
----	--	----------	---------	----------	------

Sub Total:	21039.48
Tax:	1314.97
Freight:	
Handling:	
Total:	22354.45

Basco shower door quote

*** NUMBER OF DAYS QUOTE VALID IS 30 ***

PLEASE REFERENCE QUOTE # 85969452 FOR INQUIRIES OR ORDER OF ABOVE MATERIAL
PRODUCT EXTENDED DATA (URL LINKS) FOR QUOTE NUMBER 85969452:

BAS4500CLCH #INFINITY 60X651/2'' CLEAR GLA
LINK NOT AVAILABLE AT THIS TIME.

+ THIS PRODUCT IS A SPECIAL ITEM. RESTOCKING FEES MAY APPLY.

171 Worcester Ct
 Falmouth, MA 02540
 TEL# (774-255-4144)
 FAX# (508-540-6308)

Quote
 Number
 Date
 04/25/24 85454558

To:
 NEI GENERAL CONTRACTING INC

Ruben Amaral

27 PACELLA PARK DRIVE
 RANDOLPH MA 02368

RANDOLPH, MA 02368
 SCRANTON HOUSING

(781-356-7666) Fax# (781-356-2221) Contact# (339-987-1103)

Cust #	Customer PO#	Rel#	Ship Via	Writer	Date Req
208166	AMARAL, RUBEN		MISCELLANEOUS	LINDA	04/25/24

PAGE 1 OF 1

Quoted To: Ruben Amaral Quoted By: LINDA DEL SOL

Quantity	Description	Net Price	Exten	Ln#
1	SHWR DR POLAR SLDG 59-1/2x68" CHR RND MAA105412-970-084 (1178114)	464.270	464.27	(1)

***** ALL RETURNABLE MATERIAL IS SUBJECT TO INSPECTION PRIOR TO RETURN. MATERIAL MUST NOT HAVE BEEN INSTALLED, BE IN 100% RESELLABLE CONDITION AND INCLUDE ALL ORIGINAL PACKAGING. FRANK WEBB HOME RESERVES THE RIGHT TO DECLINE ANY RETURN. ***** ALL ACCEPTED RETURNS ARE SUBJECT TO RESTOCKING FEES AND RETURN FREIGHT AS DEFINED BY THE VENDOR. ***** FRANK WEBB HOME CLAIMS NO LIABILITY FOR JOB OR INSTALLATION DELAYS DUE TO VENDOR SHIP DATES. ***** BUYER CONFIRMS THAT ALL ITEMS ON FINAL QUOTE HAVE BEEN REVIEWED FOR INSTALL AND HEREBY ASSUMES LIABILITY FOR FIT, FINISH AND CONFIGURATION OF PRODUCT. FRANK WEBB HOME CLAIMS NO RESPONSIBILITY FOR ITEMS SPECIFIED INCORRECTLY OR INCOMPLETELY FOR PROJECT INSTALL ONCE FINAL QUOTE IS SIGNED OFF BY BUYER. *****

Sub Total: 464.27
 Tax: 29.02
 Freight:
 Handling:
 Total: 493.29

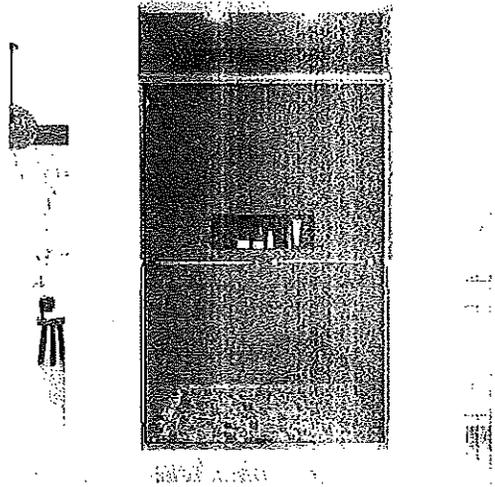
Single Maax door installed in 316

*** NUMBER OF DAYS QUOTE VALID IS 10 ***
 PLEASE REFERENCE QUOTE # 85454558 FOR INQUIRIES OR ORDER OF ABOVE MATERIAL



Infinity Semi-Frameless 1/4-inch Glass Sliding Shower Door

Model Number: 46001



Product overview

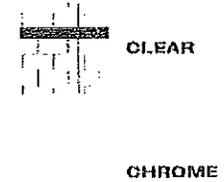
The Infinity semi-frameless shower door proves that less is more. Its curved frameless design provides a sleek look as the shower opens to reveal a wide shower floor. It is polished by their curved design and comes with an etched frosted glass finish. Each thick glass feature, polished by hand, provides an open feel to your shower space.

- Glass shower doors and panels will slide in the shower pan
- Comes with a curved header
- Direct to glass etched frosted glass allows for a wide range of shower pan and shower floor options
- Sliding door width ranges fit openings from 36 to 60 inches
- Sliding door height options are 68.5, 70, and 76 inches full
- Custom sizes available with maximum size of 72 inches wide by 80 inches tall

Installation Video

Reference for Fiberglass Specific Models and Sizes

SELECTED SIZE AND FINISH



Technical Specifications

DESIGNER SERIES (46001)

36" - 60"
Custom up to 72"

MODELS AND FINISH

Sliding

HEIGHT OPTIONS

65-1/2"
70"
76"
Custom up to 80"

FINISH OPTIONS

Semi-Frameless

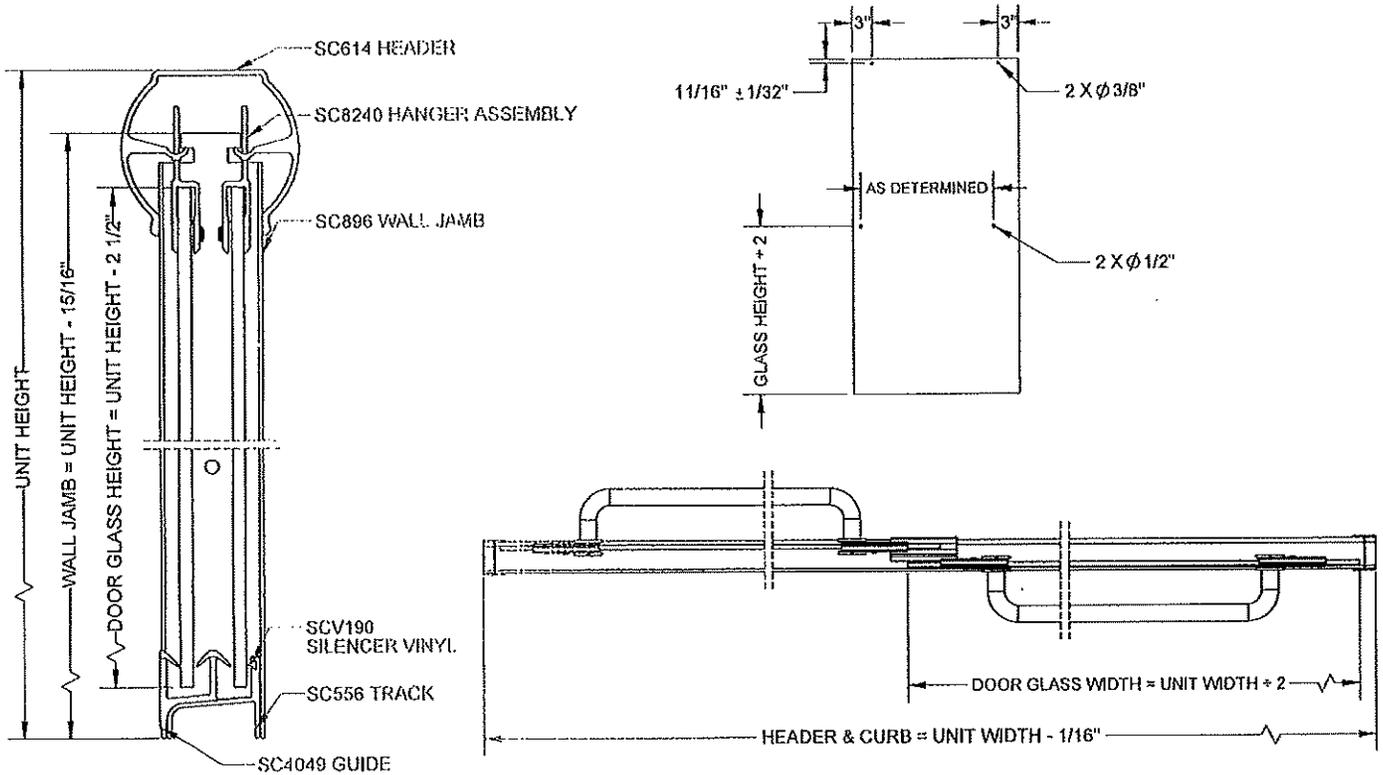
GLASS THICKNESS

1/4"

DOOR STYLE

Inline





<p>4400</p> <p>4500</p>	<p>INFINITY</p> <p>FRAMLESS 1/4" BYPASS SLIDER</p>	 <p>7201 SILENTER ROAD, JACKSON MS 39204-5501 PHONE: 1-800-45-BOSCO DATE: 2/15/2020</p>
-------------------------	--	--

160305F FIVE DAY SHOWERS

60 x 30 x 73 inches

Shower enclosure included for reference only.

FEATURES

- Shower stall
- Subway tile
- Slip-resistant textured bottom
- Left or right drain
- AcrylX™ applied acrylic surface
- Lifetime limited warranty

OPTIONS

- Grab bar reinforcement
- Factory installed assisted care grab bars
- Brass shower drain

AQUATIC ADVANTAGE

- National distribution
- 7 manufacturing facilities
- Private fleet
- Centralized customer service
- Field support

COLOR OPTIONS

Stock	Upgraded	Premium
White	Almond Linen/Biscuit Bone	Black Mexican Sand Sand Bar Sterling Silver

AQUATIC
The bath people



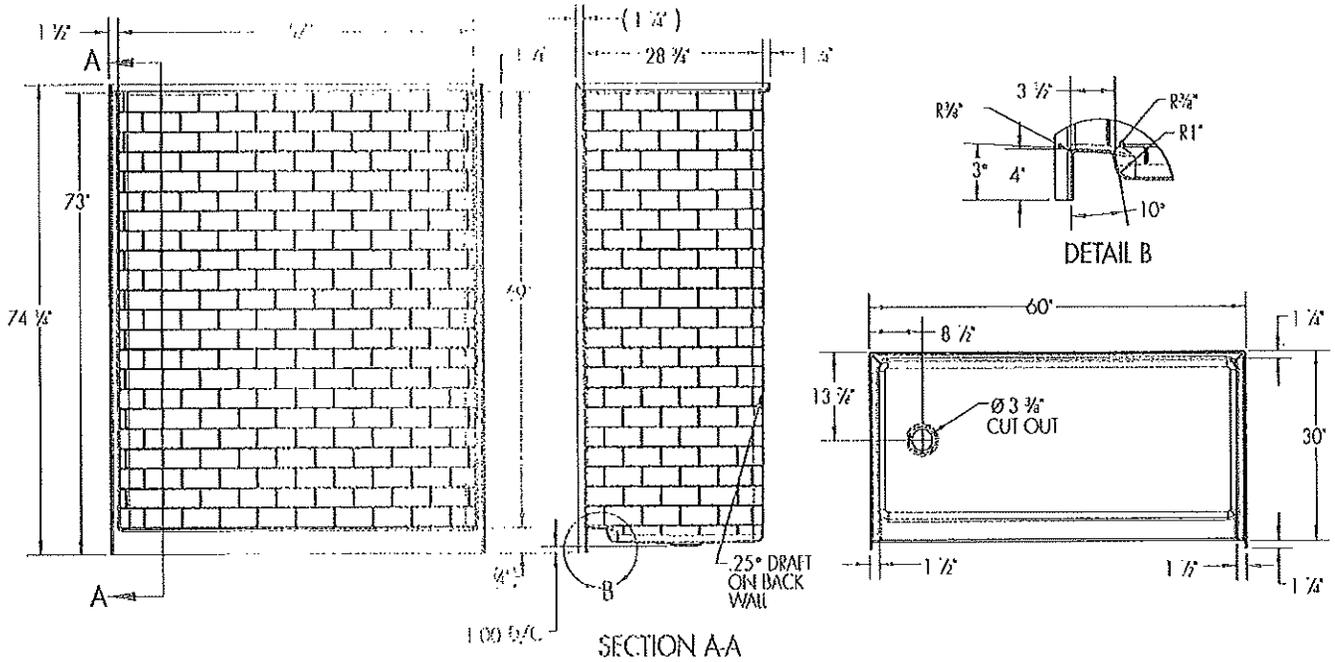


TECHNICAL SPECIFICATIONS

16030STT

60 x 30 x 73 inches

Shower enclosure included for reference only.



FEATURES Dimensional tolerances ± .16". Dimensions needed for site preparation should be measured from the unit. Aquatic assumes no responsibility for preparatory work.

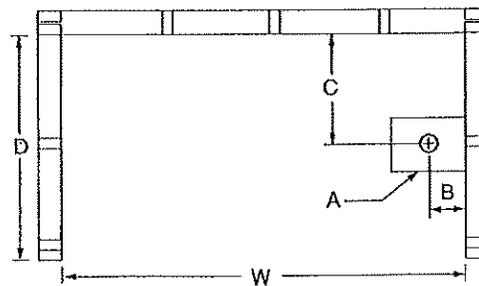
Model #	Material	Wall Finish	Pieces	Drain	Net Wt. lbs.	Pkg. Wt. lbs.
AFR Shower # 16030STT	Acrylic™	Subway Tile	1	LH or RH	143	146

DIMENSIONS

Specifications	inches
Width: Overall / Net	60
Depth: Overall / Net	31 1/4 / 30
Height: Overall / Net	74 1/4 / 73
Enclosure Opening	57
Skirt Height	4
Drain Rough-In (from Back Wall)	13 3/4
Drain Rough-In (from Side Wall)	8 1/2
Drain: Diameter / Clearance	3 1/4 / 1

FRAMING DIMENSIONS inches

Type	D Depth	W Width	H Height	A	B	C
Acove	31 1/4	60 1/4	-	Box Out	8 1/2	13 3/4





TOWN OF FALMOUTH
ZONING BOARD OF APPEALS
MODIFICATION FOR COMPREHENSIVE PERMIT

CASE NO: 069-21M3

APPLICANT: Falmouth Housing Corporation, 704 Main Street, Falmouth, Massachusetts, and Affirmative Investments, Inc., 33 Union Street, Boston, Massachusetts (together, "the Applicants")

OWNER: Scranton Main LLC, 33 Union Street, Boston, Massachusetts ("the Owner")

SUBJECT PROPERTY: 763 Main Street, Falmouth, Massachusetts ("the Premises")

Formerly known as: 763 Main Street and 24 Scranton Avenue, Falmouth, Massachusetts

ASSESSOR'S MAP: Map 47B Section 09 Parcel 013 Lot 000A

Formerly known as: Map 47B Section 09 Parcel 013 Lot 022 -- 763 Main Street (Land Court Plan 7639-Z)

Map 47B Section 09 Parcel 010 Lot 002 -- 24 Scranton Avenue

(Includes Lot 023) (Land Court Plans 7639-Z and 7639-N)

DEED/CERTIFICATE: Certificate No. 228785

SUMMARY: Modification for Comprehensive Permit granted

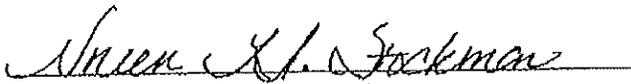
By letter dated June 28, 2024, Linda J. Clark, President, Falmouth Housing Corporation, 704 Main Street, Falmouth, Massachusetts, representing the Applicants, requested an insubstantial change to the Comprehensive Permit #069-21, as modified by #069-21M and #069-21M2 to allow the addition of roof screening for installed roof top equipment, to improve the visual appearance of the building, and increase safety for any future work on the roof top area. The screening will be attached to the parapet, and will not exceed the height granted in the Comprehensive Permit, to be installed substantially as shown on two attached photographs, hand-dated "June 28, 2024, 763 Main Street."

There is also a request to add eight additional parking spaces to provide for the residents, as well as a commercial tenant, substantially as shown on "Parking Lot Expansion", prepared by Cape & Islands Engineering, 800 Falmouth Road, Suite 301C, Mashpee, MA, hand-dated June 28, 2024.

This modification request constitutes an insubstantial change to the Comprehensive Permit #069-21, as modified by #069-21M and #069-21M2, under 760 CMR 56.07 (4)(d), and is hereby approved to provide roof top screening, and adding 8 additional parking spaces, at 763 Main Street, Falmouth, Massachusetts, subject to the following Conditions:

1. All other conditions of Comprehensive Permit #069-21, 069-21M and 069-21M2 not explicitly modified or amended herein, remain in full force and effect.
2. This approval shall be recorded with the Registry of Deeds, with a copy to the Zoning Board of Appeals.
3. The changes approved to the parking shall be added to the final certified As-Built plan required to be submitted.

RECEIVED
JUL 2, 2024 AM 8:51
TOWN CLERK



Noreen H. Stockman, Zoning Administrator
Zoning Board of Appeals
Town of Falmouth, Massachusetts

Date Filed With Town Clerk



NEI General Contracting, Inc.
27 Pacella Park Drive
Randolph, MA 02368

PCO #100

NEI General Contracting, Inc.
27 Pacella Park Drive
Randolph, Massachusetts 02368
Phone: (781) 356-7666
Fax: (781) 356-2221

Project: 22-10-0035 - Scranton Main Senior Housing
763 Main Street 24 Scranton Ave
Falmouth, Massachusetts 02540

Prime Contract Potential Change Order #100: Overflow parking

TO:	Scranton Main LLC c/o Affirmative Investments 33 Union Street Boston Massachusetts, 02018	FROM:	NEI General Contracting, Inc.(NEIGC) 27 Pacella Park Drive Randolph Massachusetts, 02368
PCO NUMBER/REVISION:	100 / 0	CONTRACT:	1 - Scranton Main
REQUEST RECEIVED FROM:	Linda Clark (Scranton Main LLC c/o Affirmative Investments)	CREATED BY:	Ruben Amaral (NEI General Contracting, Inc.(NEIGC))
STATUS:	Pending - Pricing	CREATED DATE:	7/8 /2024
REFERENCE:		PRIME CONTRACT:	None
		CHANGE ORDER:	
SCHEDULE IMPACT:		CHANGE EVENT NUMBER:	170
TOTAL AMOUNT:	\$71,853.69		

POTENTIAL CHANGE ORDER TITLE: Overflow parking

CHANGE REASON: Owner Change Order

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Overflow parking

As requested, provide an additional 8 spots in green space area. Pricing includes all labor and material to provide subgrade, binder, top coat, curbing, and concrete walkways. Wire mesh and concrete numbers are estimates and will be finalized once concrete is poured.

Please note pricing does not include the following:

- Double head fixture for light poles, PCO to follow.
- Moving of any utilities etc. future gas line will need to be moved and future water connection may need to be extended.

ATTACHMENTS:

SM, PCO #100 - Overflow parking.pdf

#	Cost Code	Description	Type	Amount
1	02-0300 - Earthwork	Site work and prep	Subcontractor	\$ 65,002.30
2	03-0010 - Formwork	Sidewalk forming	Subcontractor	\$ 2,026.00
3	03-0010 - Formwork	Mesh	Subcontractor	\$ 878.46
4	03-0350 - Ready Mix Concrete	Concrete	Subcontractor	\$ 843.36
Subtotal:				\$68,749.12
GC Fee / OH&P on Self-Perform: 0.00% Applies to all line item types.				\$ 0.00
Max. Combined Mark-Up: 2.00% Applies to all line item types.				\$ 1,374.98
Insurance: 1.30% Applies to all line item types.				\$ 911.61
Bond: 1.00% Applies to all line item types.				\$ 710.36
Permit: 0.15% Applies to all line item types.				\$ 107.62
Grand Total:				\$71,853.69

CHANGE ORDER #018

July 10, 2024

DESCRIPTION: Proposal based off plan sheet attached to PCO sent to C.C Construction on 6/25/24
Price includes cuts and fills, Move Loam Stockpile, Full Depth Paving with pavement markings Concrete curb, concrete flatwork prep and 48 LF of guardrail
Also sewer stub location falls under proposed new work, we will extend sewer stub outside of paving flatwork for future access **Concrete flatwork by others only prep**

EQUIPMENT:

HRS.	PC490 Excavator	@	\$ 370.00	HR.	\$ -
HRS.	PC390 Excavator	@	\$ 260.00	HR.	\$ -
HRS.	PC360 Excavator	@	\$ 275.00	HR.	\$ -
HRS.	PC290 Excavator	@	\$ 260.00	HR.	\$ -
HRS.	Cat 335 Excavator	@	\$ 260.00	HR.	\$ -
HRS.	PC300 Excavator	@	\$ 260.00	HR.	\$ -
HRS.	PC228 Excavator	@	\$ 260.00	HR.	\$ -
HRS.	PC170 Excavator	@	\$ 210.00	HR.	\$ -
HRS.	PC160 Excavator	@	\$ 210.00	HR.	\$ -
20.00	HRS. PC130 Excavator	@	\$ 190.00	HR.	\$ 3,800.00
HRS.	PC80 Excavator	@	\$ 165.00	HR.	\$ -
HRS.	303.5CR Excavator	@	\$ 150.00	HR.	\$ -
HRS.	972M Loader	@	\$ 300.00	HR.	\$ -
HRS.	L100E Loader	@	\$ 250.00	HR.	\$ -
HRS.	L120G Loader	@	\$ 240.00	HR.	\$ -
20.00	HRS. L90F Loader	@	\$ 230.00	HR.	\$ 4,600.00
HRS.	L70G Loader	@	\$ 215.00	HR.	\$ -
HRS.	906M Loader	@	\$ 165.00	HR.	\$ -
HRS.	DBR Cat Bulldozer	@	\$ 330.00	HR.	\$ -
8.00	HRS. DB Cat Bulldozer	@	\$ 240.00	HR.	\$ 1,920.00
HRS.	06N Cat Bulldozer	@	\$ 230.00	HR.	\$ -
HRS.	A25C Volvo Off Road Water Truck	@	\$ 165.00	HR.	\$ -
HRS.	A35D Volvo Off Road Site Truck	@	\$ 215.00	HR.	\$ -
HRS.	A30D Volvo Off Road Site Truck	@	\$ 180.00	HR.	\$ -
4.00	HRS. 15 Ton Dynapac Vibratory Roller	@	\$ 135.00	HR.	\$ 540.00
HRS.	Case Roller	@	\$ 135.00	HR.	\$ -
HRS.	420F Cat Backhoe	@	\$ 175.00	HR.	\$ -
HRS.	289D Cat Skid Steer	@	\$ 150.00	HR.	\$ -
HRS.	259 Cat Skid Steer	@	\$ 140.00	HR.	\$ -
HRS.	Volvo Street Water Truck	@	\$ 135.00	HR.	\$ -
HRS.	10-Wheeler	@	\$ 110.00	HR.	\$ -
28.00	HRS. Tri-axle	@	\$ 120.00	HR.	\$ 3,360.00
HRS.	Dump Trailer	@	\$ 135.00	HR.	\$ -
16.00	HRS. Utility Truck	@	\$ 75.00	HR.	\$ 1,200.00

MISC.

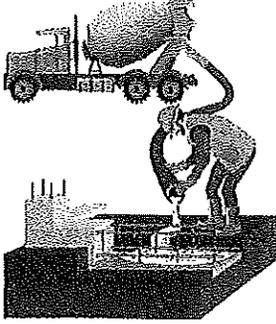
DAYS	Misc. pumps, equipment & road plates	@	\$ 250.00	DAY	\$ -
8.00	HRS. GPS & Surveyor	@	\$ 165.00	HR.	\$ 1,320.00
HRS.	Zipper	@	\$ 100.00	HR.	\$ -
HRS.	BP25 Cat Broom Attachment	@	\$ 50.00	HR.	\$ -
HRS.	Hoe Ram attachment	@	\$ 125.00	HR.	\$ -
4.00	HRS. Dynapac Walkbehind Compactor	@	\$ 50.00	HR.	\$ 200.00
HRS.	Street Sweeper	@	\$ 160.00	HR.	\$ -
HRS.	Air Compressor	@	\$ 50.00	HR.	\$ -

LABOR:

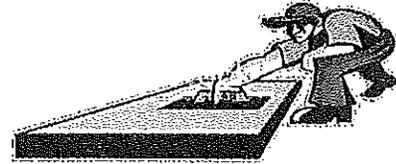
1	24.00	HRS.	FOREMAN	@	\$ 65.00	HR.	\$ 1,560.00
2	48.00	HRS.	OPERATOR	@	\$ 65.00	HR.	\$ 3,120.00
3	28.00	HRS.	DRIVER	@	\$ 45.00	HR.	\$ 1,260.00
1	20.00	HRS.	LABORER	@	\$ 35.00	HR.	\$ 700.00
					SUBTOTAL		\$6,160.00
					DIRECT LABOR MARKUP	@ 30%	\$1,848.00
					TOTAL LABOR		\$ 8,008.00

MATERIAL:

1.00	LS	Paving Marking Sub	@	2,500.00	\$ 2,500.00		
48.00	LF	Guard Rail Sub	@	75.00	\$ 3,450.00		
1.00	LS	Curb Sub - 1/2 Min	@	3,500.00	\$ 3,500.00		
1.00	LS	Small load delivery on curb	@	500.00	\$ 500.00		
1.00	LS	Binder and Top Paving	@	15,400.00	\$ 15,400.00		
215.00	Tons	T-Base	@	27.00	\$ 5,805.00		
10.00	Tons	3/4 Stone	@	35.00	\$ 350.00		
1.00	LS	Sewar Pipe Fillings to extend stub	@	500.00	\$ 500.00		
70.00	LF	Precast Curb	@	20.00	\$ 1,400.00		
4.00	CY	3,000 PSI Concrete	@	165.00	\$ 740.00		
						\$ -	
					SUBTOTAL	\$59,093.00	
					O & P	10.00%	\$ 5,909.30
					TOTAL COST		\$65,002.30



T AND Y CONCRETE INC
 39 Lincoln St
 HUDSON, MA, 01749
tandyconcrete@hotmail.com



Change Order 07

To: NEI GENERAL CONTRACTING
 27 Pacella Park Drive, Randolph, MA 02368
ramaral@neigc.com

Date:07/10/2024

We hereby submit specifications and details for: Scranton Main based on submitted plans.
 Based on Email Via Brandt (07/10/24)

Provide Labor to install exterior concrete with broom finish. Labor to install wire mesh reinforcement and form as needed.

1. Form Sidewalk
2. Place and Finish Concrete

\$2,025.00

Quote valid for 30 days.

Notes: the price above is labor only. Any material such concrete mix, wire mesh, rebars, pump trucks are not included in the above price.

We hereby propose labor to complete the job as per the above specifications for a sum of {\$2,025.00} Two thousand twenty-five dollars with the terms of payment as follows:

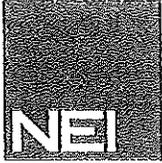
Please reply for any clarification/further details.

Rafael de Novaes
tandyconcrete@hotmail.com

Authorized Signatory: Name _____ Signature: _____

Acceptance of Proposal

I/We have reviewed your proposal and hereby indicate our acceptance of the same, as per the details, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein 30 days. If payment is not made as agreed, a 1.5% interest charge will be assessed each month in overdue amounts. Customer also agrees to pay any and all legal fees and cost of collection incurred to T&Y concrete or its agents in collecting on past due amounts.



Brandt Wajda
PHIUS Certified Builder™
Project Executive

Email: bwajda@neigc.com
Direct: 781-885-3786 | Mobile: 781-664-3544
Office: 781-356-7666 | Fax: 781-356-2221



27 Pacella Park Drive, Randolph, MA 02368
<https://link.edgepilot.com/s/5cfb98d5/E5Oya7eB5E61StavupouBA?u=http://www.neigc.com/>

From: Jack Wright <jwright@rebarsandmesh.com>
Sent: Thursday, July 11, 2024 5:35 AM
To: Brandt Wajda <bwajda@neigc.com>; Steve Manozzi <smanozzi@rebarsandmesh.com>
Cc: SCRANTON MAIN <scrantonmain@neigc.com>; Chris Burke <cburke@neigc.com>
Subject: RE: Scranton Main - Overflow Parking

It's \$0.20 per sf based on CPU here in Haverhill - Excludes taxes

6x6 1.4/1.4 5'x10'

Jack Wright
rebars & mesh, inc.
WBE-CERTIFIED - MASSACHUSETTS
111 Avco Road
Haverhill, MA 01835
800.558.6713
978.372.0831 (fax)
https://link.edgepilot.com/s/7f2af150/3BTu_KkUXE6qA639HvXk3A?u=http://www.rebarsandmesh.com/
An Affirmative Action/Equal Opportunity Employer

LINNELL LANDSCAPE Corp

PO Box 779
 Marstons Mills, MA 02648
 (508) 420-5188

Invoice

INVOICE #
7527

BILL TO
Falmouth Housing Corp 704 Main Street Falmouth, MA 02540

DATE
6/26/2024

DUE	P.O. NO.	PROJECT
Due on receipt		Scranton/Main LLC

TOTAL	DESCRIPTION	RATE	AMOUNT
	SITE WORK:		0.00
	Remove fill between laundromat and asphalt prep for rock wall install.	4,500.00	4,500.00
	Move fill to rear of building on fill pile		
	Dig footing for rock wall 218'Lx24"Wx9"D. Move fill to fill pile down back on existing fill pile	3,000.00	3,000.00
	Back fill wall with Sand 80 ton, and top off with 30 ton of 3/4" native stone *-Not Complete 3600.00-*		0.00
	Sand 80 ton	2,640.00	2,640.00
	Stone 30 ton 3/4"native *-Not Complete 1540.00-*	0.00	0.00
	Remove stone from Main street along walkway. Dump down back of building on rock pile		0.00
	Mini Excavator	1,400.00	1,400.00
	I-Ton Dump Truck	800.00	800.00
	-Wall sand and stone Backfill will be billed when wall is complete-	0.00	0.00
	Total		\$12,340.00

Thank you for your business

email us:
 linnelllandscape@comcast.net

JD MASON INC
Joshua dean Setterlund
240 Mast Rd
Plymouth, MA 02360
508 737-4029

DATE: May 10, 2024

Proposed Contract issued to: FALMOUTH HOUSING CORP.
ATTN: LINDA CLARK

CONTRACT LOCATION: 24 Scranton Ave, Falmouth, MA

Install 920 sq ft of field stone wall. Laid wet in concrete with a 18 inch cap
@ 65.00 per sq ft Wall went from 16 inch thickness to 18 inch to accommodate
fence pole installed in the center.

Total \$59,800.00

Install 36 fence post conduit laid at 95 inches on center throughout the
stonewall at 350.00 per stick.

Total \$12,600.00

Install 10' ft of block wall approximately 40 block with footing at 35.00 per block

Total \$1,400.00

Fill existing block wall with concrete. Approximately 2 yards

Total \$ 1,350.00

PAYMENTS DUE AS OUTLINED:

TOTAL DUE: \$ 75,150.00

DEPOSIT OF \$ 37,575.00

1/2 WAY \$ 18,787.00

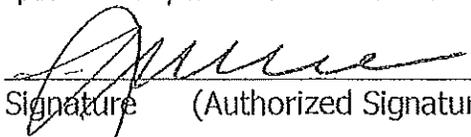
3/4 WAY \$ 9,394.00

BALANCE DUE UPON COMPLETION \$ 9,394.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices and in compliance with all codes and other applicable laws. Any deviation or alteration from the above specifications will require approval of all parties by written instrument.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.


Signature (Authorized Signature)

05/15/2024
Date of Acceptance

LINNELL LANDSCAPE Corp

PO Box 779
 Marstons Mills, MA 02648
 (508) 420-5188

Invoice

INVOICE #
7532

BILL TO
Falmouth Housing Corp 704 Main Street Falmouth, MA 02540

DATE
7/18/2024

DUE	P.O. NO.	PROJECT
Due on receipt	07/2/24	Scranton/Main

TOTAL	DESCRIPTION	RATE	AMOUNT
	07/02/24 Back fill wall with Sand 60 ton, and top off with 25 ton of 3/4" native stone.	3,600.00	3,600.00
Thank you for your business email us: linelllandscape@comcast.net		Total	\$3,600.00



FALMOUTH AFFORDABLE HOUSING FUND

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

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

AFFORDABLE HOUSING FUND APPLICATION AMENDMENT Calendar Year 2024

General Information

Project Name: Scranton Main LLC

Project Location and Parcel ID#: 763 Main Street – 47B 09 013 000A

Type of Project: Senior Affordable Housing Apartment Complex

Applicant(s) name/ Organization: Falmouth Housing Corporation

Contact Person: Linda Clark

Mailing Address: 704 Main Street, Falmouth, MA 02540

Telephone Number: 508-540-4009

Email Address: lclark@falmouthhousingcorp.org

Property Ownership

Legal Property Owner of Record: Scranton Main LLC

Is the owner the applicant? Yes, Scranton Main LLC is FHC and Affirmative Investments

If not, does the applicant have site control or written consent of the property owner to submit an application? If yes, attach documentation. Without this documentation the project will be ineligible for funding for this applicant.

For projects that have an acquisition expense the applicant must provide an appraisal from an independent party that justifies the acquisition cost.

See documentation in original submission.

Development Team

Please submit as attachments the resumes of the development team and a list and description of affordable housing projects completed by the applicant as well as the most recent monitoring agent annual report for each project.

See original submission for firm materials.

Project Information

Describe the proposed project including:

Project Style: Matches neighboring and nearby buildings in the commercial district by using masonry base, clapboards, shingles and smooth panels.

Type of Units (condo ownership, fee simple ownership, rental, etc.): Submitted in previous application

Total Number of Units: 48

Number of Market Units: 0

Number of Affordable Units: 48

Proposed Sale Prices/Rents: N/A

Proposed Condo Fees: N/A

Number of BRs: 0

Number of BRs: 48

Market: N/A

Market: N/A

Affordable: 48

Affordable: N/A

Proposed % of AMI target beneficiaries: 30% - 60%. 32 one-bedroom units will be rented at 60% AMI. 16 one bedroom will pay rent equal that is equal to 30-35% of their income.

Describe how this project addresses the unmet affordable housing needs of the community as identified in the Town of Falmouth *Housing Demand Study & Needs Analysis (2014)* and the Town of Falmouth Housing Production Plan (2018).

The project addresses the significant need for affordable senior housing in Falmouth. The current 1-bedroom waitlist for FHC's Schoolhouse Green, a senior property close to this project site, is over 142, and there are many qualifying elderly households included in the households on 1-bedroom waitlists at other FHC properties. As noted in the Falmouth Housing Demand Study and Analysis, "Falmouth has a shortage of affordable, suitable housing both for retirement age residents and frail elders. Developing this kind of housing is very difficult because seniors who need affordable housing often need deeply subsidized housing." Furthermore, the Update of Housing Needs and Demands Analysis in 2017 found that "the greatest increase in demand for rental units will come from seniors aged 65 and older" between 2016 and 2021. This project will exclusively serve senior households earning less than 60% AMI and will strive for deep affordability (a minimum of 20% under 30% AMI).

Site Information

Please provide a description of the surrounding area and community profile including a description of the current site characteristics, zoning, environmental, and any regulatory requirements or constraints. Attach a map and photos of the project site and neighborhood along with any zoning/permitting relief required.

The surrounding area is largely commercial and residential. The project is near other apartment complexes, such as 704 Main Street apartments and Harborview Apartments. It is located across the street from the Falmouth Senior Center. There are no major environmental or regulatory constraints that the development team is aware of. While a portion of the rear of the site is located in Flood Hazard Zone A3, the building will not be in that elevation. The site is extremely well located and suited for the senior project. The project received unanimous approval from the Zoning Board of Appeals.

Building:

The Scranton Main Project has substantially progressed since the original commitment letter was executed on October 15, 2021. As of June 30, 2024, construction on SMLLC is 92% complete. Unfortunately, we have encountered unforeseen issues and are requesting FAHF recommit \$216,305 of the \$1,015,000 reduced by Scranton Main on March 7, 2023.

Zoning:

The property is located in the Business Redevelopment zoning district abutting Main Street, as well as the Business 2 zoning district abutting Scranton Avenue. The Business Redevelopment District encourages mixed-use redevelopment that integrates commercial and community service uses with housing to foster pedestrian friendly streetscapes. The project received a comprehensive permit on November 22, 2021, modified on April 18, 2022 and July 2, 2024

Health:

There are no health considerations or issues with the site.

Conservation:

Approximately 19% of the parcel, at the southeast portion of the land, lies in Special Flood Hazard Area for Coastal Flooding, with a Base Flood Elevation of 13'. The elevation of Scranton Avenue and Main Street vary from 17' Elevation, based on NAVD88. There is a motel building, Robbins Road, and a park between the site and Falmouth Inner Harbor.

Infrastructure:

The project will connect to Town water and sewer off Main Street and Scranton Avenue.

Total Project Cost: Approved closing budget was \$27,048,022. The additional requested funds bring this to \$27,264,525. Please see Attachment A for an updated budget.

Amount of Amended FAHF Request: \$216,305

Please list all public funding sources and indicate funding application dates:

We do not have any public funding requests that are outstanding. All public funding sources have been awarded. Your additional funding will allow us to address unforeseen issues and help move us forward towards our anticipated occupancy in Fall of 2024.

Project Feasibility

Attach project budget information on the included Attachment A –OneStop 2000 Affordable Housing Finance Application Sections 3: Sources and Uses and Section 4: Budget Pro Forma together with at least one bank letter of reference.

Please refer to original submittal.

Community Outreach

Provide a description of the applicant efforts to engage the community members through outreach, meetings, and other educational initiatives.

The project presented to the Select Board and Town staff representing DPW, building department, fire department, health board, planning board and zoning board. The project had several public meetings as part of the comprehensive permitting process, which is complete. All abutters have been notified and the construction is progressing without issues, problems or complaints from abutters.

Development Schedule

Describe the timeframe for the proposed project and how it will be implemented. Provide a timeline for all project milestones included as *Attachment B – Project Schedule*.

List of Attachments

Attachment A: Updated Budget

Attachment B: Updated Schedule

If you have any questions, please do not hesitate to contact Kimberly Fish at 508 495-7344 or at the email address below.

Project Applicant Name: Scranton Main LLC

Title: Scranton Main

Applicant Signature:  _____ Date: 07/22/2024

Please submit one electronic copy to housing@falmouthma.gov and (6) hard copies to: Housing Coordinator, Town of Falmouth, 59 Town Hall Square, Falmouth, MA 02540

**BUDGET AND REQUISITION
SUMMARY**

Scranton Main LLC
Scranton Main



Cost	Revised Budget	Original Budget - Base of Current Fee	Diff
ACQUISITION			
Acquisition : Land	\$ 2,260,000.00	\$ 2,260,000.00	
Acquisition: Building	\$ -		
SUBTOTAL	\$ 2,260,000.00	\$ 2,260,000.00	
HARD COSTS			
Construction Cost	\$ 17,356,387.79	\$ 17,692,359.18	\$ 335,971.39
Construction Contingency	\$ 773,409.91	\$ 653,743.52	\$ (119,666.39)
SUBTOTAL	\$ 18,129,797.70	\$ 18,346,102.70	\$ 216,305.00
SOFT COSTS			
Architecture and Engineering	\$ 883,565.00	\$ 883,565.00	
Civil Survey	\$ 125,299.00	\$ 125,299.00	
Geotechnical Engineer	\$ 48,180.00	\$ 48,180.00	
Owner's Rep/Clerk of the Works	\$ 61,426.99	\$ 61,426.99	
Environmental Engineer	\$ 43,203.03	\$ 43,203.03	
FF&E	\$ 358,968.00	\$ 358,968.00	
Bond Premium	\$ -	\$ -	
Legal	\$ 197,500.00	\$ 197,500.00	
Title and Recording	\$ 56,872.30	\$ 56,872.30	
Accounting & Cost Cert.	\$ 45,000.00	\$ 45,000.00	
Marketing & Rent Up	\$ 60,000.00	\$ 60,000.00	
Real Estate Taxes	\$ 60,100.51	\$ 60,100.51	
Insurance	\$ 172,022.52	\$ 172,022.52	
Relocation	\$ -	\$ -	
Appraisal	\$ 13,084.00	\$ 13,084.00	
Market Study	\$ 10,750.00	\$ 10,750.00	
Security	\$ -	\$ -	
Construction Loan Interest	\$ 1,025,000.00	\$ 1,025,000.00	
Predevelopment Loan Interest & Fees	\$ 93,940.70	\$ 93,940.70	
Inspecting Engineer	\$ 58,000.00	\$ 58,000.00	
Fee To: Syndicator	\$ 55,000.00	\$ 55,000.00	
Fee to: Bank Fee	\$ 99,138.50	\$ 99,138.50	
Application Fees	\$ 36,790.00	\$ 36,790.00	
LIHTC Fees	\$ 106,000.00	\$ 106,000.00	
Development Consultant	\$ -	\$ -	
Owner Construction Items	\$ 127,849.15	\$ 127,849.15	
Other Consulting Fees (1):Traffic	\$ 6,500.00	\$ 6,500.00	
Other Consulting Fees: (2) Testing	\$ 61,123.51	\$ 61,123.51	
Other Consulting Fees: 2	\$ -	\$ -	
Other Non-Consulting Fees (1): Utility Backcharges/C	\$ 100,000.00	\$ 100,000.00	
Soft Contingency	\$ 134,451.10	\$ 134,451.10	
SUBTOTAL	\$ 4,039,764.30	\$ 4,039,764.30	
DEVELOPER COSTS			
Capitalized Reserves	\$ 335,668.00	\$ 335,668.00	
Developer Overhead	\$ 1,141,495.00	\$ 1,141,495.00	
Developer Fee	\$ 1,141,495.00	\$ 1,141,495.00	
SUBTOTAL	\$ 2,618,658.00	\$ 2,618,658.00	
TOTAL - COMBINED	\$ 27,048,220.00	\$ 27,264,525.00	\$ 216,305.00

Funding Source	Revised Budget	Closing Requisition	Diff
Construction Loan	\$ 15,900,000.00	\$ 15,900,000.00	
Federal LIHTC Equity	\$ 9,799,020.00	\$ 9,799,020.00	
State LIHTC Equity	\$ 2,905,000.00	\$ 2,905,000.00	
DHCD HOME	\$ 1,045,000.00	\$ 1,045,000.00	
AHTF	\$ 1,000,000.00	\$ 1,000,000.00	
HSF	\$ 264,219.60	\$ 264,219.60	
CBH	\$ 706,000.00	\$ 706,000.00	
HTF (National Housing Trust)	\$ 1,735,780.40	\$ 1,735,780.40	
Passive House Rebates	\$ 49,000.00	\$ 49,000.00	
Cape Light Compact	\$ 1,920,000.00	\$ 1,920,000.00	
Foundations	\$ 250,000.00	\$ 250,000.00	
Barnstable HOME	\$ 300,000.00	\$ 300,000.00	
Falmouth Affordable Housing Fund	\$ 3,785,000.00	\$ 4,001,305.00	\$ 216,305.00
GP Contribution	\$ 100.00	\$ 100.00	
Permanent Mortgage	\$ 3,289,100.00	\$ 3,289,100.00	
Construction Loan Repayment	\$ (15,900,000.00)	\$ (15,900,000.00)	
TOTAL	\$ 27,048,220.00	\$ 27,264,525.00	\$ 216,305.00

ATTACHMENT B PROJECT SCHEDULE

Provide a schedule for project implementation using the Milestones below. If Milestone B or C is not applicable to your project, mark the Milestone "NA." *Note: Implementation Schedules must be realistic. Carefully consider projected Milestone dates. Unrealistic Implementation Schedules may have a negative impact on the project's application review. Project implementation delay may be considered in recommendation for grant award.*

Milestones (Month/Year):

- A. Project Start (Month/Year): Completed
- B. Procurement Documents Submitted to FAHF (Month/Year): Completed
- C. Project Construction/Professional Contract Submitted FAHF (Month/Year): Completed
- D. Project/Construction Start (Month/Year): Completed
- E. 50% Project Completion (Month/Year): Completed
- F. 100% Project Completion (Month/Year): September 2024
- G. Close-Out Complete (Month/Year): March 2025

Comments:



TOWN OF FALMOUTH
Office of the Town Manager & Select Board
59 Town Hall Square, Falmouth, Massachusetts 02540

TO: Community Preservation Committee
FROM: Mike Renshaw, Town Manager 
SUBJECT: Scranton and Main
Application to Falmouth Affordable Housing Fund (FAHF)
DATE: July 25, 2024
CC: Kimberly Fish, Housing Coordinator

The FAHF received an amended application from Falmouth Housing Corporation (FHC) and Affirmative Investments (AI), requesting \$216,305 for unexpected expenses as outlined in the application.

In 2021 FHC and AI were awarded \$2,000,000 for the 48-unit age restricted affordable housing project located on Scranton and Main. In 2022 after the massive increase of construction costs due to the pandemic, they requested and were granted \$2,500,000 for a total aggregate amount of \$4,800,000. At the time they had a grant request to Cape Light Compact (CLC) pending. They were unsure how much it would be if granted. They found out after their supplemental grant request was approved by the Select Board that the grant request to CLC was approved and what the amount of the grant would be. Because of the grant from CLC, they were able to reduce the award amount from FAHF by \$1,015,000, reducing the total aggregate amount of the award to \$3,785,000. This recent request for \$216,305, is significantly less than they had reduced their supplemental award by.

The FAHF Working Group gave a favorable recommendation.

I recommend the Community Preservation Committee support this application.

ATTACHMENTS:

- Application w/attachments