



Commonwealth of Massachusetts EXECUTIVE OFFICE OF HOUSING & LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant. Governor ◆ Edward M. Augustus Jr., Secretary

Via email: mike.renshaw@falmouthma.gov

October 21, 2024

Nancy Robbins Taylor, Chair
Falmouth Select Board
Office of the Town Manager & Select Board
59 Town Hall Square
Falmouth, MA 02540

Re: Housing Production Plan Certification Approved

Dear Ms. Taylor:

The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the Town of Falmouth's September 30, 2024 request for certification of compliance with its Housing Production Plan (HPP). In order for a municipality to be certified the following needs to occur:

- Housing units affordable to low- and moderate-income households and eligible for inclusion on the Subsidized Housing Inventory (SHI) have been produced during one calendar year, the same year for which certification is requested during the initial year of SHI eligibility. Please note that EOHLC does allow certification requests to be submitted and processed up to January 10th of the following year.
- Units must total at least 0.5% (80 units) for Falmouth of year-round housing units for a one-year certification. A total of 1% of year-round housing (159 units) for Falmouth is needed for a two-year certification.
- The municipality must have a valid Housing Production Plan (HPP) at the time the units became initially eligible for the SHI.
- The units were produced and are eligible in accordance with the approved HPP and EOHLC's c. 40B Guidelines.¹

EOHLC makes the following findings:

1. The municipality had a valid Housing Production Plan (HPP) at the time the units were produced. The Falmouth HPP is valid from March 29, 2024 to March 28, 2029.
2. The project for which certification is requested is The Easterly at 375 Sandwich Road. The units became initially eligible for the SHI when the project's Comprehensive Permit was filed with the Falmouth Town Clerk on July 29, 2024.
3. The project consists of 300 SHI-eligible units, enough for a two-year certification period.
4. The housing development is consistent with the production goals outlined in Falmouth's HPP.

¹ <https://www.mass.gov/files/documents/2017/10/10/guidecomprehensivepermit.pdf>

This certification is effective for a two-year period from July 29, 2024 to July 28, 2026. Please note that all units must retain eligibility for the SHI for the entire certification period. If units are no longer eligible for inclusion on the SHI, they will be removed and will no longer be eligible for certification. This action may affect the term of your certification.

If you have any questions or need assistance, please contact Phillip DeMartino, Technical Assistance Coordinator, at (617) 573-1357 or Phillip.DeMartino@mass.gov.

Sincerely,



Caroline "Chris" Kluchman
Director, Division of Livable Communities

Cc: Senator Susan L. Moran
Representative Dylan A. Fernandes
Representative David T. Vieira
Paul Johnson-Staub, Assistant Town Manager, Town of Falmouth
Jed Cornock, Town Planner, Town of Falmouth
Kimberly Fish, Housing Coordinator, Town of Falmouth
Noreen Stockman, Zoning Administrator, Town of Falmouth