



For immediate release

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Work Begins at the Gerald Flynn House Thanks to Local Support!

Work began earlier this week as the roofing crew of M. Duffany Builders, Inc. started replacing the south-side roof of the historic Gerald Flynn House, located at 170 Palmer Avenue in Falmouth. The Gerald Flynn House is owned by the Falmouth Housing Trust.



Last winter the Falmouth Housing Trust received grant funding from the Eastern Bank Foundation and the Edward Bangs Kelley & Elza Kelley Foundation. The proposals requested support to make capital improvements to the building. Additional exterior work is planned as part of the restoration project and includes; repairing and replacing the gutters and down-spouts, replacing rotten wooded trim, installing new energy efficient windows, and painting the exterior of the building.

Close to a year ago the Falmouth Housing Trust received grant support from the Austin Foundation that financed the installation of a commercial-grade screen & storm door and the repair of the pink granite foundation.

Interior work recently funded by the Woods Hole Foundation includes installing two new ventilation fan and light fixtures in two first floor bathrooms. That work is scheduled to begin at the end of June.

The Flynn House grounds have also been improved by a donation of lawn tools from ACE Eastman's Hardware on Main Street in Falmouth.

"We've been working on making improvements to the property, and more importantly securing the financial support to do it with. The support from the Kelley, Eastern Bank, Austin and Woods Hole Foundations means the world to us! It allows us to ensure the Flynn House program's longevity while restoring and preserving this important historic landmark," said Gene Black, Falmouth Housing Trust Vice President of the Board of Directors and Chair of the Flynn House sub-committee.

Future recommended interior work includes modernizing the kitchen to create more user-friendly spaces, additional storage options, and installing energy-star rated appliances. Bathroom improvements include replacing chipped and cracked tile in two bathrooms and replacing fixtures with environmentally friendly, low water usage alternatives and improving handicap accessibility. Client bedroom recommended work includes modest electrical upgrades for improved safety and the installation of grounded plugs. Common areas are also on the organization's wish list; areas such as hallways, sitting areas are all in need of painting, new carpets and new furniture.

The estimated total for the capital improvements is just under \$100,000, provided no additional expenses are uncovered once improvements begin.

"During this difficult period for so many people, the Kelley Foundation has made housing, food and healthcare a focus of their grants. We are pleased to have been able to assist the Falmouth Housing Trust in their important mission," said Joel Peterson, member of the Kelley Foundation's Executive Committee and Board of Directors.

The Gerald Flynn House Program is the only program of its kind on Cape Cod and is operated as a 7-bed SRO, (single room occupancy) for homeless, dually-diagnosed individuals. The sober house model is achieved through a contract with the Gosnold Treatment Center to provide a live-in certified addiction therapist. The subsidized housing contract is administered by the Falmouth Housing Authority, who assists in managing the waiting list and qualifying individuals for residence in the two-year program.

The Falmouth Housing Trust acquired the Flynn House property from the Veteran's Administration in the mid-1990s when that agency began divesting itself in our region. All seven beds are listed on the state's subsidized housing inventory and "count" toward Falmouth's affordable housing percentage. Preferential placement is given to U.S. Veterans and Falmouth residents.

The Falmouth Housing Trust was organized in 1991 under Massachusetts General Law as a Community Development Corporation tasked with combating homelessness and

promoting individual home ownership for persons of moderate income. The Trust is a quasi-public nonprofit 501 (c) 3 organization that works in conjunction with local agencies and Town government. The Board of Directors is comprised of nine at-large members, with an additional four board members appointed by the Falmouth Board of Selectmen, the Falmouth Housing Authority, the Falmouth Human Services Committee, and the Falmouth Planning Board.

In addition to the Gerald Flynn House program, the Falmouth Housing Trust is responsible for the addition of two local neighborhoods designated as 100% affordable with a total of 25 homes, all independently owned by working Falmouth families. The Trust acts as a monitoring agent during the resale of affordable housing stock for the Town of Falmouth for Mill Farm Way, a 40B project built in East Falmouth, and the 100% affordable East Ridge Road project completed in 2007, located in Hatchville.

For those interested in becoming pre-qualified to purchase an affordable home in the Town of Falmouth, download a ready-to-buy application from the Trust's web site, www.FalmouthHousingTrust.org or contact the Falmouth Housing Trust via email, info@FalmouthHousingTrust.org, or by phone, 508-540-2370.