



Newsletter
Winter 2023

Falmouth Housing Trust

A 501(c)(3) Nonprofit Organization

WORKING TO ADDRESS FALMOUTH'S CRITICAL HOUSING NEEDS

Dear Friends and Supporters,

With the creation of 10 affordable workforce homes, this has truly been a banner year for FHT. As we look toward 2024, we are pleased to announce that Attorney Laura Moynihan will serve as our new Executive Director and In House Counsel. Laura has been practicing law in Falmouth for more than twenty-five years and is highly experienced in real estate law, zoning, and land use law. As FHT's attorney for more than a decade, Laura has helped us create and permit all of our projects. This position is an excellent fit for her, and we are certain that she'll be instrumental in helping FHT advance its mission.

In 2024, I will take on a new role as Chief Development Officer and focus exclusively on fundraising, a vitally important aspect of my work with FHT and something I am passionate about. I have no doubt that Laura and I are going to make a great team! These organizational changes will fuel our momentum and support our effort to work harder than ever—because the need is greater than ever.

Speaking of a great team, I want to thank our Board of Directors and especially President, Addie Drolette, who helped me make 2023 FHT's most fruitful year yet. FHT strives to make housing available to all who qualify and create homeownership opportunities that our workforce can afford. This is an expensive endeavor that is not attainable without the generosity and support from individuals, businesses, foundations, and the Falmouth Affordable Housing Fund.

The scarcity of affordable workforce housing is a community-wide issue that needs community-wide support and concerted action. The need is more pressing than ever, and our resolve to meet it has never been stronger.

It has been my privilege and honor to have served as Executive Director for nearly seven years. I look forward to my new role, which will enable FHT to increase its focus on securing the resources needed to create even more housing opportunities for our workforce.

The commitment of each supporter, each donor, and each collaborator has been the driving force behind our success. As we embark on this new chapter, we invite you to join us in shaping a future where affordable housing is a reality for every member of our vibrant community.



Karen L. Bissonnette
Executive Director



COMMUNITY IMPACT



IN 2023
10 AFFORDABLE HOUSING
OPPORTUNITIES CREATED
HOMES FOR 35 PEOPLE

3 Homes - Lewis Neck Road

New Construction
2 HOMES SOLD FOR \$245,000
(80% AMI)
1 HOME SOLD FOR \$290,000
(100% AMI)

1 Home - Pheasant Lane

A Market Rate House
Converted To Affordable
Housing
SOLD FOR \$232,500
(80% AMI)

1Home - Club Valley Drive

A Very Generous Couple
Sold Their Home To FHT
For Less Than Market Value
So FHT Could
Convert It To
Affordable Housing
SOLD FOR \$350,000
(120% AMI)

1 Home - Esker Place

Save From Foreclosure
& Renovated
SOLD FOR \$235,000
(80% AMI)

4 Homes - Sam Turner Road

New Construction
SOLD FOR \$249,000 EACH
(80% AMI)

**Occupations Represented
by New Homeowners—
Workforce Retained
in our Community**

Nurses & Healthcare Staff
Construction Administrator
Educators
Postal Worker
Banking Services Rep.
Food Service Staff
Plumber
Retail Sales Person
Audio/Visual Tech.

**These projects were
made possible because of
support from individuals,
foundations, businesses,
and the Falmouth
Affordable Housing Fund.**

**If you know of a family
who may qualify for affordable
workforce housing, please refer
them to our website:
falmouthhousingtrust.org
or reach us by email:
info@falmouthhousingtrust.org.**



Amanda Sample has always dreamed of being able to raise her daughter, Zara, in the town where she grew up and where she works.

Amanda's family has lived in Falmouth for generations. She graduated from Falmouth High School and is now an Adjustment Counselor at Lawrence School (Falmouth's Junior High School).

Amanda and Zara will be moving into their new home at the end of December— thanks to the generosity of so many and the Town's Affordable Housing Fund.

"For years, I have been relying on winter rentals and living with my parents in the summer. A year-round rental was just not attainable. After about 10 housing lotteries, over 4 years, I literally hit the jackpot. Being able to purchase a home is life changing for me and Zara.

I am so grateful for the Falmouth Housing Trust and the work they do in collaboration with the Town and community members. I don't think we will ever have a Christmas as exciting as this one."

IN THE NEWS

Barnstable County Board of Regional Commissioners

At their December 6th meeting, FHT was unanimously awarded American Rescue Plan Act (ARPA) funding for the Sam Turner Road project.

Clancy Construction

Clancy Construction won nine awards at the annual Builders & Remodelers Association of Cape Cod meeting on October 5th, which included an "Outstanding Housing Affordability Project" award. Clancy Construction was recognized for their work with FHT on the three-home project on Lewis Neck Road.



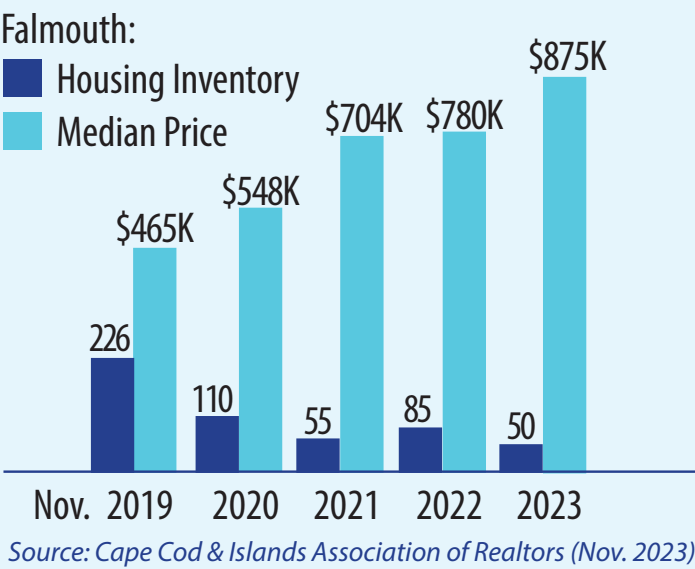
THE NEED CONTINUES

As housing prices continue to rise,
FHT’s work is even more important.

Our local economy depends on
those who earn far less than
is necessary to secure
housing in our community.

Housing inventory is at an all-time low,
driving home prices to
unattainable levels.

FHT CREATES HOUSING PEOPLE CAN AFFORD



“I sold my Falmouth house this year and feel that I owe some of the profit to others who need housing.” – Anonymous Donor

PLEASE DONATE TODAY!

THE EXTRAORDINARY NEED FOR AFFORDABLE WORKFORCE HOUSING IS NOW MORE IMPORTANT THAN EVER

FHT is asking for your support so we can continue our work to create opportunities for families to own a home, be part of our community, and help ensure that Falmouth remains a healthy, vibrant place for all of us to live.

Your gift gives FHT the resources to:

- ✓ Quickly respond to real estate opportunities
- ✓ Acquire and develop affordable housing that fits the needs, character, and best interests of Falmouth
- ✓ Help the Town work toward its affordable housing goal
- ✓ Support, attract, and retain our vital local workforce

PLEASE DONATE TODAY!

There are many ways to help Falmouth Housing Trust continue its important work for the community.

We welcome and appreciate gifts of all sizes and are pleased to offer a wide variety of gift vehicles to make giving a comfortable and rewarding experience. Please contact us with any questions.

FHT is looking for DONATIONS of LAND or HOUSING!

Please make the creation of Affordable Workforce Housing Possible.

Every donation supports our young residents and families who are essential to keeping our community vibrant and economically strong.

In addition to monetary donations, FHT welcomes gifts of land and existing housing.

We can even build on undersized lots with a special permit.

Don't forget, donating real estate may give you the opportunity to avoid capital gains taxes!

got land?

Did You Know You Can Make a Tax-Free Gift From Your IRA?

If you are 70 ½ or older, you can use the IRA charitable rollover to make a tax-free gift to Falmouth Housing Trust. This tax benefit allows you to transfer up to \$100,000 per person directly to a qualified charitable organization without paying income tax on the distribution. The transfer does not generate taxable income or a tax deduction, so you benefit even if you do not itemize your tax deductions.



**P.O. Box 465
Falmouth, MA 02541**



Clancy Construction Crew



A Full House of Friends & Supporters



State Senator Su Moran with FHT Board Members
Joan Bates & Troy Clarkson



Dave Garrison, Chair of Falmouth Affordable Housing
Committee with Allan Taylor & Kathryn Plazak



Select Board Member Doug Brown & wife Robin
show off their Auction Winnings

On November 2nd, 150 people gathered at the Woods Hole Golf Club for FHT's Building Dreams in Falmouth annual event.

Thanks to sponsors and attendees, more than \$70K was raised to help address Falmouth's workforce housing crisis.

A Special thank you to Martha's Vineyard Bank Charitable Foundation for their exceptional support. And a big thank you to all who attended, and our Event Sponsors...

SPONSORS

Titanium \$20,000+

Martha's Vineyard Bank Charitable Foundation

Diamond \$5,000-\$19,999

D. H. Martin Engineering
Dalpe Excavation
The Falmouth Walk
The Joel and Blanche Seifer Family
William and Linda Zammer Foundation

Platinum \$2,500-\$4,999

Michael McGrath and Karen Murphy

Gold \$1,500-\$2,499

Laura Moynihan, Attorney at Law

Silver \$1,000-\$1,499

Cape Cod Five Cents Savings Bank
Chapman Funerals and Cremations
Eastern Bank Foundation

Bronze \$500-\$999

Tim and Melinda Chapin, UBS Financial Services
James O'Brien, Compass Real Estate
New Wave Printing & Design
Eleanor Ling
The Valle Group
Kerry Dee Walton

Sustaining \$250-\$499

Susan Lawrence, Kinlin Grover Compass Real Estate
Joan Bates, Sotheby's International Realty

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