



*Newsletter*  
*Spring 2017*

# Falmouth Housing Trust

## WORKING TO ADDRESS FALMOUTH'S CRITICAL HOUSING NEEDS

### MEETING COMMUNITY NEEDS

"Falmouth has both special qualities and unique challenges... the very beauty that makes Falmouth so appealing also masks the degree of economic hardship that exists in the town."<sup>1</sup>

The *Town of Falmouth Housing Demand Study & Needs Analysis* report indicates that our community faces a number of socioeconomic challenges. On Cape Cod, and Falmouth in particular, we have a large and growing senior population, a limited and tenuous seasonal economy, and a high cost of living. And, like many communities, Falmouth has at-risk populations who struggle with the lack of affordable housing, which is a key factor in many of these local concerns.

Falmouth Housing Trust exists to address critical housing needs in Falmouth by developing practical solutions that benefit the community. The Trust works to create affordable housing for low-to-moderate income individuals and families who are vital to our community. The Trust also works to rehabilitate housing to counteract community deterioration.

Falmouth's lack of affordable housing is an obstacle to attracting and retaining a young and talented workforce. Many of our families with children

and our young professionals simply can't afford to live here. "From 2000-2010, the population of 25 to 44-year-old [Cape Cod] residents declined 26 percent."<sup>2</sup> And today, Falmouth's workforce is smaller than the combined total of children and those 65 and older.<sup>1</sup> This is a concern that affects our whole community.

All communities need a diverse, productive workforce to thrive — teachers, waitstaff, healthcare workers, police, and firefighters, for example. By losing this workforce population, our community is losing the diversity, vibrancy, and contributions that this population brings, which affects our local economy and threatens our quality of life.

To retain this population, our low-to-moderate income residents must have housing they can afford. Because Falmouth Housing Trust recognizes their value to the health and composition of our town, creating affordable housing for this population is a priority.

Since 1986, the Trust has met a spectrum of housing needs in Falmouth. Our projects have created 27 affordable homeownership opportunities for low-to-moderate income individuals and families. The Trust developed and maintains the Gerald Flynn House for the chronically homeless, many of whom struggle with the dual diagnosis of mental health and substance abuse disorders. And most recently, the Trust

rehabilitated the iconic Odd Fellows Hall and converted it into single occupant, affordable rental housing.

### **Falmouth Housing Trust is working to...**

*Keep Falmouth affordable for  
our residents*

*Promote affordable  
homeownership  
and rental opportunities*

*Encourage employers to retain  
and create job opportunities*

*Rehabilitate housing to  
counteract community  
deterioration*

*Offer a hand-up for our  
neighbors in need*

### **PLEASE CONSIDER DONATING TO THE TRUST TODAY!**

**WE NEED YOUR  
HELP TO RAISE  
\$525,000 for...**

**Odd Fellows Hall @  
One Chancery Lane  
Affordable Housing  
Project**

**Gerald Flynn House  
Kitchen Renovation**

**New Projects Fund**

1. *Town of Falmouth Housing Demand Study & Needs Analysis*, RKG Associates, Inc., Sept. 2014

2. Cape Cod Times: *Making It On Cape Cod: Why Do A Quarter Of Our Kids Leave?* April 14, 2016



## ODD FELLOWS HALL @ ONE CHANCERY LANE PROJECT SAVES HISTORIC BUILDING, CREATES AFFORDABLE HOUSING

Originally constructed as Falmouth's Village Grammar school in 1856, Odd Fellows Hall @ One Chancery Lane is a cherished local icon that had been in disuse for decades. Falmouth Housing Trust acquired the property in 2015 for the purpose of rehabilitating the building and converting it into affordable housing.

The building's most notable feature is its façade with portico, porch, and two-story columns. While maintaining the original appearance of these historically significant features with energy efficient substitutes, Falmouth Housing Trust has converted this neglected landmark into four modern, code compliant affordable rental apartments.

The first of its kind in Falmouth, this project is an innovative, sustainable approach toward solving our local housing crisis.

### This Project...

- ✓ Increases the Town's affordable housing inventory
- ✓ Helps retain an important low-to-moderate income workforce that provides many essential services
- ✓ Maintains the character of the community
- ✓ Protects our limited natural resources from unnecessary new construction.



*The Trust repurposed a blighted property in the heart of Falmouth's popular downtown area and restored its value to the community.*

### A SPECIAL THANK YOU

"We had the good fortune to find people and organizations that saw the value in this project. One Chancery Lane was built by The Valle Group, who understood the project and its difficulties and stayed with us through thick and thin. The project was supported by the diligent work of our attorney, Laura Moynihan, and our Clerk of the Works, Jim Viera."

- Addie Drolette, Board President

## CURRENT INITIATIVES

### Odd Fellows Hall @ One Chancery Lane

Nearly \$700,000 has been raised for this unique project, with close to **\$250,000** still needed.

### Gerald Flynn House Kitchen Renovation

Falmouth Housing Trust has owned and operated the Gerald Flynn House since 1995. Gerald Flynn, the first President of Falmouth Hospital, made a sizable donation to help purchase this property to house those who have been chronically homeless. It houses 8 residents at a time. Over this 22 year period, the kitchen has not been renovated and is badly in need of new appliances, cabinets, flooring, and furnishings. The Trust is seeking **\$25,000** for this renovation project.

### Falmouth Housing Trust's Project Fund

The Project Fund has been established to enable Falmouth Housing Trust to acquire land or existing buildings in a timely manner. Presently, the Town of Falmouth is at 6% of its 10% affordable housing goal. When towns are below the 10% threshold, outside developers can bypass town regulations and, under state regulation, develop housing properties to suit their own interests without regard for the needs, character, or interests of the town. Falmouth Housing Trust, in collaboration with the Town and other local agencies, works to ensure that local properties are purchased and developed in the Town's best interest. Our initial Project Fund goal is **\$250,000**.

**The Project Fund will provide the financial leverage necessary for Falmouth Housing Trust to:**

- Quickly respond to opportunities
- Acquire and develop affordable housing that fits the needs, character, and best interests of Falmouth
- Help the Town work toward its 10% affordable housing goal

For more information please contact  
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Tel. 508-540-2370 | [kb@falmouthhousingtrust.org](mailto:kb@falmouthhousingtrust.org)

## THANK YOU TO ALL WHO GAVE TO THE ODD FELLOWS HALL @ ONE CHANCERY LANE PROJECT

On behalf of The Falmouth Housing Trust Board of Directors and the clients we serve, we would like to thank all of our donors for their generous gifts and pledges. Your commitment to this project is greatly appreciated.

Anonymous (4)	John and Ellen Driscoll	Dana and Eileen Miskell
Steven and Ginny Angelo	Eastern Bank	Carey and Martha Murphy
Robert and Jeanie Antonucci	Charitable Foundation	Joseph and Susan Netto III
Austin Foundation	Charles Eastman	Hank Newman
Robert and Joan Bates	Jim and Jean Estes	Joanne O'Sullivan and Mark Carignan
Kim Bedford	Falmouth Affordable Housing Fund	Matthew and Louise Patrick
Dennis and Mary Belanger	Elizabeth Foley	Pamela and Christopher Polloni
Karen Bissonnette	Ned Forrester	Brent and Rebecca Putnam
Douglas Brown and Robin Brereton	Future Hope Foundation	Matthew and Suzanne Rochleau,
Kenneth and Nicolette Buckland	Pup Gould	The Clam Man
Caithness Foundation	Ralph Herbst	Seth and Susan Roman
Cape Cod Five Cents Savings Bank	Trish Herlihy	Thomas and Judy Sbarra
Charitable Foundation Trust	Leonard and Patricia Johnson	Cynthia Schneider
Cape Cod Foundation	Emily Kellendorfer	Jim and Kimberly Taylor
The Falmouth Fund	Kelley Foundation, Inc.	Thomas and Karen Tierney
Cape Cod Foundation	Frank Kilduff	James Tietje, Patriot Party Boats
The Willett Fund	Susan Lawrence	Maurice and Shirley Tripanier
Cape Cod Foundation,	Russel Lemcke and Meg Becker	Ivan and Virginia Valiela
The Mary & Redwood Wright Fund	Pete and Vicky Lowell	James Vieira
David and Victoria Chapman	M. Duffany Builders	Irving and Vida Wagner
Michael and Beth Ann Ciarletta	John and Denise MacKerron	Dr. Brooks Watt and Karen King-Watt
Tucker Clark	Martha's Vineyard Bank	Linda Ames-Weiner
Christopher Conn	Charitable Fund	Anne Wellman
Anne Connolly	Joseph A. and Linda Martinho	David Willard
Molly Cornell	Kevin and Brooke McCarthy	Mary and Redwood Wright*
Sally Manny Cross*	Michael and Carolyn McNaught	Alec and Judy Ziss
Cutter Financial Group	Leonard and Stephanie Miele	
Mark and Sally Dalpe	Natalie Miller	
Paul and Maria DeWeer	Amy Dussault Millisor	

\*Deceased

**FALMOUTH HOUSING TRUST IS AN INDEPENDENT NONPROFIT AGENCY WORKING TO IMPROVE FALMOUTH**

**WE RELY ON OUR COMMUNITY FOR SUPPORT**

**DONATIONS TO FALMOUTH HOUSING TRUST WILL SUPPORT 3 IMPORTANT INITIATIVES:**

**Odd Fellows Hall @ One Chancery Lane**

**Gerald Flynn House Kitchen Renovation**

**New Projects Fund**

**WITHOUT THE SUPPORT OF OUR COMMUNITY, FALMOUTH HOUSING TRUST CANNOT FULFILL ITS MISSION**

Online donations can be made through Mastercard, Visa, Discover, American Express, or PayPal at: [falmouthhousingtrust.org](http://falmouthhousingtrust.org)

Donations by check may be sent to: Falmouth Housing Trust, P.O. Box 465, Falmouth, MA 02541

Contact Karen Bissonnette with questions or regarding gifts of securities, from your IRA, or other assets. Tel. 508-540-2370 or email: [kb@falmouthhousingtrust.org](mailto:kb@falmouthhousingtrust.org)

**Naming Opportunities Are Available**

## 10 GREAT REASONS TO DONATE TO FALMOUTH HOUSING TRUST

- 1 To make Falmouth affordable for its workforce
- 2 To enable the Trust to build new projects
- 3 To help solve our local housing crisis
- 4 To encourage employers to retain and create jobs
- 5 To help the Trust rehabilitate housing that will counteract community deterioration
- 6 To encourage young people and families to make Falmouth their home
- 7 To offer a hand-up for our neighbors in need
- 8 Because Falmouth needs a diverse, productive workforce to thrive — and this workforce must have housing they can afford
- 9 Because Falmouth Housing Trust is a nonprofit that relies on the generosity of donors to do its important work for our community
- 10 Because you love Falmouth



To learn more or view our video, "It's About the Trust," visit our website: [falmouthhousingtrust.org](http://falmouthhousingtrust.org)





## **FALMOUTH HOUSING TRUST WELCOMES NEW EXECUTIVE DIRECTOR**

Falmouth Housing Trust is pleased to announce that Karen Bissonnette of Falmouth has joined the Trust as our new Executive Director. A resident of Falmouth, Karen graduated from Falmouth High School and from Northwestern University in Evanston, IL where she earned a bachelor's degree in Political Science and Sociology.

Karen comes to us with a wealth of experience in nonprofit management and the Falmouth community. She has served as a Town Meeting Member since 1998, has been a Corporator at Woods Hole Foundation since 2005, and a member of the Board of Directors of Falmouth Road Race, Inc. since 2008.

Previously, Karen held positions as the Chief Development Officer of the Community Health Center of Cape Cod and as Executive Director of the Falmouth Hospital Foundation. Karen also serves on the board of the Boys and Girls Club of Cape Cod, Scholarship Association of Falmouth, and the Kelley Foundation. She is also a Corporator of the Cape Cod Five Cents Savings Bank and Heritage Museums and Gardens.

Joanne O'Sullivan, Board Vice-Chair and Chair of the Search Committee, said, "The Board is thrilled to welcome Karen to the Falmouth Housing Trust. Her fundraising, administrative experience, and knowledge of Falmouth is a key addition to our organization. We are very fortunate that we were able to find someone of Karen's caliber to fulfill this Role. We're confident that she will play a key role in continuing the important work of bringing affordable workforce housing to Falmouth."

Falmouth Housing Trust was organized in 1986. The Trust's mission is to enhance the town of Falmouth and the lives of its residents by developing and maintaining affordable housing for the benefit of low-to-moderate income individuals and families in Falmouth. By advancing this mission, the Trust: combats homelessness as well as out-migration of our young workforce; encourages employers to create and retain job opportunities, particularly for resident young people; and rehabilitates housing to counteract community deterioration.

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