



Newsletter
Spring 2025

Falmouth Housing Trust

A 501(c)(3) Nonprofit Organization

Working to Address Falmouth's Critical Housing Needs

THE BIGELOW GIFT MADE A MIGHTY IMPACT

When Marie and Larry Bigelow moved full-time to Falmouth in 2014, they became deeply engaged in the community, bringing their time, energy, and commitment to causes that matter. Four years ago, they took that commitment to the next level with a significant donation to the Falmouth Housing Trust (FHT)—one that strengthened the organization's foundation and reshaped its future.

At the time, FHT was pursuing two ambitious projects: completing an affordable home and acquiring a market-rate house to convert into affordable housing. Both required borrowing on top of fundraising.

The Bigelow gift provided crucial financial stability. It gave FHT the ability to secure loans, reduce risk, and—most importantly—build financial leverage for future projects that serve the community. Simply put, it was transformative.

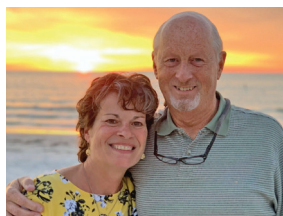
"This gift made a mighty impact," said Addie Drolette, President of the FHT Board. "It gave us the resources we needed, right when we needed them. It positioned us to act strategically—and it's propelled us forward ever since."

Marie and Larry were drawn to FHT's track record of thoughtful, community-first development. "We wanted to make a meaningful impact," said Larry. "FHT is exclusively Falmouth, their projects are smart and efficient—and we don't know anyone who does this better than FHT. And, we knew they'd use the money wisely."

For the Bigelows, housing is about dignity and stability. "This isn't a handout," said Marie. "These are working people who are the heart of our community. When they have secure housing they can afford, they can stay near family, schools, jobs—and not be in crisis mode over a car repair."

The Bigelows also stress that credit should go beyond the organization's strong leadership. "It's not just FHT's great board and staff," Larry added. "It's their community partners—the ones behind the scenes—who really help make these projects happen."

"We wanted this gift to show the good that can come from this work—we hope it might shift the mindset of those who don't yet see the value of workforce housing to the entire community," said Marie.



The Waquoit Project is a meaningful way to honor the Bigelow's extraordinary gift to FHT's mission. It's only fitting that the workforce housing project be named—Bigelow Landing Road.



GROUND BREAKING: WAQUOIT PROJECT (to be named *Bigelow Landing Road*)



On a rainy, cold March day, FHT held a groundbreaking for our Waquoit Project—soon to be Bigelow Landing Road—where five affordable workforce homes are being built for families whose earnings are between 80%-120% Area Median Income. For a family of four, this means annual earnings of \$99,000 to \$156,000.

This varied income project is being built on 1.1 acres of a 3.8-acre property situated within Waquoit Village and with access to public transportation. The project brings together FHT, The 300 Committee Land Trust, and the Massachusetts Department of Conservation and Recreation (DCR). This is the first time DCR has partnered to create affordable homes. DCR plans to connect existing conservation land with newly created walking trails.



The environmentally sensitive property borders a fresh water pond and will connect by trails to land owned by DCR and managed by the Waquoit Bay National Estuarine Research Reserve, which contains forest, open waters, and marshlands.

The combination of new partnerships, broader impact, and the creation of additional conservation land is a new level of accomplishment for FHT that not only benefits the people who buy the homes (initially and in the future), but also the environment and our partners in achieving their missions.



What is most powerful about the Waquoit Project is the partnerships. In general, FHT accomplishes its work through public-private partnerships, leveraging the Town's Community Preservation Fund (distributed through the Town's Affordable Housing Fund) with philanthropic donations. On the Waquoit Project, the Falmouth Affordable Housing Fund has committed \$775,000 to this unique project.



This project has afforded FHT the opportunity to collaborate with conservation advocates who appreciate the need to maintain open space and protect water resources in balance with the affordable workforce housing challenges of our community. We are working together to address these interconnected priorities of Falmouth and Cape Cod.

PROJECT FUNDING

To complete this project, Falmouth Housing Trust must raise more than **\$600,000** from philanthropic sources in addition to \$775,000 committed from the Falmouth Affordable Housing Fund.

We can only continue to build houses our workforce can afford with support from public and private sources.

MORE DREAMS BUILT IN FALMOUTH: ALDERBERRY LANE



In September, Falmouth Housing Trust purchased a market-rate house for \$575,000 on Alderberry Lane. With the help of the Falmouth Affordable Housing Fund and our donors, we were able to convert it into a deed-restricted affordable home for a family earning up to 120% of the area median income.

Just before Christmas, through a housing lottery, the home was sold for \$390,000 to a Falmouth family with two children. Their dream of staying in the community they love has come true.

Christine, born and raised in Falmouth, now works in pre-K at East Falmouth Elementary—the same school she once attended. Her husband Mark, a veteran and now with Liberty Mutual, is originally from Whitman. Their children, Kayleigh and Colin, are thriving in local schools and town sports.

After years in a cramped apartment, the family finally has space to put down roots. “We almost gave up and looked in upstate New York,” Christine said. “But Falmouth is home. We’re so grateful. Our kids have a yard, neighbors, and a place to belong.”

2024 BUILDING DREAMS IN FALMOUTH FUNDRAISING RECEPTION MOST SUCCESSFUL EVENT EVER!

More than \$84,000 was raised, and 125 people gathered for the *Building Dreams in Falmouth Fundraising Reception* on October 24 at The Coonamessett.

The evening was lively and generous, with over fifty live and silent auction items—artwork, a condo in New Hampshire, glamping in West Falmouth, Patriots tickets, and a dinner hosted by Sheriff Donna Buckley and Board Member Troy Clarkson.

But the heart of the evening came when Amanda Sample, a Falmouth native and Falmouth Public School guidance counselor, stood to speak. She shared her story of trying to stay in the community where she grew up to raise her daughter. It hadn’t been easy.

The home she now lives in came after her tenth attempt at a housing lottery. Amanda spoke with deep gratitude about what it meant to finally be chosen—and how lucky she feels to now own one of the Falmouth Housing Trust homes. For her and her daughter, it wasn’t just about winning a lottery. It was about staying rooted in the town they call home.

The event drew a record number of sponsors whose support is so essential to FHT’s work—**THANK YOU!**

Titanium \$20,000+

Martha’s Vineyard Bank Charitable Foundation

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

Eastern Bank Foundation
The Falmouth Walk
The Joel and Blanche Seifer Charitable Fund
William and Linda Zammer Foundation

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

The Cooperative Bank of Cape Cod
Charitable Foundation
Dalpe Excavation
Falmouth Toyota
Mid-Cape Home Centers

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

Cape Cod Five Cents Savings Bank
Eleanor Ling
New Wave Printing & Design
Village At Brick Kiln LLC



Executive Director Laura Moynihan with
Shane Mason & Maggie LeBrun from
Clancy Construction and Board Member Joan Bates

Bronze \$500-\$999

Eric Asendorf-Janney Sound Financial Advisors
Joan and Robert Bates
Bennett Plumbing and Heating
Christopher and Laura Lawrence
Jill Neubauer-Neubauer Ennis Architects
Royal Health Group
The Valle Group

**SAVE
THE
DATE!**

***Building Dreams in Falmouth
2025 Fundraising Reception***

**Thursday, October 23RD
at The Coonamessett**

LIVE & SILENT AUCTION!

**We are always in need of items and
experiences for our auctions!**



P.O. Box 465
Falmouth, MA 02541

THE LACK OF HOUSING OUR WORKFORCE CAN AFFORD IS
A COMMUNITY-WIDE ISSUE THAT NEEDS COMMUNITY-WIDE SUPPORT

Please Donate Today!

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.

Ways to Give

Donor Advised Fund: A donor-advised fund is an investment account where you can make a charitable gift to enjoy an immediate tax benefit and retain advisory privileges to disburse charitable gifts over time.

Make a Tax-Free Gift from your IRA: Beginning at age 70 ½, you can make a Qualified Charitable Deduction (QCD) from your IRA of up to \$108,000 to FHT. At age 73, such a gift also counts towards your Required Minimum Distribution for the year.

Securities: Gifting securities, such as stocks, bonds, or mutual funds to FHT may reduce your capital gains taxes while helping FHT with its mission.

Retained Life Estate: You can give your home to FHT but retain the right to live there for the remainder of your life.

Retirement Plans: You can designate FHT as a beneficiary of all or a percentage of your IRA and it will pass to FHT tax-free after your lifetime.

Charitable Trust: Your estate plan can include a charitable trust that will provide benefits to you and FHT.

Life Insurance Policy: You can name FHT as the beneficiary of your Life Insurance Policy.

More Ways to Give

Charitable Sale for Affordable Housing

You can sell your land or home to FHT at a reduced price, earn a charitable tax deduction, and possibly lower your capital gains tax.

Donate or Sell Unbuildable Land

FHT can secure special approvals to build on land that is not otherwise buildable under Falmouth zoning laws.

Use Your Excess Land

We can permit your land so you can sell or give a vacant portion to FHT to build workforce housing while retaining your home.

Leave Your Home or Land to FHT

Your will or trust can be set up to leave your home or land to FHT. We will resell your home as affordable workforce housing, or you can leave land for the creation of new homes.

Other gift vehicles may be available to you and/or your estate plan. Please contact Karen Bissonnette, Chief Development Officer, at 508 540-2370 or kb@falmouthhousingtrust.org with questions.

