



## Designated Housing Plan

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Falmouth, MA (MA047)

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## **Introduction**

The Falmouth Housing Authority (FHA), established on August 16, 1948, under Article 98 of Chapter 121B of the General Laws governing the State of Massachusetts, serves the Town of Falmouth, encompassing Woods Hole, East Falmouth, West Falmouth, North Falmouth, and Waquoit.

FHA is dedicated to providing safe, decent, and affordable housing by working collaboratively with community partners, state and federal agencies, and local officials. Our mission is to maximize resources to create a dignified living environment free from discrimination for all residents and participants.

Our programs and properties are designed to assist extremely low-, low-, and very low-income households, with a focus on seniors, veterans, persons with disabilities, and formerly homeless individuals. By partnering with landlords, housing developers, charities, and local government, FHA strives to meet the housing needs of as many eligible families as possible, in alignment with the Town of Falmouth's Housing Production Plan (HPP) goals.

FHA currently manages a total of 222 federally subsidized housing units across three properties:

- Harborview Apartments: 80 units
- Tatakiet Apartments: 83 units
- Rose Morin Apartments: 59 units (1 unit converted for community use)

## **Intent to Apply for Conversion of State Units under the Faircloth Amendment**

FHA is committed to expanding its affordable housing portfolio to meet the growing needs of the Falmouth community. To further this mission, FHA intends to apply for the conversion of 61 state-funded units under the Faircloth Amendment. This measure, currently being promoted by the Executive Office of Housing and Livable Communities (EOHLC), allows housing authorities to federalize existing state units, increasing the number of federally subsidized units available in the community.

This effort will enable FHA to leverage federal funding to enhance affordability and expand housing opportunities for low-income households, aligning with the goals outlined in the 2024 Housing Production Plan (HPP).

## **Property Descriptions and Demographics**

### **Harborview Apartments (80 units)**

Located at 115 Scranton Avenue, Harborview Apartments is a four-story brick building offering one-bedroom units for elderly and disabled residents. The property includes two elevators, a community room, a laundry area, and a commercial kitchen supporting the Elder Services' Meals on Wheels Program and a satellite health center sponsored by Cape Cod Community Healthcare.

- Average Monthly Income: \$1,930.39

- Resident Composition:
  - Elderly/Non-Disabled: 44
  - Elderly/Disabled: 28
  - Non-Elderly/Disabled: 8
  - Non-Elderly/Non-Disabled: 1

### **Tataket Apartments (83 units)**

Situated at 138 Teaticket Highway, Tataket Apartments is a three-story brick building with similar amenities, including two elevators, a community room, laundry facilities, and a commercial kitchen.

- Average Monthly Income: \$2,027.62
- Resident Composition: 78 total household members
  - Elderly/Non-Disabled: 34
  - Elderly/Disabled: 30
  - Non-Elderly/Disabled: 12
  - Non-Elderly/Non-Disabled: 2

### **Rose Morin Apartments (59 units)**

Located at 58 Rose Morin Lane, this cottage-style property includes 59 one-bedroom units (with one unit converted into a community and laundry space).

- Average Monthly Income: \$2,217.87
- Resident Composition:
  - Elderly/Non-Disabled: 31
  - Elderly/Disabled: 20
  - Non-Elderly/Disabled: 6
  - Non-Elderly/Non-Disabled: 2

### **Alignment with the Town of Falmouth's 2024 Housing Production Plan (HPP)**

The Falmouth Housing Authority plays an integral role in supporting the housing priorities outlined in the Town of Falmouth's 2024 Housing Production Plan (HPP). Our efforts align with the following HPP goals:

1. **Producing Affordable Housing Units Annually:**  
FHA contributes to the town's goal of producing at least 80 affordable housing units annually by maintaining 222 federally subsidized units and seeking additional units through the conversion of state-funded units under the Faircloth Amendment.
2. **Promoting Housing Diversity:**  
Our portfolio includes options for seniors, individuals with disabilities, and low-

income families, reflecting the HPP's objective to address diverse household needs.

FHA has implemented innovative strategies to ensure its programs reach diverse and underrepresented populations, including:

- a. Participation in Community Events – Hosting booths at community gatherings to share information about housing programs; attending non-traditional events such as a homeless event at a local gym where showers were free and complimentary bags of necessary items were provided. These events attracted both homeless and underhoused individuals and families.
  - b. Engagement with Civic and Religious Groups – Sending applications to local civic organizations and religious groups to distribute to their visitors and congregations.
  - c. Advertising Campaigns – Publishing housing program information annually in local and regional publications, including The Falmouth Enterprise, The Bay State Banner, and the Cape Cod Times, to attract both local and non-local low-income families.
  - d. Targeting Waiting List Pulls – To ensure equity and diversity through strategic waiting list management, prioritizing outreach to underrepresented groups.
3. Maximizing Use of Housing Authority-Owned Land:  
FHA properties maximize land use by providing affordable rental units on designated housing authority land. The housing authority's Board of Commissioners are reviewing development opportunities that are financially feasible and provide additional affordable housing value to the community.
  4. Prioritizing Affordable Rental Units:  
FHA exclusively provides affordable rental housing, addressing the community's most pressing housing need as identified in the HPP.
  5. Collaborating with Private Developers:  
FHA supports partnerships with private developers and non-profits to expand affordable housing opportunities, including through project-based funding.
  6. Minimizing Greenfield Development:  
All FHA properties are located within established residential areas, reinforcing the HPP's commitment to limiting greenfield development and focusing on redevelopment of existing sites.
  7. Incorporating Local and Regional Housing Strategies:  
FHA integrates recommendations from the Town's Local Comprehensive Plan and the Cape Cod Commission's Regional Housing Strategy. For instance, connecting Rose Morin Apartments to the town sewer system supports both local and regional infrastructure goals.

### **Request for Designation of Federal Public Housing Properties**

To better serve the community, FHA seeks HUD approval to designate all three federal public housing properties—Harborview Apartments (MA047-004), Tatakett Apartments (MA047-005), and Rose Morin Apartments (MA047-006)—as housing for elderly and disabled individuals (ages 18-62). This aligns with the housing needs identified in the HPP.

## **Resident Impact and Relocation Plan**

- **Voluntary Relocation:**  
Few residents are expected to request relocation due to this designation. FHA will ensure all relocation is voluntary.
- **No Evictions or Lease Terminations:**  
Residents wishing to relocate will receive priority placement on FHA's Section 8 Housing Choice Voucher list.
- **Relocation Benefits and Assistance:**  
FHA will provide relocation advisory services, covering moving expenses and utility hook-ups, as per HUD guidelines. Notices will be issued in plain language and made accessible to all residents.

## **Assurances of Safe and Sanitary Housing for Relocation**

FHA will ensure that all referred replacement housing is decent, safe, and sanitary, providing residents with a minimum of three comparable options whenever possible.

### **Appeals and Recordkeeping**

Residents dissatisfied with relocation determinations can appeal to FHA and, if necessary, to the HUD Boston Field Office. FHA will maintain comprehensive records, including:

- Notices to residents about the designation and relocation benefits
- Documentation of offers to participate in the Section 8 program
- Records of advisory assistance and relocation activities

Through these efforts, FHA remains committed to supporting the housing needs of Falmouth residents while aligning with the goals outlined in the 2024 Housing Production Plan and pursuing additional opportunities through the Faircloth Amendment.