

TOWN OF FALMOUTH  
COMMUNITY PRESERVATION FIVE-YEAR PROGRAM

The Community Preservation Committee  
JUNE 8, 2017

## COMMUNITY PRESERVATION COMMITTEE

June 2017

Virginia Carmichael, at-large member (June 2017)

\_\_\_\_\_, Recreation Committee (June 2016)

\_\_\_\_\_, Historical Commission (June 2016)

John Druley, Planning Board (June 2018)

Paul Glynn, at-large member (June 2017)

\_\_\_\_\_, at-large member (June 2017)

Eileen Miskell, at-large member (June 2018)

\_\_\_\_\_, Conservation Commission (June 2016)

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See also Community Preservation page on Town of Falmouth website at [www.falmouthmass.us](http://www.falmouthmass.us) and the website of the statewide Community Preservation Coalition at [www.communitypreservation.org](http://www.communitypreservation.org).

The CPC meets bimonthly during the grant cycle, the second and fourth Thursdays of each month, and monthly otherwise at 7 PM at the School Administration Building, 340 Teaticket Highway, Falmouth 02536. Meeting dates, times, places, agendas, and minutes are on the Community Preservation web page of the Town website.

\*Term ends in year following each name

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## THE COMMUNITY PRESERVATION ACT

The Commonwealth of Massachusetts passed the Community Preservation Act (CPA) in 2000 (MGL c. 44B) to provide funding for participating towns to use for community (affordable) housing, historic preservation and open space, to which recreation was added as a funding category in 2012. The CPA has been amended five times. It allows participating towns to establish a Community Preservation Fund through (1) a surcharge of up to 3 percent of the real estate tax on real property and (2) a variable annual state match from the Community Preservation Trust Fund. The Trust Fund draws on a CPA surcharge on all real estate transactions recorded at the registry of deeds.

Falmouth is currently one of 160 towns participating in the CPA. Falmouth Town Meeting adopted the CPA in November 2004 and Falmouth residents approved participation in May 2005. In 2005 Town Meeting appropriated the 3 percent surcharge on real estate taxes, which previously had funded the Cape Cod Land Bank, to fund the Community Preservation Fund (CPFund). The CPFund assumed responsibility for retiring the existing Land Bank debt of \$30 million by 2035. The Community Preservation Committee was established, under the CPA to review project proposals and recommend project funding to Town Meeting, which can appropriate recommended funding by majority vote. Both the CPFund and the CPC took effect in Falmouth on July 1 of fiscal year 2006.

Nine members make up the Falmouth CPC, including one representative each appointed by the Conservation Commission, the Historical Commission, the Housing Authority, the Planning Board, and the Recreation Committee. The Board of Selectmen appoint four additional members at large.

## PURPOSE

The Community Preservation Act (CPA) is a smart growth tool that helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. CPA also helps strengthen the state and local economies by expanding housing opportunities and construction jobs for the Commonwealth's workforce, and by supporting the tourism industry through preservation of the Commonwealth's historic and natural resources".

## MISSION

Evaluate project proposals from Falmouth nonprofit organizations and Town governmental bodies for the preservation of the community and its cultural and natural resources in an open and respectful process.

Recommend projects to Town Meeting for the responsible and creative expenditure of CP funds in the four funding areas on a townwide basis.

## OBJECTIVES

To fulfill its mission, the Falmouth CPC has agreed on five objectives:

1. Communicate the CPC mission, objectives and processes to the public
2. Seek public input on Town needs in the four funding areas.
3. Catalyze and encourage original and creative project proposals and, as needed, originate proposals.
4. Consider projects in the four funding areas in the context of Town goals and progress toward those goals.
5. Encourage mixed-use projects to meet multiple community preservation needs and goals.
6. Encourage projects that utilize and leverage multiple public and private funding sources.

The CPC annually reviews this Community Preservation Plan and revises it as needed. The Plan provides information to the citizens of Falmouth about the CPA and the operations of the CPC. It offers detailed information to potential funding applicants about the allowable uses of the CPfund and the criteria and priorities the CPC will apply in reviewing and recommending projects for funding to Town Meeting. It gives Town Meeting the statutory and operational information it needs to review and vote on each CPC recommendation. The Current Program in the Plan, based on needs and priorities expressed in the annual public needs assessment, lays out a short- and long-term framework of prioritized needs and available resources for the CPC to use in making funding recommendations to Town Meeting.

The CPC holds an annual public needs assessment hearing and consults with various municipal departments and committees, especially those represented on the Committee. Residents may also offer their assessments and suggestions (1) by email to [cpfund@falmouthmass.us](mailto:cpfund@falmouthmass.us), (2) on the CPFund website at [www.cpfundfalmouth.org](http://www.cpfundfalmouth.org) and (3) at CPC monthly meetings during the period for public comment. As applicants are developing project proposals, they may seek clarification and information from Community Preservation staff. Communications between applicants and CPC members regarding project proposals must take place through the CPC application process and comply with the Open Meeting Law.

## CPA FUND ALLOCATIONS AND OBLIGATIONS

The CPA requires that at least 10 percent of the Town's CPFund revenues received in each fiscal year be appropriated or reserved for community housing, historic preservation, and open space and recreation, for a total of 30 percent of CPA annual revenues committed by statute each year. These reserved funds may accrue through the life of the Act, but they must ultimately be used for the purposes for which they were reserved.

From the remaining 70 percent of CPFund revenues in each fiscal year, Falmouth is first obligated to make the annual principal and interest payment due for Land Bank property purchased by the Town. That payment for fiscal year 2016 was \$1.6 million and will remain at over \$1 million through FY 2021. The debt will be retired in fiscal year 2035 and by that time will have used some 26 percent of total estimated CPA revenues.

The Town may also, by a two-thirds majority vote of Town Meeting, issue general obligation bonds or notes to pay for a CPA eligible project in anticipation of appropriating CPFund revenues to repay the note. Falmouth's local CPFund is already highly obligated by Land Bank debt, however, and State matching funds may not be used for this debt retirement.

#### USES OF CPA FUNDS

The Falmouth Community Preservation Fund must be used for public community preservation purposes. Under the CPA, s. 5(b)(2), the Falmouth CPC may make recommendations to Town Meeting for

the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; provided, however, that funds expended pursuant to this chapter shall not be used for maintenance. With respect to community housing, the community preservation committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

See the Glossary in the Appendix for the statutory meaning of these and other relevant terms. The CPFund may also be used for administration costs, such as staff compensation and supplies, for an annual amount not to exceed 5 percent of total annual CPFund revenues. Town Meeting approves the administrative budget for each fiscal year based on the CPC recommendation.

In reviewing proposed projects, the CPC considers the significance of the property as well as the significance of the project. Proposals for all projects must demonstrate a public purpose and public benefit. That is, they must enhance an area or structure for a significant number of citizens and achieve a balance between cost and public good.

The CPC may **not** recommend funding for any of the following purposes:

- To fund a project lacking sufficient public purpose or public benefit.
- To replace existing Town operating and capital funds. The CPA Fund is a funding source supplementary to the Town's operating and capital budgets.
- To pay for routine maintenance. See glossary at Appendix A for statutory definition. The Falmouth CPC additionally defines maintenance as anything required more frequently than every ten years.
- To construct a gymnasium, stadium, any similar structure or to pay for the acquisition of artificial turf.

One of the five objectives of the Falmouth CPC is to encourage applicants to secure additional funding sources when developing proposals for community preservation projects. Community Preservation funds may be used, for example, as part or all of the local share for state and federal grants for eligible community preservation purposes.

In some cases, funding from another source may be in the form of a reimbursable grant. Several state agencies, including the Massachusetts Historical Commission and the Executive Office of Energy and Environmental Affairs, award grants in the form of reimbursements only. The CPC will consider proposals that involve a full or partial reimbursement from government and nongovernment sources. CPFund monies will not be released until a contract is in place with the awarding authority(ies) that outlines the terms and conditions for reimbursement. The CPC's recommendations to Town Meeting will specify that such reimbursements be deposited into the CPFund.

The Falmouth CPC considers proposals in the context of Town goals and progress toward those goals. Applicants for CPFund grants should also take these goals into account. To that end, the CPC avails itself of all related Town plans with relevance to the four funding areas, as listed in Appendix B.

Community Preservation funds may also be used for the following general purposes:

- Legal costs related to deed restrictions and other implementation costs
- Damages payable to property owners for real estate interests taken by the Town by eminent domain for community preservation purposes
- Annual principal and interest payments and preparation, insurance and marketing costs for bonds or notes for borrowing for community preservation purposes against anticipated future CPA revenues.

## PROJECT APPLICATION AND REVIEW PROCESS

The Falmouth CPC expects to recommend funding for projects in all areas of Falmouth and encourages a diverse range of projects demonstrating new and creative ideas.

In line with its objectives, the CPC considers with priority those proposals that (1) provide mixed use across the four funding areas to meet multiple community preservation needs and goals and those that (2) demonstrate the ability to leverage additional public or private funds or both. Applicants are required to provide information on other funding sources that are available, committed, or under active consideration, including commitment and rejection letters. If a proposal asks for Community Preservation funds only, it must explain why other funding sources are not under consideration.

The CPC anticipates that each fiscal year's requests for funding may exceed available Community Preservation funds, especially given the current debt obligations the Fund carries. Accordingly the CPC strives to plan in a way that achieves a certain degree of reliability and predictability in funding opportunities each year for community preservation.

### Eligible Applicants

Town governmental bodies and civic and other non-profit organizations may bring proposals to the CPC. Currently the CPC does not consider applications from private property owners. The Falmouth nonprofit organization Together We Can, Inc. exists in part to provide a nonprofit umbrella to eligible individuals and groups without nonprofit status (508-548-6054).

The CPC functions primarily to review and recommend proposals and funding rather than to propose projects on its own, but under certain circumstances it can initiate and recommend a project of its own creation.

### Town Meeting's Statutory Function

Town Meeting may approve, reduce or deny the recommended funding amounts, but it may not increase amounts or initiate new uses. For this reason, the CPC uses consistent and transparent published criteria for applications and project approvals. It also endeavors to provide a strong and consistent rationale for its recommendations to Town Meeting.

### Application Timeline

The primary grant application cycle focuses on recommendations for April Town Meeting and applications are due in August of the previous year. The CPC will accept proposals for recommendation at November

Town Meeting only if the proposal is clearly time-urgent. The deadline for those proposals is the preceding April. Time urgency requires at least one of the following: (1) risk of significant loss of funding; (2) risk to public safety or risk of damage to or loss of a Town asset; or (3) unforeseen necessity, uncovered during implementation of a previously funded project, of expansion of the project's scope of work.

After submission, over the following months, the CPC reviews and discusses each proposal, interviews applicants, obtains clarification, additional information, and supporting documentation as necessary, works with the Town Financial Department to clarify any revenue questions, and then takes a final vote before the deadline for submission of warrant articles and completion of recommendations for Town Meeting action.

See application and guidelines on the CPFund website at [www.cpfundfalmouth.org](http://www.cpfundfalmouth.org) and also on the Community Preservation page of the Town website at [www.falmouthmass.us](http://www.falmouthmass.us).

### General Criteria

In addition to eligibility under the CPA and the criteria of public good, mixed use, multiple or leveraged funding sources, applicants may wish to consider and address other general criteria applicable to all proposals. Does the project

- Contribute to the preservation of Falmouth's unique and essential character?
- Enhance the quality of life for residents and visitors?
- Align with Town needs and goals as expressed in various Town plans (See Appendix B)?
- Preserve or utilize currently owned Town property.
- Preserve resources that are threatened or that serve an under-served population?
- Demonstrate practicality and feasibility and expeditious implementation within a budget and defined timeline?
- Receive relevant endorsement from other governmental bodies, businesses, nonprofits and citizens?
- Demonstrate an ability to maintain the value of a CPFund investment through on-going self-funded maintenance?

### CRITERIA BY COMMUNITY PRESERVATION FUNDING AREA

Another of the five objectives of the Falmouth CPC is to catalyze and encourage projects that are original, creative and far-reaching in meeting Falmouth's community preservation needs and serving Falmouth residents and visitors. To that end, the CPC has identified a set of criteria for proposals in each funding area that it hopes will stimulate fresh, new and interestingly comprehensive ways of thinking about responses to identified needs across the funding areas.

### Community Housing

Proposals for community housing should address as many of the following criteria as possible. Will the project:

- Contribute to the goal of achieving ten percent affordable housing in Falmouth?
- Promote a socioeconomic environment that encourages diversity
- Provide housing that is harmonious in design and scale with the surrounding community?
- Ensure long-term affordability?
- Promote the re-use of existing buildings or construction of new buildings on previously developed sites?
- Convert market rate units to affordable units?
- Give priority to local residents, Town employees of local businesses to the extent allowed by the law?
- Promote equal opportunity in housing and contribute to meeting the housing needs of the most

vulnerable segments of Falmouth's population, including but not limited to households earning up to 100 percent of the median income, single heads of household, racial and ethnic minorities, older people and people with special needs?

### Historic Preservation

Proposals for historic preservation should address as many of the following criteria as possible. Does the project protect, preserve, restore and/or rehabilitate:

- Historic, cultural architectural or archeological resources of significance, especially those that are threatened?
- Town-owned properties, features or resources of historical significance?
- A site or property's historical function?

Additionally, will the project:

- Be a contributing structure within a National or Local Historic District?
- Be on a State or National Historic Register, the List of Significant Buildings or the Falmouth Cultural Resources Inventory?
- Demonstrate the capacity to provide permanent protection of a historic resource?

### Open Space

Proposals for open space should address as many of the following criteria as possible. Will the project:

- Permanently protect important wildlife habitat including areas that are of local significance for biodiversity; (2) contain a variety of habitats with a diversity of geologic features and vegetation; (3) contain a habitat that is in danger of vanishing from Falmouth; and (4) preserve habitat for threatened or endangered species of plants or animals
- Provide opportunities for acquisition of conservation restrictions on privately owned land?
- Provide opportunities for passive recreation and environmental education?
- Provide opportunities for open space preservation that may at the same time support environmental purposes?
- Provide increased accessibility for people of all ages who have special needs.
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats?
- Provide potential trail linkages or connections with existing trails?
- Preserve scenic views?
- Front on a scenic road?
- Protect water quality in Falmouth's coastal ponds and estuaries?
- Protect drinking water quantity and quality?
- Preserve important surface water bodies, including wetlands, estuaries, vernal pools and riparian zones?
- Protect existing agricultural lands and provide opportunities for new agricultural endeavors that promote the economic, environmental and educational benefits of local farming?
- Preserve a primary or secondary priority parcel identified in the Town's Open Space and Recreation Plan?
- Provide a deed restriction held by a third party?

## Recreation Proposals

Proposals for recreation facilities should address as many of the following criteria as possible. Will the project:

- Contribute to equal geographical distribution of projects across the Town?
- Provide opportunities for the acquisition of easements for recreational uses?
- Promote the creative use of railway and other corridors to create safe and healthful nonmotorized transportation opportunities?
- Make a facility more functional for its intended use in answer to projected need?
- Make a clearly defined capital improvement to a recreational facility that adds to its value?
- Involve the broadest possible range of activities, active and passive?
- Provide access to the public, including children, older people and disabled people as applicable, including ADA accessibility?
- Align with a clearly stated priority in the capital plan of a Town department or of the Town as shown by available documentation?
- Align with and support the goals and initiatives of governmental bodies such as the Conservation Commission, Beach Committee, Bikeways Committee, and Recreation Committee?
- Include a plan for replacement of parts and regular maintenance (a predictable, established source or an ongoing fund-raising plan with designated leadership)?

For clarification and elaboration of these criteria, contact Community Preservation staff or attend a regular CPC meeting. You may speak during the period for public comment, or you may request of staff, well in advance of the meeting, to be placed on the agenda of a regular CPC meeting.

## **FALMOUTH COMMUNITY PRESERVATION FIVE-YEAR PROGRAM**

**June, 2017**

This Program summarizes accomplishments from the previous year's Five-Year Program and provides a global look at the next five years for activity – ideas, plans, projects in progress – in the four areas eligible for Community Preservation funding: community housing, historic preservation, open space, and recreation. Some of these ideas and projects may eventually receive CP funding; not all will seek it and not all that seek it will necessarily succeed. But they are all contributing to the context in which CP funding decisions will be made during these coming years.

Sources were the annual needs assessment hearing the CPC held on March 23, 2017, information gained from email communications, letters, and conversations with interested people, the results of the needs assessment hearings in 2015 and 2016, the Board of Selectmen's Five Year Strategic Plan (2015), the applicable elements of the 2016 Local Comprehensive Plan, and the 2014 Open Space and Recreation Plan:

- Land Use
- Coastal Resiliency
- Water and Wastewater
- Housing
- Economic Sustainability
- Historic Character
- Open Space and Recreation (2014)

## COMMUNITY HOUSING

At this year's CPFund March 23 Needs Assessment Hearing, community housing was described as an urgent Falmouth need: all types of housing – rental and ownership; apartments and houses; housing for the workforce, retired and elderly residents, and disabled people; and housing for all low, moderate, and to high-moderate income groups (incomes from 30 to 120 percent of area median income, or AMI).

Affordability levels are determined for towns and regions based on the economic calculation that low to high-moderate income-earning individuals and families should pay no more than 30 percent of their gross income toward housing costs including utilities. However, most Falmouth low to high-moderate income people are spending significantly more than 30 percent of their gross income on housing. This means that most individuals and families earning at all levels of need for Falmouth affordable housing are housing burdened, with the result that they are sacrificing adequate food, clothing, and healthcare.

In 2017, the HUD-based Falmouth area median income (AMI) for CPA purposes for a family of 4 members was 90,200. The acceptable housing budget for a family of four members with incomes at differing percentages of AMI would be as follows:

- o Income at 30 percent of AMI (27,060) allows 8,118 for housing and utilities.
- o Income at 50 percent of AMI (45,100) allows 13,353 for housing and utilities
- o Income at 80 percent of AMI (72,160) allows 21,648 for housing and utilities
- o Income at 100 percent of AMI (90,200) allows 27,060 for housing and utilities
- o Income 120 percent of AMI (108,240) allows 32,472 for housing and utilities

At the Needs Assessment Hearing, representatives of the Falmouth Housing Authority emphasized that the affordability of a property matters, not whether the property is on the Town's Subsidized Housing Inventory, which lists units affordable to families earning up to 80 percent of AMI. The list overstates the number of units actually affordable because, while only 20-25 percent of the units in a 40B rental development are required to be affordable, the law allows all units to be included on the town's subsidized housing inventory.

Less than 5.3 percent of Falmouth's housing is listed on its subsidized housing inventory as affordable to people earning up to 80 percent of AMI adjusted for family size. However, The Town currently lacks resources to monitor and enforce existing affordability deed restrictions on rentals and ownership homes, resulting in a needless loss of community housing stock each year. The Falmouth Housing Authority also has at least twelve deteriorating rental homes, awarded to Falmouth by the Massachusetts Department of Housing and Community Development in the 1970s, in need of new roofs and septic systems as well as interior rehabilitation. Some are no longer useable.

Families earning from 30 to 80 percent of AMI are eligible for state and federal housing subsidies and affordable housing developers build housing restricted to specific AMI levels depending on the amount of public financing available to them. With the use of future owners' sweat equity, Habitat for Humanity of Cape Cod builds ownership homes for families earning no more than 60-65 percent of AMI, adjusted for family size. The upper limit for the use of CP funds is housing for those earning no more than 100 percent of AMI. Individuals and families earning as much as 120 percent of AMI are equally disadvantaged, however, in being able to afford Falmouth housing, and thus equally in need of affordable housing.

Falmouth's shortage of community housing is attributable to relatively high property values in Falmouth and lower wages relative to statewide averages, and the large proportion of homes vacant in winter and

rented at high market rates in summer. In 2012 the average annual wage Cape-wide was \$40,820, whereas the Massachusetts annual average wage that year was \$60,892. A similar disparity exists between Cape property values and statewide values.

To reach the level of community housing necessary for retired people who have lived here for many years as well as for all the people currently commuting to work here from across the bridge is an extreme challenge. It will require a concerted determination to pursue all possible means of maintaining, preserving, and expanding such housing. Although the Town set a goal in 2009 of creating 73 units of community housing each year, it has not been able to expand the inventory at that rate.

Under the Community Preservation Act (CPA), ten percent of a town's total estimated CPA revenues each fiscal year must be appropriated or reserved for projects that acquire, create, preserve, and support community housing. The CP Fund will have close to \$400,000 per year for the next five years, through 2022, allocated by CPA statute to support community housing. Additionally, a substantive amount of additional discretionary (non-allocated) funding will be available for community housing after 2020 when sufficient funds will have been set aside to pay Land Bank debt through 2035.

Since Falmouth became a CPA town in 2005, \$6.7 million in CP funds have leveraged millions in additional financing for the production of 127 new affordable units (33 ownership homes, 106 rental apartments) by Falmouth community housing developers, adding an average of ten units each year to Falmouth's community housing inventory.

The contribution of commercial and nonprofit developers in attaining the current quantity of affordable housing units in Falmouth has been essential. However, our local nonprofit developers, as well as some of their investment partners, describe the costs to them of lack of clarity, insufficient guidance, and duplication or misdirection of effort in the town's permitting and funding process for affordable housing. They report that their experience can be unnecessarily costly in terms of both time and money, compared to experiences in Massachusetts towns with governments able to provide more support for economic development. Commercial developers note the same kinds of difficulty and some report, as a result, choosing not to seek development opportunities in Falmouth. However, Falmouth Town Government, developers and housing advocates are currently taking significant steps toward developing the governmental structure and capacity to meet our town's need for community housing.

### **Steps Forward**

The Planning Board's Accessory Apartment Bylaw, passed by April 2017 Town Meeting, is a strong positive move toward addressing Falmouth's severe shortage of affordable housing for its residents and workforce. An increase in availability of accessory rental apartments, whether affordable under the law or not, will increase supply with a resulting decrease in cost of rentals town wide. April Town Meeting appropriated \$35,000 in CP Funds to update Falmouth's expired (2014) Housing Production Plan (HPP). To have a current HPP, certified by the Department of Housing and Community Development, and to meet the town's annual goal of reaching a ratio of 10 percent affordable housing, gives a town additional power for negotiating and denying any undesirable 40B development. The Planning Board is also currently discussing revisions to the Zoning Bylaw to encourage density, which would also increase affordability in Falmouth. Finally, participants in the public hearing stressed the importance of including affordable housing in any adaptive reuse of existing buildings including historic preservation projects and developments of protected open space and recreational facilities.

In addition to these positive steps, perhaps the most significant and encouraging action in the past year is

the Town's creation of the new position of Falmouth Housing Coordinator. Eighty percent of the housing coordinator's salary will be paid by funds appropriated from the CPFund to the Falmouth Affordable Housing Fund. The housing coordinator will be empowered to study, develop and coordinate all possible avenues for preserving, maintaining and increasing Falmouth's affordable housing.

For example, the coordinator will maintain a current inventory of community housing, monitor all such housing to ensure that affordability deed restrictions are current and enforced, keep track of unmet needs, and produce an updated Housing Production Plan every five years. The Coordinator will serve the Board of Selectmen as administrator of the Falmouth Affordable Housing Fund and identify municipal properties that can be made available to affordable housing developers. The coordinator will also identify houses that can be bought down to affordability and deed-restricted in perpetuity. Coordination, clarification, and streamlining of the Town's planning, zoning, and permitting processes for affordable housing developers and guidance for those developers through the planning, permitting, and FAHF funding process will be significant components of the coordinator's job. Developing ways to include community housing in historic restoration projects and open space acquisition will also be a high priority. Finally, the housing coordinator will develop programs to encourage Falmouth residents to contribute funds, real property, and in-kind services for the provision of community housing and pursue other possibilities for financial support at the federal, state, and local levels.

There are eight community housing developments currently in the pre-development, permitting or funding application process. Although community housing development is a slow process, often requiring several years to completion, these projects, if and when completed, would result in up to 132 additional units variously affordable to families earning from 30 percent of AMI to 120 percent of AMI. Planned developments include Lyberty Green – 26 affordable apartments; Clippership Apartments – application for 8 affordable apartments in addition to existing 20 affordable units; Little Pond Place – 40 affordable apartments; Village at Old Main, LLC – 2 affordable owner homes; Megansett Crossing – 10 affordable apartments; PF Falmouth LLC – 9 affordable owner homes; Barrows Road – 12 owner homes; Northstar Place – 5 apartments; and Helms Circle, LLC – 7 owner homes.

Affordability eligibility is related to the funding source (municipal, CPA, State, federal, private). CPA funds can support community housing for families earning up to 100 % of AMI; the Town of Falmouth provides local initiative project (LIP) support for units for families earning at up to 80 % of AMI. Workforce housing is generally considered to be that available to families with incomes of up to 120% of AMI. Accordingly, the Falmouth Affordable Housing Fund (FAHF) contributed \$750,000 in support of the Falmouth Housing Corporation's Little Pond Place project, and April 2017 Town Meeting voted to appropriate \$362,000 in CP funds to for Habitat for Humanity's purchase of the property on Barrows Road in Waquoit for affordable ownership homes.

**Potential Affordable Housing Units Currently in the Local Permit Process (June 13, 2017)\***

Applicant/Project Name	Location	Total Units	Afford Units	Affordability	Status	Comment
Hospitality LLC/Lyberty Green	556 Main Street	104	26	80%	Hearing	Rental
The Resource, Inc. (TRI)/Clippership Apartments	550 Teaticket Highway (formerly Clippership Apartments)	10	8	8 at 80% in addition to existing 20 affordable apts.	Hearing Scheduled	Rental
Falmouth Housing Corporation/Little Pond Place	Spring Bars Road	40	40	Mix of 30%, 60%, 80%	Approved	Rental
Village at Old Main, LLC	41 Old Main Road	8	2	80%	Approved	Ownership
Megansett Crossing LLC/Megansett Crossing **	676-702 North Falmouth Highway	10	10	3 at 80%, 7 at 80-120%	Approved	Rental
PF Falmouth LLC	637 Gifford Street	36	9	80%	Under Construction	Ownership
Habitat for Humanity	Barrows Road	12	12	60%-65%	Application not yet received	Ownership
Northstar Construction/DBA as Northstar Place ***	115 Brick Kiln Road	20	18	5 at 80%, 15 at 80%-110%	Application not yet received. Site approval received from Mass Housing	Rental
Helmis Circle, LLC	Near Worcester and Alma	28	7	80%	Under review by Massachusetts Housing Finance Agency	Ownership
<b>TOTAL</b>		<b>268</b>	<b>132</b>			

\* THESE ARE NOT FINAL NUMBERS; THEY ARE THE NUMBERS REQUESTED IN THE APPLICATIONS. FINAL DECISIONS ARE TO BE DETERMINED

\*\*Reportedly 7 of the 10 affordable units are for residents at 80% - 120% of AMI

\*\*\*Reportedly 15 of the affordable units are for residents at 80% - 110% AMI

NOTE: ONLY UNITS AT UP TO 100% (LOW TO MODERATE INCOMES) ARE ELIGIBLE FOR CPA FUNDING.

The FAHF was created in 2011 through special legislation at the initiation of the Community Preservation

Committee and the Board of Selectmen. The Board of Selectmen are FAHF trustees and, upon recommendation of the Community Preservation Committee, may make funds available in the form of grants, loans, rental and first-time home buyer assistance, home buy-downs to create and preserve affordability, among other kinds of support for the expansion and preservation of Falmouth’s affordable housing. Funds may be used for costs of research, acquisition, creation, construction, rehabilitation, relocation, legal fees, engineering fees, and administration.

The FAHF and its two predecessor CPFund housing funds (Retention and Development, both merged with the FAHF in 2009) have supported thirteen housing projects since 2006. The FAHF currently holds \$1.3 million in available funds. Its primary source of funding to date has been transfers from the CPFund, with additional increases from investment income. The new housing coordinator will assist the Board of Selectmen in developing a program structure for the fund as well as operating procedures, application criteria and guidelines, and related forms and publications.

**Estimated Community Housing Funds 2018-2022**

Community Housing	
Year	11%
2018	367,043
2019	374,384
2020	381,872
2021	389,509
2022	397,299
Total	1,910,107

## **HISTORIC PRESERVATION**

Under the Community Preservation Act (CPA), ten percent of total estimated revenues each fiscal year must be appropriated or reserved for projects that acquire, preserve, rehabilitate, and restore historic resources. To date, the CPFund has contributed \$5 million to fifty-three projects dedicated to the restoration and preservation of Falmouth historic resources.

The Falmouth Historical Commission, an entity formed from the merger of the Falmouth Historic Districts Commission and previous Falmouth Historical Commission, with the statutory authority of both commissions, applied to the CPFund for \$30,000 to meet what it considered a critical need in connection with historic preservation in Falmouth: updating the current list of all buildings and landscapes with historic significance to create a complete archive and database of historical properties and elements. April Town Meeting 2017 appropriated the requested funds. The project Funding includes enrollment of additional identified properties in the Massachusetts Historical Commission's online Cultural Resource Information System, MACRIS ([mhc-macris.net](http://mhc-macris.net)). Once the survey is complete, the Commission intends to apply to the CPFund for support in hiring a preservation consultant to continue enrollment of properties in MACRIS and assist in redefining Falmouth's historic district boundaries to protect as many identified resources as possible. Unfortunately, a second project envisioned by the Historical Commission, that of republishing The Book of Falmouth, did not qualify for CP funding because CPA funds must be used only to restore and preserve actual original documents important in the history of Falmouth.

The Falmouth Preservation Alliance has defined four focal areas for the next few years: (1) raising funds to preserve prominent historical resources, (2) adaptive re-use of existing historic properties; (3) public education regarding Falmouth historical resources; and (4) encouragement of civic engagement in protecting Falmouth's historical character. To these ends, the Alliance published last year its walking map of historic Falmouth Village, illustrated by artist Karen Rinaldo and available for \$2.00 at the Chamber of Commerce, the Falmouth Historical Society, and the Old Stone Dock Association. A map covering Woods Hole and Quissett was released on May 20 at the Falmouth Preservation Expo. It is available at the Chamber of Commerce and in Woods Hole at the Woods Hole Historical Museum, The Landfall, and the Woods Hole Business Association.

The goal is to produce a series of heritage maps to represent all Falmouth villages and provide educational signage throughout each village keyed to its map. The Alliance is also collaborating with the Historical Commission to produce The Falmouth Book of Postcards, depicting the character of all eight Falmouth villages and supplemented with historic photographs. If both boards agree to pursue this project, the combined committee will seek town-wide involvement in assembling and producing the book and will develop funding from various sources, including a possible Go Fund Me campaign.

The Alliance and Commission will continue to work together to promote consideration of the neighborhood and landscape in planning efforts; form-based zoning decisions that take into account the streetscape's historic character. Acton has used CP funds to restore its historic shade trees, and eventually there may be interest in Falmouth in pursuing such a project. The Alliance and the Commission want to encourage integration of historic preservation, including restoration and preservation of gardens and agricultural landscapes, with the Town's planning efforts. They are also looking into sources of funding to support private historic property owners in the restoration and preservation of the exterior of their properties. The Falmouth Community Preservation Committee (CPC) has followed a policy of not recommending funding for private historic preservation, but other Massachusetts towns, such as Cambridge, have developed successful programs to support private property owners in their efforts to

contribute to the protection of Cambridge’s historic resources and character.

The West Falmouth Library this year will complete a \$2.6 million capital project to restore the historic interior and exterior of the library, create protected archive space for its significant collection of historical documents and artifacts, and make other improvements essential to expanded use and accessibility of the library and its programs. The Falmouth CPFund supported the historic components of this work with two grants, totaling \$242,370, in exchange for the library’s grant to the Town of an historical preservation restriction in perpetuity. In another grant awarded at April 2017 Town Meeting, the Woods Hole Public Library received funds to support the restoration and repointing of the building’s historic exterior stonework. The Oak Grove Cemetery Association received its third grant of CP funds to continue restoration and preservation of historic gravesites, including those of eight children.

Last year, the Community Preservation Committee learned of a need for funds to restore and preserve the historic components of Mullen Hall, but to date the CPC has not received a funding application for that work.

Friends of Nobska Light received a grant of \$264,850 from the CPFund at April 2017 Town Meeting in support of restoration of historic components of the light station tower. The Friends have a three-phase plan for restoring and rehabilitating the light station: restoration of the tower; followed by rehabilitation of the keeper’s house and other buildings to create a maritime museum, office, and gathering space; and site improvements to make the property easily accessible. Current cost of the three phases is an estimated \$5 million, which the Friends will be raising through grants, awards, public funding for historic preservation, private donations, and fundraising events. They intend to return to the Falmouth CPFund for support of each phase of this work and expect the property to be open to the public and fully functioning by 2020.

**Estimated Historic Preservation Funds 2018-2022**

Historic Preservation	
Year	11%
2018	367,043
2019	374,384
2020	381,872
2021	389,509
2022	397,299
Total	1,910,107

## **OPEN SPACE AND RECREATION**

Under the Cape Cod Amendment to the Community Preservation Act, the assets and liabilities of a Cape town's Land Bank Trust were transferred to its CPFund when the town voted to participate in the CPA. The Falmouth CPFund in 2005 acquired \$30 million in debt on Land Bank properties, structured for payment through 2035. Land Bank debt payments to date amount to \$24.5 million, or 55.3 percent of CPFund revenues received.

These annual payments, \$1.5 million in 2017, more than cover the annual required 10 percent appropriation or reserve for open space and recreation. Additionally, since 2005, the CPFund has contributed \$4.5 million to the preservation of additional open space.

The Community Preservation Committee has also been setting aside funds for the past four years to accumulate sufficient funds by 2020 to pay all Land Bank debt through 2035. This will result in a significant increase after 2020 in funds available annually for community housing, historic preservation, additional open space, and recreation.

In 2014 the Town established the goal of setting aside 30 percent of its total acreage, or 8440 acres, as protected open space. As of 2017, there were 5968 acres of protected open space in Falmouth, or 21.2 percent of total acreage.

Open space added with CPFund support since 2005 by The 300 Committee (T3C), the Falmouth Conservation Commission, and the Oyster Pond Environmental Trust (OPET) include the Bartolomei Conservation Area, the Grinnell parcel on Caleb's Pond, the Haddad parcel abutting Menauhant Beach, the George Souza Reserve, Kelly Woodland joining 500 acres of contiguous land and trails reaching from Beebe Woods to Buzzard's Bay, the Little Pond Conservation Area, Teaticket Park, the Jannasch property (watershed for Oyster Pond), and Shallow Pond Woodlands (formerly known as the Daddario Property) joining 183 acres of Falmouth watershed on Thomas Landers Road.

The Massachusetts Department of Revenue recognizes coastal ponds, estuaries, marshes, and wetlands as open space for the purposes of CPA funding. Accordingly, CP funds have contributed to the Town's assessments of shellfish/benthic habitat and water quality management of West Falmouth Harbor, Eel River, Bournes Pond, and Green Pond. CP Funds supported the Town's required baseline estuarine water quality evaluations of Megansett Harbor, Rands Harbor, Fiddlers Cover, and Wild Harbor. The Conservation Commission received CP funds for a sand and flushing study of Woodneck Beach and Little Sippewissett Marsh. In early 2017, the Conservation Commission and T3C completed a CP-funded environmental baseline study of Shivericks Pond with the intention of creating walkways and fishing piers around the town's central pond. The Buzzards Bay Coalition in collaboration with the Falmouth Department of Public Works applied in April 2017 for CPFund support of a baseline estuarine water quality evaluation of Herring Brook.

In the spring of 2017, at the request of the Board of Selectmen and Planning Board, the Town appointed a Coastal Resiliency Working Group to evaluate the research, studies, and solutions proposed for coastal resiliency and develop a phased action plan for maximizing the coastal resiliency of Falmouth, with the longest coastline of any Cape town. The CPC is interested in exploring possibilities for using CP funds to support the implementation of this plan in eligible areas.

For the past several years, the CPFund has supported the rehabilitation of many of the Town's athletic facilities, to date contributing \$2.4 million to that effort. Recent projects include a demand/use study of athletic fields and funding for a new state-of-the-art skate park at Trotting Park. April 2017 Town Meeting

appropriated an additional \$300,000 from the General Fund for the new skate park. Other playgrounds and recreational facilities supported by the CPFund include Teaticket Park trails, a multi-phased installation of bike racks throughout town, East Falmouth Elementary School, Morse Pond Elementary School, North Falmouth Elementary School, Goodwill Park, the Falmouth Golf Course, Nye Park, the Sandwich Road Playing Fields, the Swift Park tennis courts, and rehabilitation of the Shining Sea Bikeway from Woods Hole to Locust Street. There may also be ways in which the CPFund can support eligible components of the Senior Center planned adjacent to the Gus Canty Recreation Center.

The Coonamessett River Working Group (CRWG) is leading a collaboration for the creation, restoration, and preservation of a greenway along both sides of the Coonamessett River, from Pond 14 almost to the River's entry into Great Pond. The Coonamessett Greenway Heritage Trail will have environmental, agricultural, and historical signage along the paths and a park with a covered amphitheater. April 2017 Town Meeting appropriated \$137,164 in CP funds to the project for Phase I, preparation of the park plan and construction of bridges over the wetlands. Collaborative partners include the Department of Recreation, the Agriculture Commission, the Falmouth Historical Commission, the 300 Committee, the Department of Public Works, the Conservation Commission, and Falmouth junior high schools, whose students will build the educational kiosks.

T3C and the Board of Selectmen have applied to the CPFund for \$800,000 at November 2017 Town Meeting to supplement a Massachusetts LAND grant, an April 2017 Town Meeting appropriation, and private contributions for the purchase of the Tony Andrews Farm on Meeting House Road and additional Andrews property along Pond 14. This purchase will increase the Town's protected open space to 6,015 acres, or 21.3 percent of the Town's total acreage. A working group is in the process of determining best uses of the Farm for optimal public benefit and expects to present its plan in September 2017.

The recreation needs listed below are some of the same needs identified by the 2016 CPFund needs assessment. Many of the needs identified at the time were for routine maintenance and ineligible for CPA funds. The following may be eligible for CPA funding can it be determined that they fall outside Falmouth's normal capital and general responsibilities and budgets:

- Connected hiking trails
- Beebe Woods trail rehabilitation
- Additional beach facilities
- Town swimming pool
- Rehabilitation and creation of tennis courts
- Rehabilitation and creation of athletic fields
- Exercise stations along trails
- Boat building program
- Additional boat launching facilities
- Additional public and community gardens

Open Space & Recreation	
Year	TBD
2016	TBD
2017	TBD
2018	TBD
2019	TBD
2020	TBD
Total	TBD

## **APPENDIX A: GLOSSARY (Definitions taken from MGL c. 44B s. 2)**

As used in this chapter, the following words shall, unless the context clearly indicates a different meaning, have the following meanings:

Acquire – obtain by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Acquire shall not include a taking by eminent domain, except as provided in this chapter.

Annual income – a family’s or person’s gross annual income less such reasonable allowances for dependents, other than a spouse, and for medical expenses as the housing authority or, in the event that there is no housing authority, the department of housing and community development, determines.

Capital improvement – reconstruction or alteration of real property that: (1) materially adds to the value of the real property or appreciably prolongs the useful life of the real property; (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.

Community housing – low and moderate income housing for individuals and families, including seniors.

Community preservation – the acquisition, creation and preservation of open space, the acquisition, creation and preservation of historic resources and the creation and preservation of community housing.

Community preservation committee – the committee established by the legislative body of a city or town to make recommendations for community preservation, as provided in section 5 of the CPA.

Community Preservation Fund – the municipal fund established under section 7 of the CPA.

CP – community preservation.

Historic resources – a building, structure, vessel real property, document or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town. [The Falmouth CPC defines a resource as historic if it is over 50 years and holds architectural, cultural or historical significance.]

Legislative body – the agency of municipal government which is empowered to enact ordinances or by-laws, adopt an annual budget and other spending authorizations, loan orders, bond authorizations and other financial matters and whether styled as a city council, board of aldermen, town council, town meeting or by any other title.

Low income housing – housing for those persons and families whose annual income is less than 80 per cent of the areawide median income. The areawide median income shall be the area wide median income as determined by the United States Department of Housing and Urban Development.

Low or moderate income senior housing – housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing.

Maintenance – incidental repairs which neither materially add to the value of the property nor appreciably prolong the property’s life, but keep the property in a condition of fitness, efficiency or readiness. [The Falmouth CPC additionally defines maintenance as anything required more frequently than every ten years.]

Moderate income housing – housing for those persons and families whose annual income is less than 100 per cent of the area wide median income. The area wide median income shall be the area wide median income as determined by the United States Department of Housing and Urban Development.

Open space – shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

Preservation – protection of personal or real property from injury, harm or destruction.

Real property – land, buildings, appurtenant structures and fixtures attached to buildings or land, including, where applicable, real property interests.

Real property interest – a present or future legal or equitable interest in or to real property, including easements and restrictions, and any beneficial interest therein, including the interest of a beneficiary in a trust which holds a legal or equitable interest in real property, but shall not include an interest which is limited to the following: an estate at will or at sufferance and any estate for years having a term of less than 30 years; the reversionary right, condition or right of entry for condition broken; the interest of a mortgagee or other secured party in a mortgage or security agreement.

Recreational use – active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. “Recreational use” shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

Rehabilitation – capital improvements, or the making of extraordinary repairs, to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community housing functional for their intended uses including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes; provided, that with respect to historic resources, “rehabilitation” shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties codified in 36 C.P.R. Part 68; and provided further, that with respect to land for recreational use, “rehabilitation” shall include the replacement of playground equipment and other capital improvements to the land or the facilities thereon which make the land or the related facilities more functional for the intended recreational use.

Support of community housing – shall include, but not be limited to, programs that provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing or to an entity that owns, operates or manages such housing, for the purpose of making housing affordable.

## **APPENDIX B: TOWN PLANS WITH RELEVANCE TO COMMUNITY PRESERVATION**

- Falmouth Historic Districts Design Review Guidelines (Historic Districts Commission page on Town website)
- Falmouth Five-Year Strategic Plan (Board of Selectmen page on Town website)
- Falmouth Historic Districts Design Review Guidelines (Historic Districts Commission page on Town website)
- Historic Preservation Plan (Historic Commission page on Town website)
- Housing Production Plan (Planning Department page on Town website)
- Local Comprehensive Plan sections on Affordable Housing; Historic Preservation and Community Character; Open Space and Recreation; Coastal Resources and Wetlands, Wildlife, and Plant Habitat (Planning Department page on Town website)
- Open Space and Recreation Plan (approved by Massachusetts Division of Conservation Services and by the Falmouth Planning Department. (Planning Department)
- Relevant plans prepared by various Town Departments (see Town website for listing)

## APPENDIX C: FALMOUTH CPFUND REVENUES, DEBT, & ALLOCATIONS 2005-2035

FALMOUTH COMMUNITY PRESERVATION ACTUAL/ESTIMATED REVENUES BUDGET FY 2005 THROUGH FY 2035 (updated April 7, 2017)													
ACTUAL & ESTIMATED REVENUES					DEBT OBLIGATION AND STATUTORY AND VOTED ALLOCATIONS						DISCRETIONARY FUNDS		
FY	*3% Surcharge Actual/ Est.	State Match Actual/ Est.	State Match Actual/ Est %	Total Rev. Actual/ Est	Debt Service Fixed (-)	Community Housing 11% after 2017	Historic Preser- vation 11% after 2017	Open Space & Recreation 10%	Admin <=5%	Admin %	Discretionary Balance	Land Bank Debt Set-aside & Pmts	Net Discretionary Balance
	+2%/yr												
2005	1,767,448	0	0.00%	1,767,448	0	176,745	176,745	176,745	0		1,237,213		1,237,213
2006	1,815,584	1,767,448	97.35%	3,583,032	0	358,303	358,303	358,303	25,000	1%	2,483,123		2,483,123
2007	1,900,140	1,815,584	95.55%	3,715,724	-2,133,810	371,572	371,572	371,572	100,000	3%	367,198		367,198
2008	2,034,707	1,900,140	93.39%	3,934,847	-2,195,216	393,485	393,485	393,485	46,000	1%	513,176		513,176
2009	2,115,830	1,425,172	67.36%	3,541,002	-2,064,309	354,100	354,100	354,100	90,000	3%	324,393		324,393
2010	2,210,385	776,354	35.12%	2,986,739	-2,013,385	298,674	298,674	298,674	89,602	3%	-12,270		-12,270
2011	2,337,925	632,354	27.05%	2,970,279	-1,939,247	297,028	297,028	297,028	81,318	3%	58,630		58,630
2012	2,419,193	654,185	27.04%	3,073,378	-2,384,954	307,338	307,338	307,338	140,000	5%	-373,590		-373,590
2013	2,508,214	681,247	27.16%	3,189,461	-2,309,130	318,946	318,946	318,946	95,684	3%	-172,191		-172,191
2014	2,516,844	1,376,543	54.69%	3,893,387	-1,737,575	389,339	389,339	389,339	120,750	3%	867,045		867,045
2015	2,659,607	852,813	32.07%	3,512,420	-1,681,901	351,242	351,242	351,242	134,750	4%	642,043		642,043
2016	2,817,587	825,746	31.58%	3,440,271	-1,621,837	344,027	344,027	344,027	141,140	4%	645,213	1,700,000	-1,700,000
2017	2,744,132	493,944	18.00%	3,238,076	-1,537,795	323,808	323,808		137,600	5%	915,066	575,000	340,066
2018	2,827,760	508,997	18.00%	3,336,757	-1,481,163	367,043	367,043		166,838	5%	954,669	575,000	379,669
2019	2,884,315	519,177	18.00%	3,403,492	-1,462,442	374,384	374,384		170,175	5%	1,022,107	575,000	447,107
2020	2,942,002	529,560	18.00%	3,471,562	-1,168,263	381,872	381,872		173,578	5%	1,365,977	575,000	790,977
2021	3,000,842	540,151	16.00%	3,540,993		389,509	389,509		177,050	5%	2,584,925	4,575,000 (1,090,449)	2,584,925
2022	3,060,858	550,955	16.00%	3,611,813		397,299	397,299		180,591	5%	2,636,623	(961,369)	2,636,623
2023	3,122,076	561,974	16.00%	3,684,049		405,245	405,245		184,202	5%	2,689,356	(613,539)	2,689,356
2024	3,184,517	573,213	16.00%	3,757,730		413,350	413,350	42,931	187,887	5%	2,700,212	(370,419)	2,700,212
2025	3,248,207	584,677	16.00%	3,832,885		421,617	421,617	63,798	191,644	5%	2,734,208	(357,819)	2,734,208
2026	3,313,172	596,371	16.00%	3,909,542		430,050	430,050	260,881	195,477	5%	2,593,085	(169,169)	2,593,085
2027	3,379,435	608,298	16.00%	3,987,733		438,651	438,651	328,132	199,387	5%	2,582,914	(110,519)	2,582,914
2028	3,447,024	620,464	16.00%	4,067,488		447,424	447,424	334,640	203,374	5%	2,634,627	(112,784)	2,634,627
2029	3,515,964	632,874	16.00%	4,148,838		456,372	456,372	346,509	207,442	5%	2,682,142	(109,863)	2,682,142
2030	3,586,283	645,531	16.00%	4,231,814		465,500	465,500	353,756	211,591	5%	2,735,469	(111,744)	2,735,469
2031	3,658,009	658,442	16.00%	4,316,451		474,810	474,810	361,479	215,823	5%	2,789,530	(113,331)	2,789,530
2032	3,731,169	671,610	16.00%	4,402,780		484,306	484,306	369,631	220,139	5%	2,844,398	(114,675)	2,844,398
2033	3,805,793	685,043	16.00%	4,490,835		493,992	493,992	378,692	224,542	5%	2,899,618	(115,300)	2,899,618
2034	3,881,909	698,744	16.00%	4,580,652		503,872	503,872	392,372	229,033	5%	2,951,504	(111,500)	2,951,504
2035	3,959,547	712,718	16.00%	4,672,265		513,949	513,949	401,749	233,613	5%	3,009,004	(112,200)	3,009,004
<b>TOTAL</b>	<b>87,811,958</b>	<b>23,671,666</b>		<b>111,483,624</b>	<b>30,365,063</b>	<b>11,148,362</b>	<b>11,148,362</b>	<b>11,148,362</b>	<b>4,658,026</b>		<b>73,705,000</b>	<b>Paid in Full</b>	<b>66,255,320</b>

\*After 2021 debt payments are made from funds set aside in 2020 for the purpose. See Column O

## APPENDIX D: CPFUND GRANTS 2005-2017

COMMUNITY HOUSING PROJECTS 2005 - 2017 (updated April 7, 2017)						
ART	YEAR	MONTH	PROJECT	ADDRESS	APPLICANT	GRANT
A35	2006	APR	Transfer to Affordable Housing Retention Fund (merged in 2011 with Falmouth Affordable Housing Fund)		Falmouth Housing Authority	250,000
A37	2006	NOV	Transfer to Affordable Housing Development Fund (merged in 2011 with Falmouth Affordable Housing Fund)		Falmouth Affordable Housing Committee, Falmouth Housing Trust, Falmouth Housing Corporation	170,000
A39	2006	NOV	Transfer to Affordable Housing Retention Fund (merged in 2011 with Falmouth Affordable Housing Fund)		Falmouth Housing Authority	203,617
BOS	2006		Construction of three homes - site preparation (Funding from Housing Development Fund)	Ward and Chester Street in North Falmouth, Cloverfield Way in East Falmouth	Falmouth Housing Corporation	75,000
A30	2006	APR	Construction of three single-family homes	Ward Street and Chester Street in North Falmouth, Cloverfield Way in East Falmouth	Falmouth Affordable Housing Committee and Falmouth Housing Corporation	250,000
A33	2006	APR	Feasibility study for affordable housing	Woods Hole Road, Woods Hole	Falmouth Affordable Housing Committee	40,000
A42	2006	APR	Construction of two two-family duplexes	Sam Turner Road, East Falmouth	Habitat for Humanity, Inc.	60,000
A41	2006	NOV	Construction of single-family home	Sippewissett Road, Falmouth	Habitat for Humanity, Inc.	45,000
A32	2007	APR	Transfer to Affordable Housing Retention Fund (merged in 2011 with Falmouth Affordable Housing Fund)		Falmouth Affordable Housing Committee, Falmouth Housing Trust, Falmouth Housing Corporation	330,000
A38	2007	APR	Transfer to Affordable Housing Retention Fund (merged in 2011 with Falmouth Affordable Housing Fund)		Falmouth Housing Authority	80,000
BOS	2007		Construction of Schoolhouse Green apartments (Funding from Housing Development Fund - 700,000)	100 Teaticket Highway, Teaticket	Falmouth Housing Corporation	
A28	2008	APR	Transfer to Affordable Housing Retention Fund (merged in 2011 with Falmouth Affordable Housing Fund)		Falmouth Housing Authority	170,000
A36	2008	APR	Transfer to Affordable Housing Development Fund (merged in 2011 with Falmouth Affordable Housing Fund)		Falmouth Affordable Housing Committee, Falmouth Housing Trust, Falmouth Housing Corporation	425,000
A34	2009	APR	Preparation of updated Falmouth Housing Production Plan	Town Hall, Falmouth	Falmouth Affordable Housing Committee	20,000
A40	2009	APR	Transfer to Affordable Housing Development Fund (merged in 2011 with Falmouth Affordable Housing Fund)		Falmouth Affordable Housing Committee, Falmouth Housing Trust, Falmouth Housing Corporation	282,700
BOS	2009		Buy-down of three homes to ensure affordability (Funding from Housing Retention Fund - 137,000)	Sam Turner Road and Esker Place, East Falmouth MA	Falmouth Housing Corporation	
BOS	2009		Buy-down of three homes to ensure affordability (Funding from Housing Retention Fund - 89,000)	Longshank Circle, East Falmouth	Falmouth Housing Corporation	
A25	2010	NOV	Acquisition of 11.9 acres for community housing and recreation	APR Bars Road, East Falmouth	Community Preservation Committee	1,250,000
A35	2010	APR STM	Transfer to Affordable Housing Development Fund (merged in 2011 with Falmouth Affordable Housing Fund)		Falmouth Affordable Housing Committee, Falmouth Housing Trust, Falmouth Housing Corporation	295,000

A25	2011	APR STM	Transfer to Falmouth Affordable Housing Fund (FAHF) of combined Housing Retention and Housing Development funds (1,033,617)	50 Town Hall Square, Falmouth MA	Community Preservation Committee	
A24	2011	NOV	Construction of duplex	Glenwood Avenue, Falmouth	Habitat for Humanity, Inc.	80,000
A31	2012	NOV	Transfer to Affordable Housing Fund (FAHF)	50 Town Hall Square, Falmouth MA	Community Preservation Committee	839,353
BOS	2012	FAHF	Reconfiguration of home into three apartments (Funding from Falmouth Affordable Housing Fund - 183,000)	Shore Street, Falmouth	The Resource Inc.	
A26	2013	APR STM	Transfer to Affordable Housing Fund (FAHF)	50 Town Hall Square, Falmouth MA	Community Preservation Committee	14,902
A27	2013	NOV	Housing Stabilization Fund - affordable housing search support and assistance	Scranton Avenue, Falmouth	Falmouth Housing Authority	40,000
A29	2014	NOV	Housing Stabilization Fund - affordable housing search support and assistance	Scranton Avenue, Falmouth	Falmouth Housing Authority	45,000
BOS	2013	FAHF	Housing Demand Study (Funding from Falmouth Affordable Housing Fund - 25,625)	Town Hall, Falmouth	Board of Selectmen	
BOS	2013	FAHF	Construction of three homes (Funding from Falmouth Affordable Housing Fund - 120,000)	St. Marks Road, East Falmouth	Falmouth Housing Trust	
A33	2014	NOV	Construction of single-family home	Galleon Drive, East Falmouth	Habitat for Humanity, Inc.	
BOS	2014	FAHF	Construction of eleven apartments: Notantico Woods (Funding from Falmouth Affordable Housing Fund - 540,000)	Notantico Woods, Woods Hole Road	Falmouth Housing Corporation	
BOS	2014	FAHF	Construction of four apartments by adaptive re-use of Odd Fellows Hall (Funding from Falmouth Affordable Housing Fund - 208,000)	Odd Fellows Hall, Falmouth	Falmouth Housing Trust	
A32	2015	NOV	Housing Stabilization Fund - affordable housing search support and assistance	Scranton Avenue, Falmouth	Falmouth Housing Corporation	40,000
A34	2015	APR	Preservation of twelve deteriorating affordable homes	Multiple locations throughout Falmouth	Falmouth Housing Authority	168,280
A15, A31	2016	NOV	Housing Coordinator - 80 percent of salary for three years (Transfer to Falmouth Affordable Housing Fund FAHF)			300,000
A19	2016	APR	Transfer to Affordable Housing Fund (FAHF)	50 Town Hall Square, Falmouth MA	Community Preservation Committee	500,000
BOS	2016	FAHF	Construction of forty units of varying sizes: Little Pond Place (Funding from Falmouth Affordable Housing Fund - 750,000)	Little Pond Place (APR Bars Road)	Falmouth Housing Corporation	
A47	2017	APR	Transfer to Falmouth Affordable Housing Fund (FAHF)	50 Town Hall Square, Falmouth MA	Community Preservation Comittee	300,000
A43	2017	APR	Housing Production Plan Update	50 Town Hall Square, Falmouth MA	Affordable Housing Committee	35,000
A35	2017	APR	Construction of twelve single-family homes	0 Barrows Road, Waquoit, MA	Habitat for Humanity of Cape Cod	362,000

HISTORIC PRESERVATION PROJECTS 2005-2017 (updated April 7, 2017)						
ART	YEAR	MONTH	PROJECT	LOCATION	APPLICANT	GRANT
A35	2015	NOV	Carriage House - rehabilitation of historic windows	294 Old Main Road, North Falmouth	Housing Assistance Corporation	85,000
A44	2012	NOV	Church of the Messiah - restoration of belfry	13 Church Street, Woods Hole	Church of the Messiah	63,000
A41	2008	APR	Cranberry bogs - historic restoration (withdrawn)	withdrawn		
A37	2010	NOV	Davis House restoration (WCAI headquarters)	3 Water Street, Woods Hole	WCAI/WGBH Radio Station	267,600
A30	2006	APR	East Falmouth Burying Ground - restoration and preservation	451 East Falmouth Highway, East Falmouth	John Wesley United Methodist Church	27,650
A35	2011	NOV	East Falmouth Burying Ground - preservation of the 68 marble gravestones	451 East Falmouth Highway, East Falmouth	John Wesley United Methodist Church	4,620
A41	2006	NOV	Edward Marks Jr. Building (formerly Falmouth Poor House) - historic restoration plan	744 Main Street, Falmouth	Town of Falmouth	40,000
A34	2010	NOV	Falmouth Fire Department - digitization of historic film	399 Main Street, Falmouth	Falmouth Fire Department	1,172
A18	2010	APR	Falmouth Historic District Design Review Guidelines - production of guidelines	59 Town Hall Square, Falmouth	Falmouth Historic Districts Commission	13,000
A31	2006	APR	Falmouth Historic Resources - cataloguing of historic structures prior to 1930	59 Town Hall Square, Falmouth	Falmouth Historical Commission	30,000
A39	2008	APR	Falmouth Historic Resources - updating of list of historic properties	59 Town Hall Square, Falmouth	Falmouth Historical Commission	30,000
A42	2017	APR	Falmouth Historical Commission List of Significant Buildings - updating and expansion	59 Town Hall Square, Falmouth	Falmouth Historical Commission	30,000
A35	2010	NOV	Falmouth Public Library - preservation of historical documents 18th C through 1960,	300 Main Street, Falmouth	Falmouth Public Library Foundation	4,950
A36	2011	NOV	Falmouth Public Library - digitization of historic documents with searchable electronic access	300 Main Street, Falmouth	Falmouth Public Library Foundation	203,894
A40	2007	APR	Falmouth Public Library - restoration of Memorial Building Phase I	300 Main Street, Falmouth	Falmouth Library Board of Trustees	101,660
A38	2008	APR	Falmouth Public Library - preservation of Memorial building, Phase II	300 Main Street, Falmouth	Falmouth Library Board of Trustees	98,955
A40	2006	NOV	Falmouth town documents - preservation of historic documents	59 Town Hall Square, Falmouth	Falmouth Town Clerk	150,297
A28	2006	APR	Highfield Hall - installation of HVAC system	56 Highfield Drive, Falmouth	Highfield Hall & Gardens	250,000
A42	2006	NOV	Highfield Hall - design for theater restoration	56 Highfield Drive, Falmouth	Cape Cod Conservatory	25,000
A30	2008	NOV	Highfield Hall - restoration of Ice House	56 Highfield Drive, Falmouth	Highfield Hall and Gardens	20,000
A37	2014	NOV	Highfield Hall - restoration work in main house	56 Highfield Drive, Falmouth	Highfield Hall & Gardens	17,450
A29	2006	APR	Lawrence Academy (Chamber of Commerce) - restoration of historic interior components	20 Academy Lane, Falmouth	Town of Falmouth	150,000
A31	2013	NOV	Lawrence Academy (Chamber of Commerce) - restoration of cupola and portico (See also NOV 2015 A37)	20 Academy Lane, Falmouth	Town of Falmouth	210,000
A39	2006	NOV	Long Pond Pumping Station - restoration	Long Pond, 38 Pumping Station Road, Falmouth	Falmouth Water Department	370,000
A44	2006	NOV	Methodist Society Burying Ground - restoration and preservation	744 Main Street, Falmouth	John Wesley United Methodist Church	16,300
A32	2006	APR	Museums on the Green - design of museum-grade climate control system	55 and 65 Palmer Avenue, Falmouth	Falmouth Historical Society	28,000
A43	2012	NOV	Museums on the Green - restoration of Conant House	65 Palmer Avenue, Falmouth	Falmouth Historical Society	201,500
A40	2017	APR	Nobska Light Station - restoration of tower	233 Nobska Road, Woods Hole	Friends of Nobska Light, Inc.	264,850
A39	2010	NOV	Oak Grove Cemetery - restoration and preservation	Jones Road at Palmer Avenue, Falmouth	Oak Grove Cemetery Association	28,093
A32	2014	NOV	Oak Grove Cemetery - restoration and preservation	Jones Road at Palmer Avenue, Falmouth	Oak Grove Cemetery Association	59,279
A41	2017	APR	Oak Grove Cemetery - restoration and preservation	Jones Road at Palmer Avenue, Falmouth	Oak Grove Cemetery Association	6,730
A16	2013	APR STM	River Bend Silo - restoration	682 Sandwich Road, East Falmouth	The 300 Committee and the Falmouth Historical Commission	86,251
A37	2011	NOV	St. Barnabas Episcopal Church - restoration of five exterior	91 Main Street, Falmouth	St. Barnabas Episcopal Church	12,500

			doors			
A38	2006	NOV	School Administration Building - Phase I restoration design	354 Teaticket Highway, Teaticket	Falmouth School Committee	40,000
A41	2007	APR	School Administration Building - restoration Phase II	354 Teaticket Highway, Teaticket	Falmouth School Committee	490,534
A12	2008	APR STM	School Administration Building - to allow HVAC replacement from 4/07 CPFund appropriation	354 Teaticket Highway, Teaticket	Falmouth School Committee	
A20	2009	APR	School Administration Building - restoration, continuation of Phase II	354 Teaticket Highway, Teaticket	Falmouth School Committee	255,000
A35	2008	APR	Schoolhouse Green - restoration of village school house	100 Teaticket Highway, Teaticket	Falmouth Housing Corporation	100,000
A34	2014	NOV	Village Green - restoration of fence	68 Main Street, Falmouth	Falmouth Department of Public Works	100,000
A9	2009	APR STM	Waquoit Congregational Church - restoration of roof and steeple	15 Parsons Lane, Waquoit	Waquoit Congregational Church	190,000
A41	2011	NOV	Waquoit Congregational Church - consultation for restoration of church exterior	15 Parsons Lane, Waquoit	Waquoit Congregational Church	5,500
A33	2011	NOV	Waquoit Congregational Church - restoration of historic exterior	15 Parsons Lane, Waquoit	Waquoit Congregational Church	136,424
A38	2014	NOV	West Falmouth Harbor Town Landing - restoration of historic pink granite footing	55 Old Dock Road, West Falmouth	Falmouth Department of Public Works	300,000
A41	2014	NOV	West Falmouth Library - restoration of historic components	575 West Falmouth Highway, West Falmouth	West Falmouth Library Board of Trustees	119,870
A39	2017	APR	West Falmouth Library - interior and exterior historic restoration	575 West Falmouth Highway, West Falmouth	West Falmouth Library Board of Trustees	122,500
A43	2006	NOV	West Falmouth United Methodist Church - restoration of turret roof	636 West Falmouth Highway, West Falmouth	West Falmouth United Methodist Church	11,234
A25	2015	APR STM	West Falmouth United Methodist Church - restoration of exterior doors	636 West Falmouth Highway, West Falmouth	West Falmouth United Methodist Church	24,400
A36	2010	NOV	Woods Hole Historical Museum (Bradley House) - restoration of windows	579 Woods Hole Road, Woods Hole	Woods Hole Historical Museum	30,000
A29	2008	NOV	Woods Hole Public Library - rehabilitation of windows	581 Woods Hole Road, Woods Hole	Woods Hole Library Board of Trustees	48,500
A38	2011	NOV	Woods Hole Public Library - restoration of slate roof	581 Woods Hole Road, Woods Hole	Woods Hole Library Board of Trustees	28,500
A37	2017	APR	Woods Hole Public Library - restoration and repointing of stonework	581 Woods Hole Road, Woods Hole	Woods Hole Library Board of Trustees	19,550
A32	2007	APR	Woods Hole School House - restoration of school house at 24 School Street, Woods Hole (135,000, returned and re-appropriated Fall 2010 for restoration of WCAI's Davis House in Woods Hole)	withdrawn	Woods Hole Children's School of Science	
A38	2010	NOV	Woods Hole Village Cemetery - restoration and preservation	13 Church Street, Woods Hole	Church of the Messiah	77,188
A39	2008	APR	World War I monument - restoration	300 Main Street, Falmouth	Falmouth Monument Restoration Committee	33,000

OPEN SPACE PROJECTS 2005-2017 (updated April 7, 2017)						
ART	YEAR	MONTH	PROJECT	LOCATION	APPLICANT	GRANT
A33	2008	NOV	Amendment to A15 4/05 STM allowing the funds to be used for open space acquired with Land Bank or Community Preservation Funds	Amendment to previous article	Town of Falmouth	
A11	2009	APR STM	Bartolomei parcel - acquisition to create Bartolomei Conservation Area	667 Sandwich Road, East Falmouth	Falmouth Conservation Commission & The 300 Committee	350,375
A27	2009	NOV	Bartolomei Conservation Area - construction of accessible trails	667 Sandwich Road, East Falmouth	The 300 Committee and Community Preservation Committee	10,000
A37	2008	APR	Caleb's Pond (Grinnell property) - acquisition of 11 acres to create open space and protect Waquoit Bay watershed	110 Metoxit, Waquoit	The 300 Committee	400,000
A36	2017	APR	Coonamessett Greenway Heritage Trail and Gateway Park	Coonamessett River, Lower and Middle Bog Areas	Conservation Commission & The 300 Committee	137,164
A35	2006	APR	East Falmouth Community Garden -installation of benches	505 East Falmouth Highway, East Falmouth	East Falmouth Village Association	1,400
A31	2008	NOV	Eel River and Bournes Pond - shellfish/benthic habitat assessment and management plans	Eel River and Bournes Pond, East Falmouth	Falmouth Coastal Ponds Management Committee	25,000
A15	2005	APR STM	Engineering surveys & boundary markers Land Bank property	Multiple locations	Town of Falmouth	200,000
A33	2010	NOV	Estuaries - evaluation of water quality in Megansett Harbor, Rands Harbor, Fiddlers Cove and Wild Harbor (Massachusetts Estuaries Project)	Wild Harbor, Rands Harbor, Fiddlers Cove, Megansett Harbor, North Falmouth	Falmouth Department of Public Works	142,985
A35	2006	NOV	Green Pond - shellfish/benethic habitat study	Green Pond, Falmouth	Falmouth Coastal Ponds Management Committee	50,000
A36	2007	APR	Haddad Parcel - acquisition of 1.9 acre dune system	Foster Road, East Falmouth	The 300 Committee and the Falmouth Beach Committee	290,000
A36	2006	NOV	Hampson parcel - acquisition of 3.64 acres to create George Souza Reserve	Hatchville	The 300 Committee	550,000
A25	2015	NOV	Kelly Woodland - purchase of Conservation Restriction on parcel linking Beebe Woods with Flume Pond Reserve	0 Sippewissett Road, Falmouth	Conservation Commission & The 300 Committee	90,000
A32	2013	NOV	Little Pond Conservation Area Phase I - Implementation of Phase I of Master Plan	89 Spring Bars Road, East Falmouth	Falmouth Conservation Commission	50,000
A34	2006	NOV	Little Sippewissett Marsh - sand and flushing study; Woodneck Beach - water quality analysis	Little Sippewissett Marsh and Woodneck Beach, Falmouth	Falmouth Conservation Commission	60,000
A16	2014	APR STM	Oyster Pond - acquisition of Conservation Restriction on 21.92-acre Jannasch property for open space and watershed protection (See also APR STM A23)	Oyster Pond watershed, Woods Hole	Oyster Pond Environmental Trust	250,000
A22	2009	APR	Oyster Pond - removal of invasive plant species Phase I	Oyster Pond, Woods Hole	Oyster Pond Environmental Trust	6,650
A46	2012	NOV	Oyster Pond - removal of invasive plant species Phase II	Oyster Pond, Woods Hole MA	Oyster Pond Environmental Trust	8,600
A27	2016	NOV	Shallow Pond Woodlands (600,000 initial award reimbursed by a 400,000 Massachusetts LAND Grant, for a net award of 250,000)	0 Thomas Landers Road	Conservation Commission & The 300 Committee	250,000
A33	2015	NOV	Shivericks Pond - baseline environmental study for public access	Katharine Lee Bates Road, Falmouth	Conservation Commission & The 300 Committee	10,000
A43	2010	NOV	Spring Bars Road - acquisition of 9.6 acres for open space and recreation (See Little Pond Conservation Area)	89 Spring Bars Road, East Falmouth	Community Preservation Committee and Town of Falmouth	1,250,000
A20	2012	APR STM	Surf Drive Beach - sand replenishment	Surf Drive Beach, Falmouth MA	Falmouth Beach Committee	40,000
A31	2011	NOV	Teaticket Park - acquisition of 10.7 acres for public park	205 Teaticket Highway, Teaticket	Falmouth Conservation Commission, The 300 Committee, Community Preservation Committee	200,000
A36	2013	NOV	Teaticket Park - construction of boardwalk, observation platform, and ADA-compliant wetland path	205 Teaticket Highway, Teaticket	The 300 Committee	63,735
A42	2007	APR	West Falmouth Harbor - shellfish/benthic habitat study and management plan	55 Old Dock Road, West Falmouth	Falmouth Coastal Ponds Management Committee	25,000

RECREATION PROJECTS 2005-2015 (updated April 7, 2017)						
ART	YEAR	MONTH	PROJECT	ADDRESS	APPLICANT	GRANT
A35	2014	NOV	Backstop Replacement Falmouth Athletic Fields	Multiple locations	Falmouth Recreation Department	100,000
A45	2007	APR	Bike Racks - installation for public use Phase I	Multiple locations	Falmouth Bikeways Committee	33,000
A39	2014	NOV	Bike Racks - installation for public use Phase II	Multiple Locations	Falmouth Bikeways Committee	32,350
A32	2015	NOV	Bike Racks - installation for public use Phase III	Multiple Locations	Falmouth Bikeways Committee	20,050
A30	2015	NOV	Bristol Beach - installation of beach gates	Bristol Beach, East Falmouth	Falmouth Beach Department	16,000
A33	2013	NOV	East Falmouth Elementary School Playground - ADA-compliant rehabilitation	33 Davisville Road, East Falmouth	Falmouth Department of Public Works and East Falmouth School	64,406
A28	2015	NOV	Falmouth Athletic Fields - demand/use study	416 Gifford, Falmouth	Falmouth Department of Public Works	20,220
A29	2006	APR	Falmouth Band Shell - completion of design (20,000, returned)	withdrawn	Falmouth Building Committee	
A42	2014	NOV	Falmouth Golf Course - partial funding for rehabilitation of irrigation system	630 Carriage Shop Road, East Falmouth	Town of Falmouth	229,283
A36	2015	NOV	Falmouth Golf Course - partial funding for rehabilitation of irrigation system	630 Carriage Shop Road, East Falmouth	Town of Falmouth	50,000
A38	2014	NOV	Falmouth High School - construction of all-purpose athletic field (250,000, withdrawn)	withdrawn	Falmouth School Committee	
A26	2015	NOV	Goodwill Park - ADA-compliant rehabilitation of playground	Goodwill Park Road at Gifford, Falmouth	Falmouth Department of Public Works	160,580
A49	2006	NOV	Guv Fuller Field - installation of lighting	790 Main Street, Falmouth	Falmouth Parks Department	125,000
A44	2007	APR	Guv Fuller Field - installation of additional lighting	790 Main Street, Falmouth	Falmouth Parks Department	210,000
A37	2013	NOV	Menauhant and Surf Drive beaches - installation of gates	Surf Drive Beach, Falmouth, and Menauhant Beach, East Falmouth	Falmouth Beach Department	17,463
A39	2013	NOV	Morse Pond Elementary School Playground - ADA-compliant rehabilitation	323 Jones Road, Falmouth	Falmouth Department of Public Works and Morse Pond School	62,000
A27	2015	NOV	North Falmouth Elementary School Playground - ADA-compliant rehabilitation	62 Old Main Roda, North Falmouth	Falmouth Department of Public Works	57,500
A51	2006	NOV	Nye Park - installation of picnic shelter and playground	1 Chester Stree, North Falmouth	North Falmouth Village Association	26,000
A49	2012	NOV	PAL Playground - construction at 279 Brick Kiln Road (20,000, withdrawn)	withdrawn	Cape Cod Police Athletic League (PAL)	
A33	2006	APR	Sandwich Road playing fields - clearing of Town recreational land	890 Sandwich Road, East Falmouth	Falmouth Recreation Committee	300,000
A43	2007	APR	Sandwich Road playing fields - installation of infrastructure	890 Sandwich Road, East Falmouth	Falmouth Recreation Department	185,000
A33	2008	APR	Sandwich Road Playing Fields - installation of bike racks	890 Sandwich Road, East Falmouth	Falmouth Recreation Department	3,500
A32	2008	NOV	Sandwich Road Playing Fields - installation of irrigation system	890 Sandwich Road, East Falmouth	Falmouth Recreation Department	21,000
A34	2013	NOV	Sandwich Road Playing Fields - installation of parking lot and basketball court	890 Sandwich Road, East Falmouth	Falmouth Recreation Department	196,948
A29	2015	NOV	Sandwich Road Playing Fields - installation of basketball court fencing	890 Sandwich Road, East Falmouth	Falmouth Recreation Department	16,840
A31	2015	NOV	Shining Sea Bikeway - plans, specifications and estimates for improvements of Phase 1 section (Crane Street to Locust Street)	1 Cowdry Lane, Woods Hole to 157 Locust Street, Falmouth	Falmouth Board of Selectmen	53,000
A35	2013	NOV	Skatepark - development and construction of state-of-the-art skate park	350 Gifford Street, East Falmouth	Falmouth Skate park Association and Falmouth Together We can Inc.	185,000

A33	2014	NOV	Swift Park Tennis Courts - rehabilitation	26 Blacksmith Shop Road, West Falmouth	Falmouth Department of Public Works	185,744
A50	2006	NOV	Village Science Playground at Mullen Hall - construction	130 Katharine Lee Bates Road, Falmouth	Mullen Hall PTO	50,000