

# **EMERALD PROPERTIES PROJECT**

Affordable Housing  
Accessible Recreation  
Historic Preservation

67 & 81 Davisville Road, Falmouth, MA 02536

# AGENDA

- Introduction
- Primary Goals
- Data Review & Local Stories
- Master Plan
- Process & Timeline
- Next Steps



# INTRODUCTION

The town is using its own land to *help address the ongoing housing crisis* and working with the key stakeholders to *create an all-inclusive, multi-generational play space*, all while working to *preserve the existing historical and community resources*.



**AFFORDABLE  
HOUSING**



**ACCESSIBLE  
RECREATION**



**HISTORIC  
PRESERVATION**



# PRIMARY GOALS

Create affordable housing, develop accessible recreation, preserve existing historical and community resources

Goal #1: Create consensus around a Master Plan for the properties

Goal #2: Address the ongoing housing crisis

Goal #3: Develop more accessible recreation opportunities

Goal #4: Preserve the existing historical and community resources

Goal #5: Ensure the public is included in the process

# DATA REVIEW: AREA MEDIAN INCOME (AMI)

Household Size	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI
1	\$22,850	\$38,050	\$60,900	\$76,100	\$91,400
2	\$26,100	\$43,500	\$69,600	\$87,000	\$104,400
3	\$29,350	\$48,950	\$78,300	\$97,850	\$117,400
4	<b>\$32,600</b>	<b>\$54,350</b>	<b>\$86,950</b>	<b>\$108,700</b>	<b>\$130,400</b>
5	\$35,250	\$58,700	\$93,950	\$117,400	\$141,000
6	\$37,850	\$63,050	\$100,900	\$126,100	\$151,400

*Source: U.S. Department of Housing and Urban Development (HUD)*

Based on the FY 2022 Area Median Income (AMI) for Barnstable County: \$115,600

Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich,  
Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, and Yarmouth

# DATA REVIEW: RENT LIMITS

Type of Unit	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI
Studio	\$571	\$951	\$1,522	\$1,902	\$2,285
1	\$611	\$1,019	\$1,631	\$2,175	\$2,610
2	\$733	\$1,223	\$1,957	\$2,446	\$2,935
3	\$848	\$1,413	\$2,261	\$2,718	\$3,260
4	\$946	\$1,576	\$2,522	\$2,935	\$3,525
5	\$1,043	\$1,736	\$2,783	\$3,153	\$3,785

*Source: U.S. Department of Housing and Urban Development (HUD)*

Based on the FY 2022 Fair Market Rent Calculations

Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich,  
Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, and Yarmouth

# LOCAL STORIES

## Falmouth Enterprise Series

### Faces Of Affordable Housing:



**Joshua Walbert's Endless Search For Affordable Rentals**



**Searching For A Home**

By MARTHA W. ROSS  
Oct 25, 2022



**Business Owner Resorted To Living In Airbnbs**

By NOELLE ANNONEN



**Two Eastman Block Tenants Will Wait Out Eviction**

By GILDA GEIST  
Nov 4, 2022



**Falmouth Business Owners Struggle Through Itinerant Summer**

By GILDA GEIST  
Oct 12, 2022



**Woods Hole Lab Tech Homeless For The Summer**

By KAREN HUNTER  
Sep 30, 2022



**Falmouth Developer Houses More Than 50 Employees**

By GILDA GEIST  
Dec 2, 2022



# PROPERTIES: WHAT WE KNOW

## #67 Davisville Road ("Emerald House Property")

- Public Use (PU) zoning district
- 4.92 acres
- Acquired in 1995 for public recreation & conservation – *Article 97 Protection*

## #81 Davisville Road ("Rapoza Property")

- Residential A (RA) zoning district
- 3.94 acres
- Acquired in 2007 for public recreation & municipal purposes - *No Article 97 Protection*





# TECHNICAL ASSISTANCE: TAKEAWAYS

Massachusetts Housing Partnership (MHP) – *Free to Falmouth*

## Due Diligence Report (2021)

- Would need to be a 40B project
- Septic system assumed to be enhanced nitrogen removal and designed for 44 bedrooms
- 200-foot Riverfront Resource Area extends into the properties

## Properties Conceptual Design (2023)

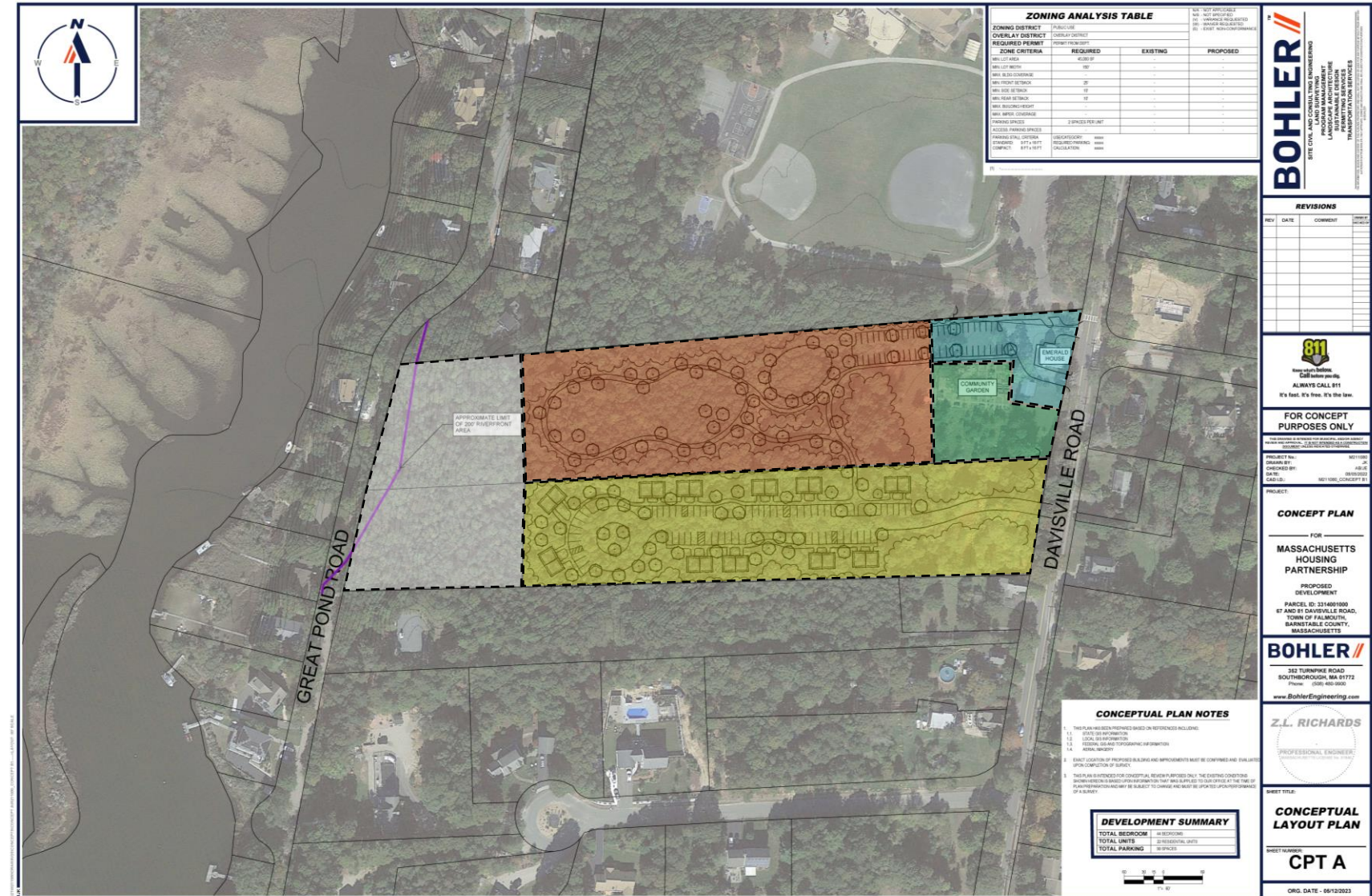
- Accessible play space remains on Article 97 Land (#67 Davisville Rd)
- All housing would be located on #81 Davisville Rd
- Emerald House and Community Gardens remain in place

## COMPONENTS

# Community Gardens

# Accessible Play Space

# Affordable Housing

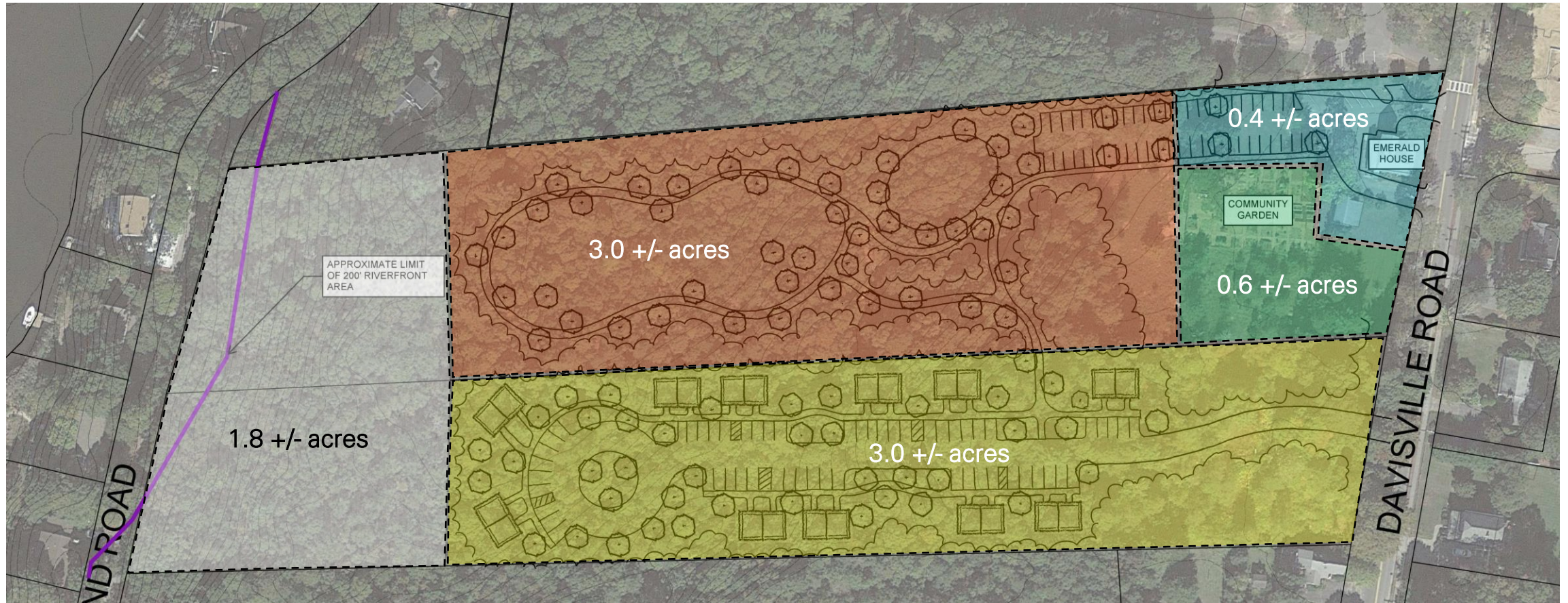




# MASTER PLAN

Create affordable housing, develop accessible recreation, preserve existing historical and community resources

*For Illustrative Purposes Only*



Key factors: 1) Environmental features and topography (white area) limit total development area  
2) #67 Davisville Rd. was acquired for recreational and conservation purposes



# ONE MASTER PLAN: TWO PROJECTS

## Accessible Play Space

- RFP process
- CPC and potential donation funded
- Recreation Department / Commission on Disabilities



## Affordable Housing

- RFP process
- 40B project with potential town subsidy
- Planning Department

# PROCESS: TWO PROJECTS

1

## PLANNING

Develop a DRAFT master plan for the properties

2

## OUTREACH

Solicit feedback from the public and key stakeholders

3

## REPORT TO SELECT BOARD

Provide a summary of the feedback and seek direction

4

## REQUEST FOR PROPOSALS

Find developers for the projects

5

## PRE-CONSTRUCTION

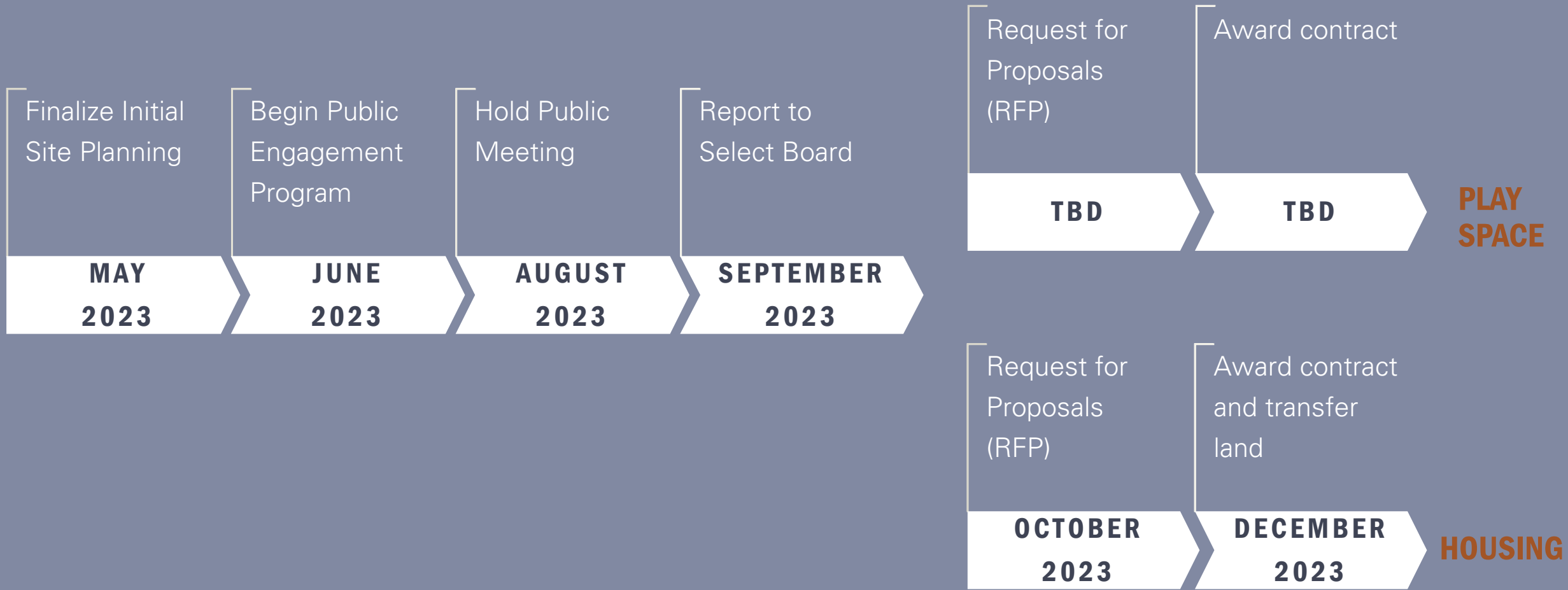
Retain a developer and transfer the land (*housing part only*)

6

## CONSTRUCTION

Build the housing and accessible play space

# TIMELINE: TWO PROJECTS



*Accessible play space and affordable housing will be separate projects*



# NEXT STEPS: DRAFT RFP ELEMENTS

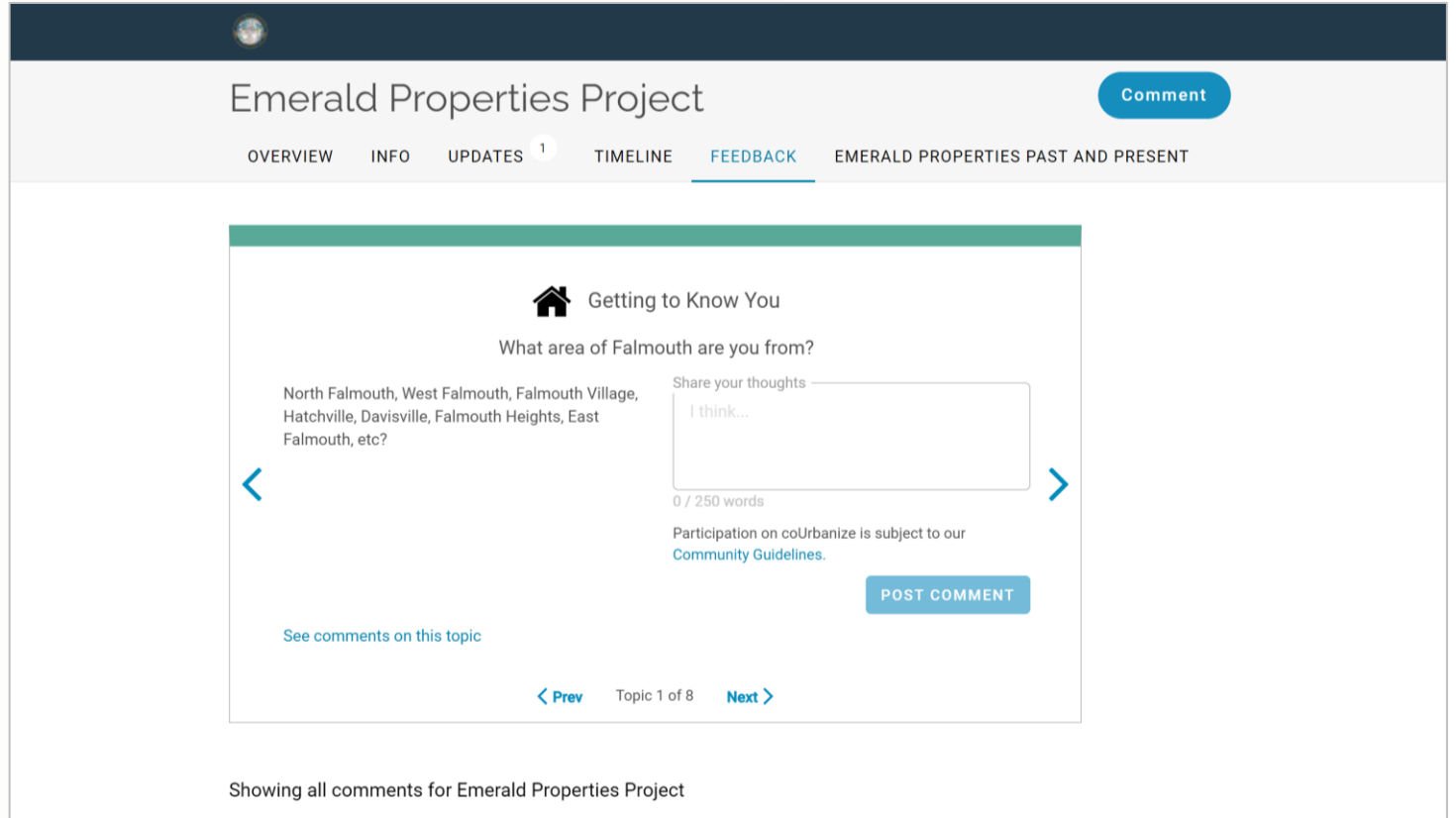
## Developing a Request for Proposals (RFP) for the Housing

- A range of bedrooms, from a minimum of 44 to a maximum of 90
- A range of income levels, from 80% to 120% AMI
- Up to 70% local preference for people who live or work in Falmouth or have children in the Falmouth school system
- Architecture and design compatible with the area
- Energy efficient construction and orientation for solar panels
- Communal outdoor gathering spaces
- *Innovative/Alternative septic system capable of reducing nitrogen levels*
- Adequate water system that meets the project's demand and doesn't affect the existing demand for the area
- No potable water irrigation system
- Safe walkable connections to the adjacent play space and Elementary School
- Drought tolerant native landscaping
- Adequate buffers on three sides (north, south, and east) of the property

# NEXT STEPS: SHARE YOUR THOUGHTS

## Options:

- Visit the project website and leave comments
- Fill out a paper questionnaire
- Email the Planning Department at [planning@falmouthma.gov](mailto:planning@falmouthma.gov)



The screenshot shows the 'Emerald Properties Project' website. At the top, there's a dark blue header with a globe icon. Below it, a light gray navigation bar contains the project name 'Emerald Properties Project' and a 'Comment' button. A secondary navigation bar lists 'OVERVIEW', 'INFO', 'UPDATES' (with a '1' badge), 'TIMELINE', 'FEEDBACK' (highlighted with a blue underline), and 'EMERALD PROPERTIES PAST AND PRESENT'. The main content area features a green header for a section titled 'Getting to Know You' with a house icon. It asks 'What area of Falmouth are you from?' and lists options: 'North Falmouth, West Falmouth, Falmouth Village, Hatchville, Davisville, Falmouth Heights, East Falmouth, etc?'. To the right is a text input field labeled 'Share your thoughts' with the placeholder 'I think...'. Below the input field is a character count '0 / 250 words' and a link to 'Community Guidelines'. A blue 'POST COMMENT' button is at the bottom right. At the bottom left of the section, there's a link 'See comments on this topic'. Navigation links '< Prev' and 'Next >' are at the bottom center, with 'Topic 1 of 8' in between. The footer of the section says 'Showing all comments for Emerald Properties Project'.

<https://www.emeraldpropertiesfalmouth.com>

# THANK YOU

## Questions or Comments?

Email us at: [planning@falmouthma.gov](mailto:planning@falmouthma.gov)

## Visit the Project Website

<https://www.emeraldpropertiesfalmouth.com>

