



Falmouth Housing Trust

A 501(c)(3) Nonprofit Organization

WORKING TO ADDRESS FALMOUTH’S CRITICAL HOUSING NEEDS

Dear Friends and Supporters,

Since our last newsletter, I’m pleased to report that FHT continues to grow and evolve as we strive to create more housing that our community can afford. As you may recall, I am now FHT’s new Executive Director and In-House Counsel. Former Executive Director Karen Bissonnette has taken on the critical role of Chief Development Officer and can now focus exclusively on project fundraising. Beyond the work of fundraising and building homes, we now have the resources to expand our efforts around advocacy and community engagement.

As we approach our 40th anniversary, and as the housing crisis remains constant, FHT’s commitment to providing affordable housing opportunities remains steadfast. Thanks to the Town of Falmouth and the loyal support of our donors, FHT can remain nimble and responsive, creating affordable housing solutions for our community. Thank you!

FHT has always been forward-thinking, and we have an innovative approach to many things. We actively engage in public and private partnerships to secure financing, grant funding, and buildable property. We are providing homebuyers with more information and resources, making it easier for them to determine their eligibility for affordable housing

and navigate the process. And our advocacy work helps us pave the way for more home-building and renovation projects that are smart, affordable, community-sensitive, and innovative.

Creating this housing is expensive. It takes a collaborative effort that includes the Town of Falmouth, Barnstable County, other housing advocates, community partners, and the essential support of our donors.

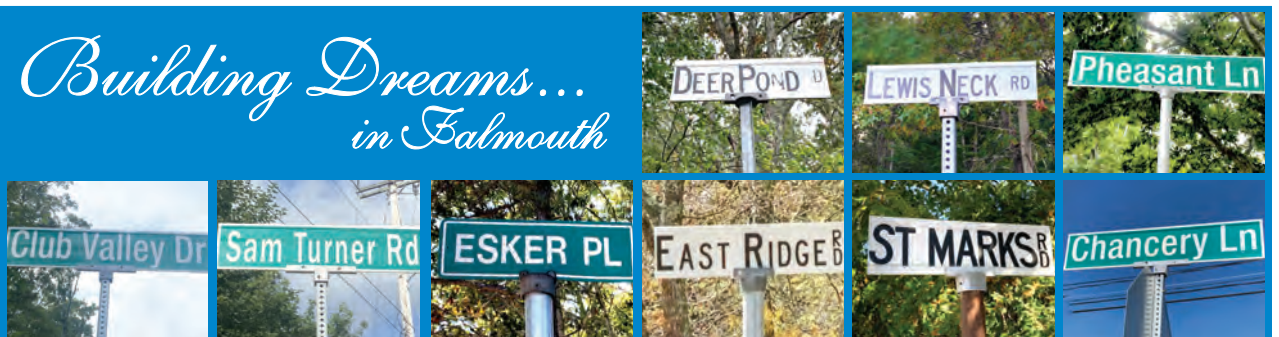
Thank you for recognizing both the importance and significance of addressing this critical community need. Because of donor support, I am happy to report that we are moving ahead with our next project at 419 Waquoit Highway. Together, we aren’t just building houses—or dreams—we are building a more sustainable future for our community.

With heartfelt thanks,



Laura Moynihan
Executive Director and
In-House Counsel

*Building Dreams...
in Falmouth*



DID YOU KNOW?

OVER THE PAST 20 YEARS IN FALMOUTH:

STUDENT ENROLLMENT
decreased by 35%

COLLEGE-AGED
population (18-24)
is just 6% compared
to 10% in MA

YOUNG ADULT
population (25-44)
has declined
significantly
from 30% to 18%

OLDER ADULT
population (45-64)
has steadily increased
from 19% to 26%

SENIOR POPULATION
(65+) has
significantly increased
from 19% to 34%

Approximately 45% of householders are age 65+ compared to 28% for the state and 27% for the nation.

The share of householders under 45 is just 18% in Falmouth compared to 34% for the state and 36% for the nation.

Population projections predict that Falmouth's population will decline through 2050, mostly among younger age cohorts while still increasing among older adults.

Populations are aging rapidly throughout the Cape; the pace is more pronounced in the Upper Cape.

Source: Town of Falmouth Housing Production Plan (March 2024)

THIS IS A COMMUNITY-WIDE ISSUE THAT NEEDS COMMUNITY-WIDE SUPPORT PLEASE DONATE TODAY!

Your gift gives FHT the resources to:

- * Quickly respond to real estate opportunities
- * Acquire and develop affordable housing that fits the needs, character, and best interests of Falmouth
- * Support, attract, and retain our vital local workforce
- * Continue to create housing options that are attainable for our workforce

We welcome and appreciate gifts of all sizes and are pleased to offer a wide variety of gift vehicles to make giving a comfortable and rewarding experience. Please contact us with any questions.

Did You Know You Can Make a Tax-Free Gift From Your IRA?

If you are 70 ½ or older, you can make a Qualified Charitable Distribution (QCD) from your IRA to FHT. This tax benefit allows you to transfer up to \$105,000 per person directly to a qualified charitable organization. At age 73, QCD also counts toward your Required Minimum Distribution for the year. At any age, you can designate FHT as the beneficiary of all or a percentage of your IRA and it will pass to us tax-free after your lifetime.

There are many creative ways to help Falmouth Housing Trust continue its important work for the community.



FHT is looking for DONATIONS of LAND or HOUSING!

Please make the creation of
Affordable Workforce
Housing Possible.

Every donation supports our young residents and families who are essential to keeping our community vibrant and economically strong.

In addition to monetary donations, FHT welcomes gifts of land and existing housing.

We can even build on undersized lots with a special permit.

Don't forget,
donating real estate may
give you the opportunity to
avoid capital gains taxes!

Contact Karen Bissonnette, Chief Development Officer,
with any questions about ways to support FHT!
Tel. 508-540-2370 | kb@falmouthhousingtrust.org



P.O. Box 465
Falmouth, MA 02541



**SAVE
THE
DATE!**

*Falmouth Housing Trust's
Building Dreams in Falmouth
Fundraising Reception*

**Thursday, October 24
5:30pm
The Coonamessett**

LIVE & SILENT AUCTION!

Auction Items & Experiences Needed!

FHT is looking for items and experiences for our Live and Silent auction.

For donations, please contact Karen Bissonnette at 508-540-2370 | kb@falmouthhousingtrust.org

**DONATIONS
ARE GREAT WAY TO SUPPORT OUR COMMUNITY!**