



**Town of Falmouth**  
**ADDENDUM I – Pre-Submittal Questions**  
**Request for Proposals**  
**Workforce Housing Development Partner**

**Issue Date: Tuesday, February 13, 2024**

**Pre-Submittal Meeting: Tuesday, February 20, 2024, 10:00am**

**Question Deadline: Thursday, February 22, 2024, 12:00pm**

**Submittal Deadline: Thursday, March 14, 2024, 12:00pm**

**Question 1:**

Does the Town prefer a specific type of development here, like multifamily?

**Answer 1:**

The Town is interested in a variety of housing types, so long as they meet the criteria outlined in the RFP. Single-family homes, duplexes, or other housing types that lead to more affordable outcomes are all acceptable. The term “multifamily” in the Town’s zoning ordinance means, “a building designed or intended to be used, or used exclusively for residential occupancy by three (3) or more families living independently of one another and containing three (3) or more dwelling units.” The MUC zoning district, which includes the subject property, does not currently allow multifamily dwellings as an allowed use, however that is a recent change due to efforts to comply with the LD2003 housing legislation and “multifamily dwelling units” were allowed in the MUC zone until December 2023. Town Council is currently weighing whether to amend the zoning ordinance and again allow multifamily dwellings in the MUC zone.

**Question 2:**

Please clarify the Mixed-Use Cluster (MUC) zoning issue related to the multifamily dwelling use?

**Answer 2:**

On December 11, 2023, the Town Council adopted a set of zoning ordinance amendments necessary to comply with LD 2003, the State-mandated housing. Partly as a response to a drafting error in the statute, these zoning amendments removed multi-family dwellings as an allowed use in several zoning districts where multi-family dwellings were previously allowed, including the MUC zone. Town Council indicated that its long-term intent would likely be to restore multi-family dwellings as an allowed use in certain zoning districts in the future after the Legislature corrected the drafting error in the statute. With the Legislature now having corrected the drafting error, the Community Development Committee (made up of Town Council members) recommended reintroducing the multifamily use into the MUC zone, with some changes. The amendment will be presented to Town Council at their February 26, 2024 meeting and may be viewed here: <https://play.champds.com/falmouthme/event/3002>. Town Council will decide whether to schedule a public hearing on this matter at a meeting date later this spring.

**Question 3:**

What are the Town's metrics for affordability?

**Answer 3:**

The Town will use the following guidelines for the minimum level of affordability in relation to this project:

For rental housing: a development in which a household whose income does not exceed 80% of the median income for the area (as defined by US Housing & Urban Development) can afford 51% or more of the units in the development without spending more than 30% of the household's monthly income on housing costs.

For owned housing: a development in which a household whose income does not exceed 120% of the median income for the area (as defined by the United States Department of Housing and Urban Development) can afford 51% or more of the units in the development without spending more than 30% of the household's monthly income on housing costs.

The Town is interested in housing that is as affordable as possible and would welcome ideas and partnerships that go beyond the minimums outlined. Town staff have compiled HUD data for the 2023 income limits at both the 80% and 120% levels below, adjusted by family size. These figures will change in May 2024 as HUD publishes revised data.

Falmouth (Portland HMFA HUD 2023 Income Limits)								
Median Income: \$119,500								
Adjusted by Family Size								
INCOME LIMITS	1	2	3	4	5	6	7	8
80%	\$ 66,920	\$ 76,480	\$ 86,040	\$ 95,600	\$ 103,248	\$ 110,896	\$ 118,544	\$ 126,192
120%	\$ 100,380	\$ 114,720	\$ 129,060	\$ 143,400	\$ 154,872	\$ 166,344	\$ 177,816	\$ 189,288

**Question 4:**

Is there a timeline for future Town action on this RFP?

**Answer 4:**

The ultimate timeline is being driven by Town Council. Town staff will review responses to this RFP after the submittal deadline on March 14, 2024, and provide an update to Council. A Town Council workshop on March 25<sup>th</sup> will include a review of the received proposals and a chance for Council members to ask questions ahead of any potential action. Town Council may elect to enter a formal negotiation process with a chosen party at a subsequent meeting.