

BARNSTABLE COUNTY HOME CONSORTIUM ADVISORY COUNCIL
THURSDAY, FEBRUARY 19, 2015
CAPE COD COMMISSION OFFICE
DRAFT MEETING MINUTES

Members Present: Richard Carroll, Jillian Douglass, Lorri Finton, Neva Flaherty, Vicki Goldsmith, Michelle Jarusiewicz, James Kyrimes, Paul Lagg, Elaine McIlroy, Cindi Maule, Laura Shufelt

Members Not Present: Carl Brotman, Charleen Greenhalgh, Bernie Kaplan, Elaine McIlroy

Staff Present: Patty Daley, Gail Coyne, Paul Ruchinskas, Michelle Springer

Barnstable County Staff Present-Beth Albert, Lee Hamilton, Paula Schnepf

Public Present-Judy Katz, Phillip Mayfield , OKM Associates Inc.

Meeting began at 8:35am

Minutes-

Upon a motion by Richard Carroll, second by James Kyrimes, the minutes of October 16, 2014 were approved with 7 in favor, 0 opposed, 0 abstentions.

Correction to minutes of October 16, 2014-

Page 4, second paragraph read:

Habitat has two homes in Falmouth that will be receiving certificates of occupancy and deeds. The homes were located in the B flood zone when the building permit was issued but with the change in flood maps they are now located in zone AE, resulting in project savings of \$2,500.

Correction:

Being in flood zone AE resulted in the need for flood insurance for the property owners not a savings of \$2,500.

Upon a motion by Richard Carroll, second by Laura Shufelt, correction to the minutes of October 16, 2014 was approved with 7 in favor, 0 opposed, 0 abstentions

Update on County HOME Program Transition to Human Services-

Patty began by explaining that part of the County's 2014-2018 Strategic Plan was a recommendation to move the HOME program to the Human Services Department, which could result in a better coordination of County services.

Beth Albert, Director of Human Services for Barnstable County, gave a brief explanation on what services her department currently runs and how the HOME program could fit. Paula Schnepf is the Coordinator for the Regional Network on Homelessness innovative run through the Human Services Dept. Also, effective December 11, 2014 the Human Services Dept. became the collaborative applicant for the HUD Continuum of Care grants, which are both HUD funded grant programs. It made sense to look at the different grant funded positions as well as the Regional Network and to see if they could be combine these and look at the functions of these positions for better efficiency. Human Services submitted a budget request for two positions that would effectively move the grant management function of the HOME Consortium under one umbrella along with the Regional Network and the HUD Continuum of Care grants. The request was submitted to the County Commissioners and it was includes in their budget to the Assembly.

There was a three to nothing vote on February 18, 2015 to approve the two positions under the Human Services program. It will now go to the full Assembly for their vote. The Commission also has a position in their budget as well so that the program is supported should it not go to the Human Services Department. The HOME program has always been a Barnstable County program so the advisory Consortium is a County entity, which means regardless of where the program is staffed out of the HOME Consortium would continue to meet and advice on the HOME program. The County Commissioners sign all of the contracts and grant documents so know of that would change.

Patty noted that if the HOME grant is put under Human Services it creates a new housing position in the County. The Commission would fill the Affordable Housing Specialist position and that person would be free of the grant administration to do more planning work and the new position would administer the HOME program.

2015-2019 Consolidated Plan

The following is a summary of key points from the draft Consolidated Plan discussion:

- The plan speaks about the goals, priorities and issues with the HOME, CDBG, Public Housing & Vouchers, & McKinney Bento programs
- The need for more Section 8 Mobile & Project Based vouchers
- The housing cost/values do not match the income of households on the Cape as there is a lack of affordable year round housing and full time year round jobs
- Homelessness and the need for permanent supportive housing, day centers, case managers, and resources to help the homeless
- Explore option for providing HOME TBRA for transitional housing
- A need for more homeownership housing to be built with property subsidies with a deed rider
- Households on the Cape are paying more than 50% of their income towards housing

- Voucher s for homeownership
- Expand homeownership opportunities for low income households
- Allocation and goals of HOME funds for the next five years for Rental production, CHDO rental production, Homeownership, Homebuyer Assistance, Administration, and TBRA

- Preserve and maintain existing affordable housing stock
- New rental development cost is higher per unit vs. the rehab of an existing building for the limited amount of redevelopment projects we have funded
- The number of households and units that will be assisted with HOME funds

Upon a motion by James Kyrimes, second by Jillian Douglass, the meeting was adjourned at 10:35am, 4 in favor, 0 opposed, 0 abstentions.

Meeting materials distributed:

1. Minutes of October 16, 214
2. Draft Consolidated Plan & Memo