



# BARNSTABLE COUNTY HOME CONSORTIUM

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**BARNSTABLE COUNTY HOME CONSORTIUM ADVISORY COUNCIL  
THURSDAY, MARCH 16, 2017  
HARBOR VIEW CONFERENCE ROOM, BARNSTABLE COUNTY COMPLEX  
MEETING MINUTES**

Members Present: Carl Brotman, Ann Connolly, Vicki Goldsmith, Charleen Greenhalgh, Michelle Jarusiewicz, James Kyrimes, Paul Lagg, Aly Sabatino

Members Not Present: Arden Cadrin, Richard Carroll, Elaine McIlroy, Nanette Perkins, Laura Shufelt

Barnstable County Staff Present: Michelle Springer – HOME Program Manager, Beth Albert, Director, Paul Ruchinkas-HOME Consultant

Public Present-Gael Kelleher, Karen Bar, Dave Quinn

**Public Hearing on HOME 2017 Draft Annual Plan:** Michelle Springer opened the Public Hearing on the 2017 Draft Annual Plan and reviewed the Draft Annual Plan highlights.

**AP-05-Executive Summary & AP-20- Annual Goals and Objectives-**

DPCC- Goal was to assist 5 households and we assisted 16 households

CHDO- Goal of 5 and we have 0 completed projects

HUD does not allow for Participating Jurisdiction to request the unused CHDO be put into Entitlement if we are not able to use it. We will lose our 2015 allocation in September 2017 in the amount of \$53,899 and the 2016 Allocation of \$59,176 we have until September 2018 to commit.

Rental Housing-Goal was 20 units and we completed one project with 11 units.

\*Stable Path would have been included in this report/number but they have not leased all the HOME units yet. That would have resulted in 22 rental units so next year's goal will be exceeded if the three current developments all finish and lease up as planned.

**AP-10 & AP-60-Consultation-**

The Housing Authorities were sent a Survey Monkey with questions from the Annual Plan in the hopes of updating the public housing needs.

**AP-15-Expected Resources-2017 Allocations-**

As we do not have the 2017 HOME Allocation amount, I based the allocation on last years and will make the necessary revisions once the allocations have been announced. The Staff recommendation is the following:

Admin.-10%-\$39,451, CHDO-15%-\$59,176, Rental Housing Development-\$230,885, DPCC-\$65,000

**AP-20-Annual Goals & Objectives & AP-38-Project Summary-**

Same as previous 2016 Annual Plan Report and 2015-2019 Consolidated Plan with 20 units of rental housing, 5 DPCC households assisted, and 5 CHDO rental housing units.

**AP-65-Homeless and Other Special Needs Activities-**

We have set aside vouchers for Homeless Individuals and Families in two of the current rental developments that are underway.

At Coady School Residences there will be eight (8) project-based MRVP's and four (4) non-rent assisted units at \$483 per month for the 30% AMI households. Six of the units will be reserved for homeless individuals and/or families.

Village Green II will have fifteen (15) project-based units reserved for individuals or families who are homeless or at risk of homelessness.

**Public Comments-**

1. More first time homebuyers counseling in the Upper Cape area.
2. Increase the sale price for the Lower Cape area which is currently \$305,000 due to lack of affordable priced single family homes in the outer Cape area.

**Vote on 2017 Allocations-**

Motion by Charleen Greenhalgh, second by Anne Connolly, to accept the 2017 HOME fund allocations for the Draft Annual Plan recommended by staff based on the 2016 allocation amount, and when the

2017 Allocations are issued by HUD, the HOME Consortium Advisory Council will receive a copy, for a possible revision to the allocation, 8 in favor, 0 opposed, 0 abstention.

**Vote to Close Public Hearing of the 2017 Draft Annual Plan-**

Motion by Charleen Greenhalgh, second by Vicki Goldsmith, to close the Public Hearing on the Draft 2017 Annual Plan, 8 in favor, 0 opposed, 0 abstention.

**Minutes-**

**Correction to the December 15, 2016 HOME Minutes-**

The name of the new development in Falmouth is Odd Fellows Hall.  
Karin Barr's name was spelled incorrectly and should be Karin Bar

Upon a motion by Charleen Greenhalgh, second by Vicki Goldsmith, to approve minutes of December 15, 2016, 6 in favor, 0 opposed, 2 abstention.

**HOME Staff Report-**

Beth Albert and Paul Ruchinkas reported on HUD's request to review the underwriting and all backup on both the Coady School Residences and Village Green Phase II, due to the HOME commitments that they feel might have been made prematurely. There were delays in construction due to additional funding needs, and HUD's revision to what the definition of a "commitment" of funds is. At this point we cannot commit HOME funds until the loan closing to be sure all the HUD's HOME requirements for a funding commitments are met.

Michelle Springer reported that Coady School, Gull Pond Road, and Village Green II are still underway. Coady and VGII hope to be leasing up this Spring/Summer and are both taking applications. Gull Pond Road is looking to be complete Fall of 2017.

The HOME Consortium Three-year Mutual Agreement is up for renewal this Spring and Michelle will be sending out a letter to all 15 Selectman/Town Managers/Town Administrators with a copy going to each HOME Advisory Council member. If the Towns do not send a letter asking to withdraw from the HOME Consortium, then the agreement will auto-renew for another three years.

Michelle is working on the HUD required Environmental Review for the third phase of Canal Bluffs located in Bourne MA. They hope to start the closing process this spring.

BC HOME staff met with Housing Production Staff from Housing Assistance Corporation to talk about potential future projects.

There was an application submitted to the HOME Consortium for the Cape Village development located in Orleans. The application will be on hold for review until we receive our 2017 HOME Allocations and a letter has been sent to Cape Village explaining this.

The Project Review Committee will be meeting to review the current HOME Rental Housing Development Project Underwriting, Subsidy Layering, and Risk Analysis Evaluation Policy. Any revisions will be brought to the full HOME Advisory Council at the next meeting for discussion and a vote.

Our 2015 CHDO funds are due to expire this September and we are not able to ask HUD to convert them into entitlement funds so unless a CHDO project application is submitted we will lose those funds.

DHCD will be having a funding round for small scale housing developments and applications are due May 25<sup>th</sup>.

#### **Town Reports-**

Vicki Goldsmith-At-Large-The Harwich ZBA will be reviewing Habitats applications for six (6) Habitat homes.

Paul Lagg-Eastham ZBA will be meeting this week for their final vote on two potential 40B comprehensive permits.

Paul Ruchinkas-Brewster-CPC made an award that will be going to Town meeting for \$550,000 for the HAC/POAH proposal at Brewster Woods for 30 family rental units.

The CPC is recommending funds for a Housing Coordinator position, part-time 15 hours a week.

Stratford and the CDP has requested \$200,000 from the Brewster CPC for the Eastham development. The CPC voted to award the development \$85,000 to the development and it will now have to go to the Finance Committee and Town Meeting. Brewster did make the award conditional on a regional preference and if it's a preference for Eastham residents only then Brewster will not be awarding the CPC funds.

Michelle Jarusiewicz-Last Spring Provincetown approved \$60,000 in CPA funds to the housing authority for expansion planning, so they are moving forward with some technical assistance from MHP.

The Town has a growth Management By-law which is very complicated, but sets aside gallons for certain types of affordable housing for people to move along and get permits for market rate units. Through that by-law they have two one-bedroom ownership units under construction at middle incomes around 120% that should be ready in the fall/winter of 2017.

The State approved special legislation for Provincetown to create a year-round market rate housing trust. Town meeting had already approved \$1.5 million and a committee was created. While this was all happening, there was an opportunity to acquire a property with twenty-six (26) timeshare condo units, which the town has bid on. These units will be for up to 200% median income.

Ally Sabatino-The Town of Harwich has a 40B Comprehensive Permit in the works that they will be having a public hearing on.

Anne Connolly-Falmouth-The Affordable Housing Committee is trying to get funding from the CPC to update the housing production plan. The EDIC and the CPC are working on finishing the updates to the 2014 housing demand study that was completed.

The town has several 40B permits that have been submitted and are in different phases of the permitting process. One of those is Habitat for Humanity on Barrows Road in East Falmouth and they are in the initial phase of the permitting process. Habitat is requesting funds from the Falmouth Affordable Housing Fund and CPC housing funds.

There is a lot going on with monitoring in Falmouth, and how they have lost deed restricted units off the SHI.

The Megansset Crossing was permitted as a 40B Homeownership development. The ZBA put conditions on the project that the developer didn't feel would make the homeownership project feasible, so they have allowed for it to be a rental development, which has been difficult to get off the ground.

The Resource Inc.(TRI) has recently purchased the Clipper Ship rental development. TRI is working to update the compliance, monitoring, and reporting, which hadn't been kept up to date. There is more land behind the current buildings and TRI will be going for a Special Permit request due to the configuration of the land.

Forest Cove, a 40B condo homeownership development that went into bankruptcy and was in foreclosure, was bought by another developer who is moving along with production, but they are having issues selling the units.

The town is hiring a Housing Coordinator, which is a new position. The town is also trying to create a Community Development Department which would reorganize some of the Town Hall offices such as Building, Planning, Housing, under one director to help coordinate efforts.

Falmouth Humans Services Committee met and voted on two proposals they received through the RFP process. One to combat homelessness with an award of \$60,000, and the 2<sup>nd</sup> proposal was to address the out migration of the 25-44 demographic with an award of \$60,000.

Meeting adjourned at 9:50am

Next meeting Thursday, July 13<sup>th</sup>, 2017

Meeting materials distributed:

1. Agenda
2. Minutes of December 15, 2016