



BARNSTABLE COUNTY HOME CONSORTIUM

P.O. Box 427, 3195 MAIN
STREET BARNSTABLE,
MASSACHUSETTS 02630
(508) 744-1224 • FAX (508) 362-0290
E-mail: mspringer@barnstablecounty.org



BARNSTABLE COUNTY HOME CONSORTIUM ADVISORY COUNCIL
THURSDAY, May 11, 2017
HARBOR VIEW CONFERENCE ROOM, BARNSTABLE COUNTY COMPLEX
MEETING MINUTES

Members Present: Ann Connolly, Charleen Greenhalgh, Michelle Jarusiewicz, James Kyrimes, Paul Lagg, Laura Shufelt, Elaine McIlroy, Arden Cadrin, Nanette Perkins

Members Not Present: Richard Carroll, Jillian Douglass, Neva Flaherty, Carl Brotman, Victoria Goldsmith

Barnstable County Staff Present: Beth Albert, Director

Public Present:

Beth Albert facilitated the meeting in Michelle Springer's absence.

Vote to Approve Minutes of March 16, 2017: Motion by Charleen Greenhalgh, second by James Kyrimes to accept March 16, 2017 minutes. Discussion found that there was not a quorum to approve the minutes. Motion withdrawn, vote to approve was tabled until the July 13, 2017 meeting.

Discussion/Vote to approve revisions to the Barnstable County HOME Consortium Rental Housing Development Project Underwriting, Subsidy Layering, and Risk Analysis Evaluation: Beth Albert led the discussion regarding recent suggested edits to this document. Michelle sent consortium members the current document dated March 19, 2015. Since the last meeting the Project Review Committee of Nanette Perkins, James Kyrimes, Paul Ruchinkas and Michelle Springer, met to review this document. Document with suggested updates distributed, major suggested edits noted in blue. Beth: historically the HOME Consortium always had funds available and project applications were accepted on a rolling basis. Presently, no funds available to dispense and waiting for 2017 allocation. Committee looked at document thinking about efficiencies and how to tie our application process with DHCD funding round. The Committee recommends that going forward the Barnstable County HOME Consortium would

accept applications following when State DHCD HOME funds are released. Question: If there are any funds left, would they be used for the Down Payment and Closing Cost Fund? This was not addressed in the current updates. Beth noted that last year with no viable projects, this group voted to increase the DPCC allocations. This will likely need to be reviewed and approved on a periodic or year by year basis, not as part of a policy document.

Page 4 – Location and Property and Neighborhood Standards, #2: environmental impact and mitigation: Anne Connelly expressed concerns about requirements in some towns becoming more stringent with their restrictions around environmental impacts.

Page 17 – Threshold Scoring System, #2: Anne Connelly suggested amending to just Energy-Star certified. Laura pointed out that HOME has a threshold to be Energy-Star certified already. If a developer includes LEED certification, would get more points. Cost is up front and savings are on back-end because operating costs are less. Discussion back to Project Review Committee.

Page 14/15 – Design Guidelines, paragraph 2: In addition to the DHCD guidelines, the Consortium will require the applicant provide additional individual tenant storage space for each unit beyond what is provided inside the units: Laura Shufelt noted that this is a huge cost. Suggest softening language to Consortium would “suggest/encourage where financially feasible” vs. “require”. Noted that younger tenants would appreciate more storage for items such as bikes, kayaks etc. Discussion back to Project Review Committee.

Page 19 – #13 Total development costs per unit: James suggested you may actually be penalizing someone for investing up front for future energy and cost savings mechanisms. Each developer may have a different set of priorities. Need to look more at this point grading system.

Beth: Recommendation to reconvene the Project Review Committee over the summer, including Paul Ruchinskas, to address suggestions for page 14/15, page 17 and page 19 as noted above.

Beth: the two items hoping to get a vote on today so the Consortium would have a process in place for when reviewing new applications for funding include:

- 1) Page 1, blue section - Add bullet: [Subsequent to the release of HOME funds from DHCD Barnstable County HOME Consortium will accept applications for rental development projects.](#)
- 2) Page 2, blue section – Add bullet: [In the event DHCD has not issued a NOFA for HOME funds and Barnstable County HOME has available funds, Barnstable County will issue an RFP soliciting project applications.](#)

Nanette Perkins motioned, seconded by Charleen Greenhalgh to accept the two revisions to the Rental Housing Development Project Underwriting, Subsidy Layering, and Risk Analysis Evaluation Policies and Guidelines. Motion amended by Nanette to include [ALL other language in blue](#) throughout the document i.e. meeting schedule change to “as needed basis vs. monthly”, department change from Cape Cod Commission to Barnstable County Human Services, seconded by Charleen Greenhalgh, unanimously approved.

Update from Heather Harper, Community Design/Affordable Housing Specialist – Cape Cod

Commission: Embarked on a Regional Housing Marketing Analysis Study of Cape Cod and for each town on Cape Cod to put numbers to the existing supply and demand of affordable housing and look 10 years down the road. The study will provide detailed measurements of existing housing shortages and forecasted gaps in the future and begin development of regional strategies to meet identified needs. Last week, May 3rd and 4th, was the first round of public meetings in Eastham, Wellfleet, Mashpee and Barnstable was attended by approximately 70 people. These meetings focused on supply, needs by type and demographics. Work thus far is related to the forecast in housing demand related to population and employment and the number of households expected to be formed in the next 10 years.

Information collected thus far is showing an in-migration, mostly of seniors. Regional, national and local economic trends are projecting both population and employment growth. Household formation is growing at a rate slightly faster than population growth. Projecting 2,000 households will be created now through about 2015. The previous slow pace of seasonal home growth until about 2008 has seen a complete shift in the number of seasonal homes significantly surpassing the number of year-round homes with the number of year-round homes dropping by over 3,000. This creates an economy for a lack of affordable housing. The seasonal demand is projected to continue to out-pace the demand for year-round homes and creates an economy that we need to cope with. The next piece of the study is focused on the affordability gap and the gap of types of housing units. Data is being gathered on a town by town basis.

Round 2 of these public meetings, scheduled for May 31st and June 1st in Eastham, Wellfleet, Mashpee and Barnstable and will focus on issues related to housing, affordability, its supply, location and ability to create and direct new housing development into regional activity centers, creating compact, vibrant, and walkable centers in which Cape residents of all life stages and incomes can live, work and play. A presentation from Michael Crane and a panel discussion, will be held June 23, 2017 as part of the One Cape Summit on June 22 & 23 at the Cape Cod Resort and Conference Center in Hyannis. Visit www.capecodcommission.org/housingstudy for more information on the study. Will send project information collected to town planners for feedback. This is laying a solid foundation for policy work and creating a policy plan and will include two main goals: 1) Develop a strategy to increase housing supply and 2) Develop a strategy to promote housing choices.

HOME Program Staff Update:

Beth reported for Michelle Springer: Village Green II, Coady School, Gull Pond projects moving along. Putting out the RFP again, per requirements, for monitoring as Fine Point's contract expires June 30, 2017. The Annual Plan is due when the FY17 allocation is released.

Town Reports-

Nanette Perkins – Sandwich: Moving forward with extension of one of the developments. More info at next meeting.

Arden Cadrin – Mashpee: Mashpee Town Meeting allocated two parcels to the Affordable Housing Trust to develop, around 25-35 units each on Route 28 and Old Barnstable Rd. A lot of work has been done on those parcels so hopefully see some action soon.

Paul Lagg – Eastham: Two 40-B projects: one is approved and is a 65 unit project on town-owned property, going through the rental subsidy process. The other development is a 50 unit that was denied but is under appeal, waiting for process to start. Town meeting passed a reallocation of Housing Trust funds which originally came from CPC. A large sum of money was locked into one rental expansion program, buying, rehabbing properties and converting to rentals. Trust wants to go in a different direction to create an umbrella of more assistance programs. Next step is to develop the programs and get them up and running.

Anne Connolly – Falmouth: Town Meeting passed the Accessory Apartment by-law. The watershed may have an effect on it but as long as Title V needs are met, may not be an issue. Other warrant items: The Affordable Housing Committee did get authorization to update the Housing Production Plan with CPC money. Also the creation of a Community Development Director position and department was defeated. Habitat got some old position funding from CPC. Other 40B's: Liberty Green, challenging project, redevelopment of a distressed property on East Main St., under review with the Zoning Board of Appeals to allow public comment. Zoning board suggested engaging a design consultant to make recommendations about a healthy vital neighborhood environment. Megansett Crossing still trying to get its funding together. New 40-B coming off Brick Kiln Road – being filed any day now. Executive Director at the Falmouth Housing Authority resigned effective June 30 and is going to be the Senior VP at JTEC in Hyannis. Clipper Ship project is requesting a special permit from the Zoning Board.

Elaine McIlroy - Wellfleet: Gull Pond application process open, lottery to be held 6/27 for 6 units with moving in set for September. Paine Hollow - 8 units, developer is Community Housing Resource. Did a pre-application for community scale housing initiative and they have been invited to apply. Ted is starting the comprehensive permit process in June with the ZBA. Buydown program funded with CPA funds, did 3 on our own and now went through the process of having DHCD approve the project. Now have 2 people who qualified for this grant but with the maximum of \$375,000 or less – two applicants have been looking for months for a decent house under \$350,000 but have been unsuccessful. They were given a search extension until December 31, 2017. RFP out for up to 3 ownership units at a site off Route 6 that have been trying to develop for years. Originally rental not working, got all permissions to change to ownership, released RFP. Working with Karen Sunnarborg on a new Housing Needs Assessment. Completed fact finding stage, working on demographic information. Public workshop will be held on May 24, 2017 with long range comprehensive plan. Town meeting: \$200,000 in CPA funds was transferred into the Affordable Housing Trust, \$150,000 for rental assistance. Town also voted to petition the legislature for a transfer tax of ½ of 1% for any sale over \$500,000 with the money going to the Affordable Trust Fund.

Laura Shufelt – Barnstable: Conversations starting about using town-owned property for affordable housing. There is an old school on 14 acres of land that has gone out with RFP a couple times, not allowing residential use. Moving towards trying to get that property. Also looking at different parcels for supportive housing, usually formerly homeless with services. Group that is looking at successful

Laura Shufelt – Barnstable: MHP is going to have a Fair Housing Workshop, date and location to be determined, possibly regionally depending upon interest. FY18, will be putting together workshops on messaging for affordable housing. Housing Institute scheduled for June 7 and 8 in Devens, MA. Income Determination workshop scheduled for June 22nd.

Heather Harper: If anyone has videos from their communities they would like to share, forward to Heather for the One Cape Summit.

Meeting adjourned at 10:00 AM – motion by Beth Albert, seconded by Nanette Perkins, unanimously approved

Next meeting Thursday, July 13th, 2017

Meeting materials distributed:

1. Agenda
2. Minutes of March 16, 2017
3. Rental Housing Development Project Underwriting, Subsidy Layering, and Risk Analysis Evaluation: Policies and Guidelines
4. Letter from Preservation of Affordable Housing to request extension of commitment