

**BARNSTABLE COUNTY HOME CONSORTIUM ADVISORY COUNCIL  
THURSDAY, SEPTEMBER 17, 2015  
MEETING MINUTES**

Members Present: Carl Brotman, Arden Cadrin, Neva Flaherty, Vicki Goldsmith, Charleen Greenhalgh, Michelle Jarusiewicz, James Kyrimes, Paul Lagg, Elaine McIlroy, Nanette Perkins

Members Not Present: Richard Carroll, Jillian Douglass, Cindi Maule, Laura Shufelt

Staff Present: Paul Ruchinskas, HOME Consultant

Barnstable County Staff Present- Beth Albert, Michelle Springer

Public Present- Karin Bar, Gael Kelleher, Amanda Howe

**Minutes-**

Upon a motion by Arden Cadrin, second by James Kyrimes, the minutes of June 18, 2015 and the correction below, were approved with 8 in favor, 0 opposed, 2 abstentions.

**Correction to June 18, 2015 Minutes-** Gull Pond Road is located in Wellfleet not Provincetown as stated in the June minutes.

**Public Hearing on Draft FFY 2014 HOME Annual Performance Report-**

Beth Albert opened the Public Meeting and Paul Ruchinskas began by explaining that the annual report is due every year to HUD to see how the HOME funds were spent and if the goals were met. The Consortium had a productive year with three rental housing developments being completed, four rental developments in progress, and four that have conditional commitments. There was a goal set of 33 units for rental housing production and amount completed was seventy-one. There were twelve down payment and closing cost loans completed and the goal set was for five, so that's a big jump up from previous year. The Consortium did well overall on the rental housing production objectives, but did not meet the LEED certification or number of the minority household goal. Any homeownership production has been stalled do to HUD legal ruling, which in turn resulted in zero homeownership projects. The Consortium did not achieve its homelessness production objective in 2014 nor during the five years of the Con Plan period. This goal is mainly achieved through the use of rental subsidies and case management and services rather than through the creation of new affordable units. DHCD now requires a certain percentage of units in rental housing developments be reserved for homeless households. The special needs objective of five units was met and exceeded with 17 units being created over the five year Con Plan period.

Section three of the report reviews HUD's requirements for administering the HOME program and the approval of the new five year Consolidated Plan that was submitted with revisions at the end of August. It also speaks about the Consortium having not made any awards from the FFY 2012-FFY 2014 CHDO set aside. In part this is due to the August 2013 HOME rule change

in CHDO requirements, which now requires that the entity have housing development experience on staff and in part because of having only one state funding round during the years 2013-2015. Due to this and the lack of CHDO projects in the pipeline, the Consortium submitted a request to HUD to allow those funds to be available to non-CHDO housing development projects.

Section five of the report includes the Monitoring and Housing Quality Inspections that have been performed over the last year for rental housing developments.

There were two edits that needed to be made before submission. One was on page 23, 2<sup>nd</sup> paragraph should read FFY 15 rather than FFY14 and the amount of street outreach workers needs to be confirmed.

Upon a motion by Charleen Greenhalgh, seconded by Carl Brotman, approval of the draft 2014 Program Year Consolidated Annual Performance Evaluation Report for submission to HUD, with changes that were noted, 8 in favor, 0 opposed, 2 abstentions.

#### **Local Preference Language-**

Paul recommended the following language be added to Section 2 of the Barnstable County Rental Housing Development Project Underwriting Subsidy Layering, and Risk Analysis Evaluation Policies and Guidelines to clarify that local preference is only to be used for initial lease up.

“As a condition of funding the Consortium will require the submission of an Affirmative Fair Housing Marketing Plan (AFHMP) including Tenant Selection procedures that fully comply with the form and content of DHCD’s chapter 40B AFHMP guidelines. Any approved local preference in tenant selection will apply to the initial lease up only”.

Upon a motion by Michelle Jarusiewicz, second by James Kyrimes, accept language to be added to the Barnstable County Rental Housing Development Project Underwriting Subsidy Layering, and Risk Analysis Evaluation Policies and Guidelines to clarify Local Preference, with 8 in favor, 0 opposed 2 abstentions.

#### **Storage Policy Requirement-**

Paul explained that this requirement stems from the Lake Street family housing rental development in Chatham that was built in 2007. The only storage that was provided was within the unit, which resulted in tenants having to store items outside. There were complaints made by people in town about the way it looked and due to this additional storage for family rental housing became a requirement of receiving HOME funds around 2009.

After further discussion the HOME Consortium decided to leave the requirement as is for now in the policy.

## **Town Reports-**

**Wellfleet-**Elaine reported that Gull Pond Road received DHCD funding.

**Truro-**Carl reported that there is a new potential site for two-three Habitat homes that they are looking into.

**Eastham-**Paul reported that Stratford Capitol Group has signed a P&S on the T-time property located on route 6 and have met with various Town staff to discuss the development. They are proposing 130 units, two phases, mixed of affordable and market rate units. There will be a mix of townhouses and apartments and a community building. The project is based on a project they did in Chelmsford, MA. The development will also need a 40B permit and will have an onsite waste water treatment facility. This would be the largest rental development built on the lower Cape to date.

**Provincetown-**Michelle reported that 350 Bradford Street has started the 40B process and have received their site eligibility letter, but have received a lot of push back from neighbors. Town staff has been working on the math calculations for the ½ percent safe harbor requirement. The State has denied all of those and there is not a lot of guidance on this. The developer might decide to do what is allowed under the Town zoning for market rate units.

Provincetown has had a lot of re-sales of ownership units, but are not on the SHI as they have been either median rate units or were not on the inventory to start with.

The three Grey Scurevy Building rental units are under construction and the CDP is reviewing applications now.

There is an RFP out for the old community center that are due today.

The town is proposing a moratorium on new condo conversions.

**Dennis-**The town just transferred two town owned sites available for first time homebuyers at 80% of medina income. The RFQ will be going out in the next few weeks.

**At-large-** The Homebuilders and Remodelers Association is doing another blitz build with Habitat starting on Monday 9/21/15. It will be a two-story three bedroom home located on Oak Street in Harwich.

Habitat will be opening applications for four homeownership homes in Chatham and six in Yarmouth. There is a three bedroom home in Eastham and 2 two- bedroom homes located in West Barnstable, both of which had donated land from private citizens.

**Brewster-**Paul reported that Laura Shuflet has completed the RFP for the Brewster Housing Authority for the Brewster Woods's development and should be going out soon. They were originally talking about 50 units but have since been down sized.

Paul is consulting for the Town of Falmouth on a town owned parcel that was bought back in 2010 on Spring Bars Road. The site was originally proposed for 168 units and was 40B permitted but went through a lot of appeals which resulted in the developer backing out. The town bought the property ½ of which will be for conservation and the other ½ for community housing. With the new flood regulations a good part of it is in the flood zone, but the Board of Selectman want to move forward so Paull is in the process of doing an RFP and hopes to get it out in October for a 30 unit development.

**Orleans-** Neva reported that they are looking for land for potential development.

**Staff Report-**Michelle reported on the three Cape developments that were funded in the latest DHCD round were Village Green II in Barnstable, Coady School in Bourne, and Gull Pond Road in Wellfleet.

HOME staff has been speaking with potential new legal staff for the program to replace Attorney Ben Fernandez.

Staff has requested a re-allocation of our 2012-2014 CHDO funds so that they may be used for other HOME program projects which amount to about \$150,000.

There is a homeownership re-sale that has come up on Osprey Lane that staff will be working with HAC on.

Beth reported that the department will be advertising for a new Program Manager next week and will send the

**The Public Hearing Closed and the HOME Meeting adjourned at 9:45am**

Meeting Materials Distributed-

1. HOME Meeting Agenda for February 18, 2016 HOME Meeting
2. HOME Meeting Minutes of September 17, 2015
3. Notice of Public Hearing & Public Comment Period
4. Draft Consolidated Annual Performance Evaluation Report
5. Proposed Language Change for Local Preference Requirement
6. Copy of Design Guideline section of the Rental Housing Dev. Project Underwriting, Subsidy Layering, and Risk Analysis Evaluation Polices and Guidelines
7. DHCD Funding Press Release

