

BARNSTABLE COUNTY HOME CONSORTIUM ADVISORY COUNCIL
THURSDAY, FEBRUARY 18, 2016
MEETING MINUTES

Members Present: Arden Cadrin, Richard Carroll, Neva Flaherty, Vicki Goldsmith, Michelle Jarusiewicz, James Kyrimes, Paul Lagg, Elaine McIlroy, Nanette Perkins, Laura Shufelt

Members Not Present: Carl Brotman, Jillian Douglass, Charleen Greenhalgh,

Staff Present: Paul Ruchinskaskas, HOME Consultant

Barnstable County Staff Present- Beth Albert, Michelle Springer

Minutes-

Upon a motion by Vicki Goldsmith, second by Nanette Perkins, approval of the minutes of September 17, 2015 with the edit below, were approved with 8 in favor, 0 opposed, 0 abstentions.

Correction to Minutes of September 17, 2015-

Under Town Reports-Provincetown the building is called Grace Gouveia, not Grey Scurevy.

HOME Commitments-

Beth explained that she and Michelle have had conversations with our HUD Rep. Laura Schiffer and Paul Ruchinskaskas to work on a plan for expending our uncommitted funds for program years 2012-2014. Effective with the 2013 HOME Rule Change after FY2014 all HOME funds must be committed within 24 months and expended within 48 months. Previous years had been looked at on an aggregate basis but any funds after FY014 will be on a year to year commitment deadline.

Vote/Discussion to Increase Allocation to the Downpayment & Closing Cost program-

The balance of uncommitted funds for program year 2012-2014 is \$228,382.62 and that amount needs to be committed by July 31, 2016. Over the past month Beth and Michelle have been working on identifying ways to use the funds and have decided that based on the fact that there are no new rental developments in the pipeline, and our current capacity, the recommendation from staff is to increase the DPCC program allocation. This is based on the fact that right now the amount of HOME funds a household may request for a DPCC loan is \$10,000 with up to \$20,000 (with needed repairs) and it has been this amount for a while and as home prices are increasing and a good amount of the housing stock that these households can afford to buy is old, so there is a need for additional funds for these repairs. Michelle spoke with the staff at HAC who administers the DPCC program to see what they have been seeing and based on the current market they agreed that an increase is needed based on the housing stock. HOME Staff recommends increasing DPCC amount to \$20,000 (rather than \$10,000) for a DPCC with up to

\$30,000 with needed repairs and committing the remaining funds of \$228,382.62 to the DPCC program.

Paul explained that we have four uses for the HOME funds DP, Rehab, Rental development and TBRA (Tenant based Rental Assistance) and that our HOME DPCC program is the only regional DPCC program in the County other than a couple towns that have their own DP program. We do not have a TBRA program in place so that is not an option for the funds. We spoke about the use of HOME funds for a rehab program, which we have done in the past but found it was not the best use of our funds as it is very staff intensive, takes a good amount of our Admin funds to run, and you need to bring the whole home up to code when using HOME funds (unlike CDBG). A good number of the Towns on the Cape are running rehab programs and funding them with CDBG & local CPA funds. Unfortunately, we are not able to help fund Town Rehab programs that are already in place because a Town cannot be a sub-recipient for HOME funds.

The Advisory council & staff discussed the DPCC program details such as the income limit, how people can apply, can the DPCC loan be used to purchase a deed restricted home (the answer is no), etc. and asked that HAC do some additional marketing to get the information out about the allocation of additional funds and to be sure it goes out to the "ready to buy list" that HAC maintains and local lenders. Michelle said she would work with HAC to get a new flyer out with the updated information.

Upon a motion by Arden Cadrin, second by Richard Carroll, to amend the DPCC allocation and Annual Plan to increase the Downpayment & Closing Cost Assistance Program allocation to \$228,382.62 and increase the available DPCC award amount to \$20,000 up to \$30,000, with additional marketing, 8 in favor, 0 opposed, 1 abstention.

HOME Program County Budget Update-

Beth explained that this will be a tight budget year for the County and new Finance Director will be looking at all the grant funded programs that were not 100% self-sustaining and the HOME program was one of those. Because of the information that was provided, including the fact we are in the middle of the three year cooperation agreement with the 15 towns on the Cape to run the HOME program, the Commissioners voted to move the budget forward to the Assembly of Delegates without any changes or cuts to HOME program. The HOME budget of \$153,000 (plus 10% Admin from the grant) covers the cost of a 1.5 FTE, professional services, travel, etc. and of the \$153,000 budget \$118,374 comes out of the County's General fund. The budget is now at the Assembly for their review and Beth will be going to meet with sub-committee the end of March. We still have the HOME/CoC Manager position open and in fairness to the applicants Beth has held off on filing the position until she knows more about how the budget will look for next year, which the two applicants are aware of. The position is half time HOME manager and half time CoC manager.

Arden pointed out that the budget that was approved by the Commissioners and sent to the Assembly of Delegates is based on a .36 cent increase to the deed tax.

Richard asked if we are going to look into a fee structure for the HOME program.

Beth responded that she has been asked to look at the programs to see if there is any income generating ideas that we can implement. Beth would like to put an ad hoc committee together to look into ideas to generate income and asked for volunteers. Bob Lawton the interim Finance Director, gave Beth some ideas to look into and Michelle has also been working on ideas.

Upon a motion by Richard Carroll, second by Nanette Perkins, to create an ad hoc work group to look at revenue opportunities to the HOME program and bring recommendations to the full Advisory Council, 8 in favor, 0 opposed 1 abstention.

James Kyrimes, Richard Carroll and Nannette Perkins volunteered for the committee.

Beth also announced that the new County Administrator will be starting on 2/29/16 his name is Jack Yunits, Jr. and he is the former Mayor of Brockton.

HOME Program Staff Update-

- Advisory council is going to an every other month schedule for HOME meetings unless a special meeting is needed.
- Michelle has been working on the environmental review for the three rental developments that are in the process of closing. Michelle has been working with staff from DHCD on these. The release of funds will be going out to HUD on all three by the end of February. Michelle has also been attending webinar trainings for the online submission of HUD reports.
- Working with Cape Cod Commission GIS Department on creating a historical map of all the HOME funds per town.
- Michelle and Paul have been working on the HUD Annual Plan due on May 15th. Barnstable County is the lead grantee for HUD reporting and responsible for submitting the towns of Barnstable and Yarmouth CDBG HUD reporting, as it's linked to the County. Michelle has been attending various webinars on the submission of these reports.
- The HUD FY17 allocation has been released and Barnstable County will be receiving \$392,396 in HOME funds. The allocation is based off of census data and there was a slight increase to this year's allocation.

Town Reports-

Yarmouth-

Richard presented the Town of Yarmouth's Housing Production Plan (updated every five years) and highlighted the following areas:

- 30% of the year round units are either 2nd homes or vacation homes

- Of the 12,037 year-round housing units, 520 or 4.32% are included in the Subsidized Housing Inventory (SHI) which is up from 362 in 2007 and 405 in 2010
- 73% of the SHI units are rentals
- Outline definition of what a housing production plan
- Camp Street - one of the larger developments that's sewage treatment plant is in need of rehab. A private developer and HECH are working together on this rehab using CPA and CDBG funding.
- Very active Housing Trust in both rental and home ownership projects in the town
- Currently there is a 2 bedroom deed restricted home available for resale in Yarmouth
- Yarmouth currently has a Home Preservation Program that people can apply for being administered through HAC
- There has been a decrease in population and a dramatic change in the demographics
- Lack of job opportunities for younger workers that offer living wages and high housing cost are driving the decrease in population
- Almost 20% of the households earned less than \$25,000
- Overall decline in poverty except for seniors
- Market rents are higher
- The median single-family house price was \$255,000 as of the end of 2014, \$275,000 as of July 2015
- Significant foreclosure activity
- 25% of the effort will be in homeownership and 75% in rental units
- Possible changes in zoning strategies, modifying the zoning definitions for compact developments, and friendly 40B's
- Continue to revitalize commercial areas with housing
- Buy existing homes to add to the housing stock

Laura explained that it is recommended that a Town have a Housing Production Plan, but not required. It helps with 40B's if you are producing, but if you have met your goal then it allows for a year or two of safe harbor, otherwise it does not help in getting funding.

Richard explained that Yarmouth is working with HAC on Foreclosure Prevention and Counseling and the Town is providing CPA funds to assist homeowners.

Carl asked how many of the Town have housing production plans.

- Towns with them- Bourne, Chatham, Eastham, Harwich, Mashpee, Truro, Yarmouth
- Towns working on them- Barnstable, Dennis
- Towns without/expired plans- Falmouth, Orleans

Orleans-

Affordable Housing Committee has asked the CPA for funding to do a demographic study of the town and will include information on housing needs. Due to the fact Orleans doesn't have large parcels of available land they thought this would be a way to see what the housing needs are.

Mass Housing Partnership Update from Laura-

Mass Housing Partnership will be hosting a Community Preservation & Housing Workshop in Framingham next month on March 4th. It's an all day workshop and the topics covered will be success stories, eligible uses, Fair Housing, etc. There will be a break out session in the afternoon and they will talk about strategies for use of funds, etc.

There will also be a MHP workshop on determination of income eligibility and there will be three trainings across the State in the spring.

Laura has been working with the Brewster Housing Authority on a 30 unit multi-family rental housing development off of 6A on the same land the HA owns and they have received one proposal.

Wellfleet-

Carl reported that the Towns of Wellfleet and Truro are submitting requests for CPC funding for a joint housing specialist position as the demographics are very similar in both towns.

Habitat for Humanity-

Vicki asked when the new HUD HOME income and rents will be coming out and if they could please be forwarded to the Advisory board.

Vicki reported that Habitat has started using the static of children receiving subsidized lunches as a way to figure out the need for family housing.

Laura mentioned that if you are looking for statics/demographics for your town you can go to the MAPC (Metropolitan Area Planning Council) website at www.housing.ma.

Eastham-

The Selectman have decided to move forward on an RFP for the town owned Purcell property, which is a little over 10 acres. They are looking at 71 rental units with 132 bedrooms.

The other property being looked at in Eastham is the old driving range property with a proposal for 115 rental units. The Selectman and developer were working on the MOA process, which starts with setting up an escrow account so that the Town can receive funds from the developer to start doing some of the studies needed such as traffic, impact, etc. and the Selectman voted not to set up the account at this point. The Selectman have not voted on the MOA yet. The developer has a pending application for CPC funds, which will be voted on next week.

Falmouth-

The Town has received two proposals for Spring Bars Road that they will be reviewing.

A 40B with 4 buildings and 104 rental units has been proposed for same land as the Marriot Springhill Suites project that was proposed and rejected by the Cape Cod Commission. The Cape Cod Commissions action does not constitute a decision that would give a one year "cooling off period". It's the same developer that is currently working on a development in Wareham.

Brewster-

Last year the Orleans CPA awarded \$350,000 to the Cape Cod Village who want to develop the 16 units for autistic adults. The Cape Cod Village has purchased the land and this year they went back to Brewster, Wellfleet, and Provincetown CPA's for assistance for the development and yesterday Brewster CPA voted to recommend \$100,000 to town meeting in support of the development. No word on the other towns yet, but if they choose to help fund the development it will be the first regional CPA funded development. The Fair Housing Policy (regulation/requirements) might come into play with this development as its targeting a specific group.

Michelle reported that the Provincetown Committee Preservation Committee did not recommend funding at this stage because they want to know that it is going to benefit Provincetown residents in some fashion. They think it is a great idea, but chose not to recommend it at this time.

Meeting Adjourned at 9:50am

Meeting materials distributed:

1. Minutes of September 17, 2015
2. Town of Yarmouth Housing Production Plan
3. Barnstable County Human Services HOME budget spreadsheet
4. HAC handout on Foreclosure Prevention & Counseling