

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

Members Present: Carl Brotman, Richard Carroll, Lorri Finton, Vicki Goldsmith, James Kyrimes, Elaine McIlroy, Cindy Maule

Members Not Present: Jillian Douglass, Michelle Jarusiewicz, Laura Shufelt

Staff Present: Patty Daley, Gail Coyne, Jeffrey Ribeiro, Michelle Springer, and Commission Consultant Paul Ruchinkas

Barnstable County Staff Present- Patty Daley, Gail Coyne, Michelle Springer

Minutes-

Upon a motion by Richard Carroll, second by James Kyrimes, the minutes of February 19, 2015 were approved with 7 in favor, 0 opposed, 1 abstention.

County HOME Program transition to Human Services Update-

County Commissioner, Shelia Lyons, gave a brief update on the HOME Program's possible transition to the County Human Services Department. She explained that the two departments have worked together in the past and how moving the HOME program to the Human Services Dept. would be a good fit due to the shared goals and functions. The County Human Services Dept. currently administers the HUD Continuum of Care grant that supports efforts to reduce homelessness. The transition of the HOME program would also allow the Cape Cod Commission to work more on comprehensive planning for affordable housing with the new Affordable Housing Specialist that is hired.

Vicki Goldsmith read a letter from Laura Shufelt that expressed her concern for sufficient focus and expertise in housing in general within the County Human Services dept. as the County Human Services Dept. focus has been homelessness. She also believes there should be a strong focus on rental housing within the HOME program because of the need and requirement that any State funds be matched by local funds. She also asked about the need to get approval from each Town to make this change.

Commissioner Lyons responded that she felt we could distinguish these two grant programs by having the correct staff to work on both grants.

Paul Ruchinkas responded to Laura's question about the Towns needing to approve the transition and explained the Cooperation agreement that has been signed by all 15 towns is between the County and the Towns. Technically he does not believe the towns would have to change or amend anything should the transition happen.

Consolidated Plan-vote requested-

Patty Daley gave a brief update on the Consolidated Plan and explained that we had a Public Hearing to receive public comment on March 4, 2015. No public comment was received. After the HOME Consortium votes on the draft Consolidated Plan there will be a thirty day Public Comment Period. All comments received will be included in the final plan. After that it will go to the County Commissioners for their vote and then to HUD by May 15, 2015. The plan will establish how funds will be expended over the next five years.

Upon a motion by Richard Carroll, second by James Kyrimes, the 2015-2019 Draft Consolidated Plan was approved with 8 in favor, 0 opposed, 1 abstention.

Rental Housing Policies & Guidelines-

Paul Ruchinkas recommended looking at the guideline to possibly revise the per project amount that a development can request in HOME funds and affordability period of the development. Currently the maximum Award/Loan Amount for projects scoring 90 points or less is \$30,000 per HOME assisted unit. The revised amount would be \$40,000 per unit and for projects scoring 90 points or more it's currently \$35,000 per unit and the revised amount would be \$50,000 per unit.

Revised period of affordability:

- Anything less than \$100,000 would be a 20 year HOME affordability period & 30 year County period to make it a total of 50 years of affordability.
- \$100,000-\$199,000 would be a 20 year HOME affordability period & 50 year County period to make it a total of 70 years of affordability.
- \$200,000 or more would be a 20 year HOME affordability period & 79 year County period to make it a total of 99 years of affordability.

HUD requires a minimum of 20 years of affordability. Requiring the minimum HUD affordability period lowers the County's risk of having to repay HUD should something go wrong with the development.

Vicki Goldsmith requested that staff investigate another alternative to the LEED certification in order to get credit for energy efficiency.

Upon a motion by James Kyrimes, second by Carl Brotman, the changes to the Rental Housing Guideline were approved with 8 in favor, 0 opposed, 1 abstention.

Stable Path Affirmative Fair Housing Marketing Plan/Local Preference discussion-

The Consortium's Rental Housing Development guidelines state "the Affirmative Marketing/Tenant Selection must comply with the form and content of DHCD's Chapter 40B Affirmative Fair Housing Marketing Plan (AFHMP)". Paul explained that Community Housing

Resource, which is currently in the process of closing on Stable Path, would like to have a local preference for the initial lottery and post lottery for filling vacancies. DHCD has allowed up to a 70% local preference for the initial selection. It has been the Consortium's and State's practice to allow a local preference for the initial lottery only and keep a waiting list for filling vacancies. This issue is still in discussion among the funders. Paul Ruchinskas recommended we add the language of "local preference up to 70% limited to initial lease up only" into our guidelines.

Project Review Committee-

Patty asked Consortium members to let Michelle know if interested in serving on the Project Review Committee as four new projects seeking funding will need to be reviewed.

Town Reports-

Elaine-Wellfleet-

There will be a housing forum in Orleans hosted by an interfaith group on March 20, 2015 from 9-12.

The Wellfleet Town Meeting has a couple of housing items on the warrant for CPA funding. One is a buy-down program and the other is for land acquisition for three small homes to be built based on the design competition conducted last year in Wellfleet.

Vicki-Habitat-

Vicki met with some the families that will be purchasing the Oak Street Habitat development homes in Harwich.

They are now taking applications for a three bedroom single family home in Eastham and two two-bedroom homes in West Barnstable. Both are scheduled for construction in the fall.

Habitat will also be raising the walls on the 100th Habitat home built on Cape Cod this year.

There will be 14 Habitat homes built in Brewster on the old Tubman property.

On April 14th Habitat is hosting a lunch and learn for Green & Solar.

Carl-Truro-

Truro Town Warrant includes \$265,000 for land acquisition for Habitat.

One of the earlier CPA grants is being litigated by a neighbor.

They are in the midst of a feasibility study for the last piece of Town owned land which is a three acre parcel. This project is also being questioned by an abutter .

James-Dennis-

The town had a housing symposium last month with various speakers to see what the town will allow for affordable housing. They did 8 different breakout groups with a representative from

each town housing committee to reach a consensus on a program they would accept and endorse. They plan on having another symposium in a couple months to continue the effort.

Richard-Yarmouth-

The town is working on their consolidated plan with a focus on repurposing the hotels on Route 28 for both rental and homeownership.

Paul-Brewster-

Last fall the CPA provided almost \$900,000 for Habitat to purchase the Tubman property to build 14 homes.

The housing authority will be issuing an RFP for a development that the housing authority owns.

This May there will be an article on the town meeting warrant recommending \$118,000 to HECH to do a homeowner rehab program. Orleans and Chatham were also asked to contribute as those areas of the Cape are not covered by the CDBG program.

Cindi-Harwich-

The town has a Repurposing Committee to figure out what they want to do with the middle school. Housing is still an option but not one of the favorites.

Lorri-Mashpee-

Barnstable Housing Authority is looking at property in the east end of Hyannis to possibly build either a duplex or triplex. They were also approached by a property owner in Marston Mills that is looking to see if the housing authority would like to purchase it.

Neva-Orleans-

The Orleans Affordable Housing Committee is looking for opportunities. The Habitat homes are all occupied except for one that is not yet finished.

Upon a motion by Vicki Goldsmith, second by Carl Brotman, members voted to adjourn the HOME meeting at 9:30 am with 8 in favor, 0 opposed, 1 abstention.

Meeting materials distributed:

1. Minutes of March 19, 2015
2. Rental Housing Development project Underwriting