

## CAPE & ISLANDS REGIONAL NETWORK ON HOMELESSNESS POLICY BOARD MEETING

<b>DEPARTMENT/COMMITTEE:</b> Policy Board	<b>DATE:</b> September 25, 2017	<b>TIME:</b> 9:00 AM
<b>RECORDING:</b> Kathie Callahan, Barnstable County Human Services	<b>MEETING PLACE:</b> Harborview Conference Room, Barnstable County Complex	
<b>NEXT MEETING:</b> November 27, 2017		
<b>PRESENT:</b> Paula Schnepf, Beth Albert, Mark Bilton, Jean Challies, Anne Colwell, Alana Dupuis, John Economos, Maggi Flanagan, Cathy Gibson (by conference phone), Paul Melville, Barbara Milligan, Eddie Murphy, Heidi Nelson, Greg Quilty, Karen Ready, Karen Tewhey, Mary Waygan, Dave Willard		
<b>Guests:</b> Lee Hamilton, Cassi Danzl, Tom Lacy, Karen Carll, Kellie Hicks, Heather Harper, Elizabeth Wurfbain		
<b>Unable to attend:</b> Gina Hurley, Katherine Wibby, Brenda Swain, Kristina Dower, Ita Mullarkey, Beth Wade		

- **Welcome & Introductions:** Beth Albert facilitated the meeting. Beth Albert welcomed the group and introductions were made by individuals.
- **Approval of Minutes – June 26, 2017:** David Willard motioned to accept the Minutes of June 26, 2017, seconded by Barbara Milligan. Minutes unanimously approved with Mary Waygan abstaining.
- **Presentation: Cape Cod Regional Housing Market Analysis, Heather Harper, Cape Cod Commission:** The purpose of the study is to plan for healthy resilient Cape Cod communities anticipating and guiding housing needs. The Analysis found that there is a far from normal housing market on Cape Cod. Data was collected to look at the economic and demographic forecast for the present and future needs.

The state of housing stock showed that 70% of new units that were added between 2000 and 2010 were seasonal homes. Between 2010 and 2015 there was a loss of 3,800 year-round units and a gain of 5,000 seasonal homes. There continues to be a widening gap in the cost of housing which is growing faster than wages. Total future demand is estimated at 2,700 units at all income levels. Demographic and economic forecast shows a 3.3% population growth, a 5.5% increase in employment and a 3.4% increase in households. New employment opportunities are expected to increase 43% on the Mid-Cape, 36% on the Upper Cape, 15% on the Lower Cape and 5% on the Outer Cape. The largest growth is expected in the areas of education & health, finance & business, leisure & hospitality, trade services and construction. Population growth is expected to increase approximately 55% on the Mid Cape, 26% on the Upper Cape, 11% on the Lower Cape and 8% on the Outer Cape with the largest growth in the 65+ age group. It is anticipated that the demand for seasonal units will grow twice as fast as year-round units and will persist as a major driver of housing unit demand. The impacts of the Great Recession caused a surge in second home demand. This will have a long-lasting effect on Cape Cod's housing market.

Key takeaways from the study: Conversions will continue and present supply challenges; without seasonal unit challenges, there would be adequate supply; Barnstable County has 50% of all second homes in MA; multifamily units will show growth; gap between households and units available widening; relief of housing stress in any part of the county will reduce stress across the market. Currently

there are 26,800 households experiencing housing stress with more than 30% of their income being used for housing. Cape Cod's housing challenge is impacting about 1/3 of year-round resident.

Moving forward: Need to accommodate housing life stage needs by design by developing strategies to accommodate compact form in areas designed to support housing and economic growth; increase the diversity of senior housing; increase the diversity of multi-family housing. To view the full report visit [www.capecodcommission.org](http://www.capecodcommission.org).

➤ **Update – Regional Network Events – Paula Schnepf:**

- Tuesdays, October 3<sup>rd</sup> and 17<sup>th</sup>: Steps to Housing Trainings: 2-part series on public housing information and barriers to get into housing.
- Monday, October 23, Elder Homeless Summit, 9 AM-1 PM, Marriott Towne Place Suites, Wareham. Co-hosted by C&I Regional Network on Homelessness. Keynote: Alice Bonner, Secretary, Executive Office of Elder Affairs.
- Monday, October 30<sup>th</sup>: Presentation on Housing Court Expansion, 8:30-10:30 AM, Harborview Conference Room, County Complex, Barnstable, MA. Presented by MA Law Reform to: understand the expansion, hear from Housing Court Chief Justice Sullivan about what is in progress and plans for the upcoming year, time to ask questions and provide thoughts about expansion, talk about companion expansions for the Tenancy Preservation, Lawyer for the Day programs, and other resources special to the Housing Court.

➤ **Presentation: Town of Yarmouth Homeless Initiatives, Mary Waygan:** The town of Yarmouth strives to meet state's CH 40B 10% affordable housing goal while maintaining the character of the town. Currently there is a gap of 684 units to reach this goal. Currently the town of Yarmouth programs include: Buy-Down home ownership, Town-wide Rental Homes, Town Land for Affordable Housing, Motel Redevelopment, Preservation of existing units, Affordable Accessory Apartments, Affordable Housing support. There is a planned group home for Veterans in progress. The Cavalier Motel has been sold for redevelopment of 69 units of affordable housing. The town offers housing support programs such as: Ready Renters List, Rental Assistance, Mortgage Assistance, Utility Assistance and is promoting a Sharing Housing program. A Sharing Housing workshop is planned for October 19-21, 2017 at the Yarmouth Senior Center. The town uses many tools to accomplish their goals such as: Housing Production Plan, Zoning Bylaws, Growth Incentive Zone, Funding in the form of the Community Preservation Act and CDBG Entitlement, the Affordable Housing Trust and Innovative Programs such as Age-Friendly Yarmouth and Housing Summits and Listening sessions.

➤ **Continuum of Care (CoC) – Beth Albert:** The Department of Human Services has hired a CoC Program Manager, Martha Taylor with a start date of October 2, 2017.

- **HUD NOFA - Approval of ranking of new and renewal Projects:** HUD issued the NOFA in July 2017 and the application is due on 9/28/17. The application has been completed and the CoC Review Committee has recommended 14 renewal projects, 2 new projects and a planning grant for a total request of \$1,810,756. Have been working with previous grantees to re-allocate underutilized funds of \$68,798. The Policy Board voted last year to keep CES & HMIS projects on Tier 1. Tier 1 projects funding request is \$1,605,764. Tier 2 projects funding request is \$102,496 and Bonus project request is also \$102,496. David Willard motioned, seconded by Anne Colwell to approve the CoC application and Project Ranking Chart for the FY2017 CoC application. Unanimously approved with Heidi Nelson, Karen Ready, and Jean Challies abstaining.

- **Coordinated Entry System (CES) Policy Updates:** At the June Policy Board meeting a CES Policies and Procedures manual was approved and included additional points be added to score for in-hand documentation that client is chronically homeless. This documentation will help to more accurately match clients to housing needs.
- **Partner Updates:**
  - **Barbara Milligan – C&I United Way:** Community Impact Grants 2018-2019 RFP has been released.
- **Meeting adjourned:** Meeting adjourned at 10:35 AM. The next meeting is scheduled for November 27, 2017

Respectfully submitted: Kathie Callahan