



# BARNSTABLE COUNTY HOME CONSORTIUM

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**BARNSTABLE COUNTY HOME CONSORTIUM ADVISORY COUNCIL**  
**THURSDAY, October 11, 2018**  
**INNOVATION ROOM, BARNSTABLE COUNTY COMPLEX**  
**MEETING MINUTES**

**Members Present:** Paul Ruchinskas, Carla Feroni, Aly Sabatino, Jill Scalise, Richard Carroll, Katherine Wibby

**Members Not Present:**

**Barnstable County Staff Present:** Michelle Springer, Beth Albert, Maria Silva

**Public Present:**

- Michelle Springer facilitated the meeting and welcomed participants. Michelle also noted that she did not have the previous Minutes from June 21, 2018 to approve but would find them for the next meeting.
- **Update on Coady School and Village Green II HUD Determination**  
Based on HUD's review of all the documents submitted to them, pertaining to Coady School Residences and Village Green II, they determined that BC HOME Consortium failed to meet the program deadline requirement for committing funds, and have de-obligated \$255,943 from the Consortiums 2017 HOME Allocation. The remaining amount available to commit is \$80,000. We received a funding application for Little Pond Place located in Falmouth. They had originally asked for \$225,000 in BC HOME funds but are aware that there is potentially only \$80,000 to commit. Michelle will follow up with them after the meeting to see if they would like to continue forward with applying for the \$80,000. If they decide to go ahead the Project review Committee will meet to review the project next month.
  - HAC has auto renewal at end of September. We pay \$1576 per down payment in closing cost loan, they have two chances for auto renewal. Michelle called to see where they are at, lots of changes over there. Had conversation with Development Manager and they are evaluating the program internally to see if they will continue. Basic issue is the staffing. We allocated \$60,000

towards down payment and closing costs program. The Advisory Council could vote to rescind the \$60,000 allocation to the DPCC program for 2018, and offer that amount to Little Pond place. Little pond is 40 units, 1, 2 3 bedrooms. \$14.4 million dollars right now. They committed \$230,000 development fee to put into project. \$1.45 million is the development fee. They are concerned about their final construction bids which they haven't received yet. Will let them know \$80,000 is there and then if they want to go forward w project review, they have the money.

➤ **Discussion/Vote on the 2018 Down Payment and Closing Cost Program 2018 Allocation**

➤ **Staff Update**

- Michelle discussed her upcoming departure as HOME Program Manager on Friday, October 19<sup>th</sup> and stated that she will be staying on as a consultant until a new Program Manager is in place.
- Did receive funding applications for Little Pond Place in Falmouth for \$225,000 in HOME funds.
- The 2018 CAPER has been submitted to HUD.

**Town Reports:**

- **Jill Scalise - Brewster:** Brewster set up housing trust and began meeting in July. Doing housing trust training as well. Regional two-week training with 3 towns. Brewster didn't go for funding initially with trust. Looking for funding with town. Working on ADU bylaw and will be on fall town warrant, for single and commercial dwelling units. Done lots of community engagement on listening session w planning board. Habitat completed 6 homes. One resale of such housing just approved buy down grant to help with a resale. Have a 16-acre town owned parcel designated to a land lock parcel. In process of joining two parcels into one.
- **Carla Feroni – Falmouth:** Falmouth housing coordinator – ¾ done to housing reduction plan. Will have 2<sup>nd</sup> public forum next week and hope to get moved thru planning board and selectman by end of year. Funding came for 587 Gifford Street for 10 units rental housing. Affordable housing fund funded one single family unit home for \$65,000 to Falmouth housing trust. Pressure in town with CPA money with recreation, preservation and community money. Hard time monitoring projects. Regional monitoring is being taken into consideration. 6-7 towns got together in memorandum of agreement \$11-30,000 year. At point of resales, they are seeing a lot that people aren't living there, and people who refinanced without permission to be higher than the resale could be. Refinance vs modification are becoming issues in court.
- **Aly Sabatino – Chatham:** Getting consultant to be official Affordable Housing Coordinator. High on list is for them to be the monitoring agent, what their stock is and how to continue to monitor. Regionalizing between Orleans and Harwich and Chatham. Still at conversation stage. Tentatively hiring consultant Jay Colburn. RFP going out on consultant and still in preliminary stages. RFP for town property on George Ryder Road – received one response back. Potentially 2 homes. Participating in trust training for housing trust which is Board of Selectman and to outside citizens. Want to update housing trust guidelines. Also working on ADU attainable by law for housing.
- **Richard Carroll – Falmouth:** Same approach as Falmouth and presented to Cape Cod Commission. Surveying 600 people in town. Will have public meeting. Survey will be out for 3 months – survey

monkey – show people pictures of various housing and you get their reaction. Little pond village is good example, any high-density housing is good example. Hope to have by middle of first quarter next year. People are asking for a different approach for redevelopment of Route 28. Survey gets out via publicity, randomly picking from voter list and mail out. They hope for plus 10 percent response then you go from there. The town is putting this survey out in coordination with Housing Trust, Planning Department and Selectman. Will use results to try and shape remainder of redevelopment along 28. One parcel they want to cut out for affordable housing, then cut out section of that for veteran's housing, more than 50 acres.

- **Katherine Wibby – Orleans:** Waiting for state to get back for trust of \$600,000 to do something with affordable housing. Ideas are Cape Cod Five building in talks, could be converted to affordable housing. Spend \$20,000 on feasibility study on what could be done. Town land becoming available off exit 12, two highway dept garages that are no longer going to be used. Selectman have been supportive of having housing there.

**Meeting adjourned at 9:44 AM:** Michelle motioned, seconded by Beth Albert to adjourn, unanimously approved.

Meeting materials distributed:

1. Agenda
2. HUD Letter and packet of De-obligation