



BARNSTABLE COUNTY
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MEETING MINUTES
Barnstable County HOME Consortium
Advisory Council Meeting
Thursday, June 11, 2020

APPROVED

The meeting was held through remote participation by the Barnstable County HOME Consortium Advisory Council pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law on March 12, 2020.

Members Present: Arthur Bodin (Harwich), Beth Wade (At-Large), Carla Feroni (Falmouth), Richard Carroll (Yarmouth), Michelle Jarusiewicz (Provincetown), Fran McClennen (Orleans), Nanette Perkins (Sandwich), Jeffrey Ribeiro (Truro), Aly Sabatino (Chatham), Jill Scalise (Brewster), Laura Shufelt (Barnstable), Mike Trovato (Wellfleet)*, and Patty Daley (non-voting Ex Officio member/ Cape Cod Commission)

** late arrival approximately*

Members Absent: Arden Cadrin (Mashpee), Charleen Greenhalgh (At-Large), Paul Lagg (Eastham), Josh Mason (Dennis)

Barnstable County Staff: Renie Hamman, HOME Program Manager
Beth Albert, Human Services Director

Consultant: Paula Schnepf, HOME Program Consultant

Members of the Public: None

Advisory Council Meeting

1. Call to Order

The Barnstable County HOME Consortium Advisory Council convened at 10:06 a.m. Renie Hamman, HOME Program Manager, stated that the meeting was being held by remote participation pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law on March 12, 2020.

Renie noted that the meeting was being recorded.

2. Roll Call

Roll Call was taken, members, staff and consultants present listed above. All members present, staff, and consultant participated remotely.

3. Confirm Quorum

Quorum was confirmed.

4. Instructions for Meeting

Beth Albert provided technological instruction for holding the meeting remotely.

5. General Business

- a. Application by Preservation of Affordable Housing, Inc. (POAH) and Housing Assistance Corp. (HAC) for \$250,000 for the Brewster Woods affordable housing project located in Brewster, Massachusetts.

Laura Shufelt recused herself from this matter and left the meeting.

Jill Scalise recused herself from this matter.

Quorum of nine remaining voting members was confirmed.

Paula Schnepf, HOME Program Consultant outlined the project, the underwriting and town support. Renie noted that Mike Trovato and Patty Daley had joined the meeting. Renie informed the Advisory Council that the Project Review Committee consisting of Richard Carroll, Art Bodin, Carla Feroni, Charleen Greenhalg reviewed the project and recommended the conditional commitment of \$250,000 for the Project. As Charleen was not present at this meeting, Renie read her written recommendation into the record.

Roll Call of comments and questions commenced. All voting members supported the conditional commitment of \$250,000 and no questions were asked.

Motion to accept the request for the \$250,000 for the Brewster Woods project was made by Nanette Perkins and 2nd by Richard Carroll.

Roll Call Vote was taken, All in Favor, motion passes.

6. Updates, *if time allows*

Renie updated the Advisory Council on the submission to HUD of the 2020-2024 Consolidated Plan and 2020 Annual Action Plan. Renie gave an overview of current projects. Renie informed the Advisory Council that HUD was hosting a series of Webinars on the temporary TRBR program of four weekly 2-hour session and that she along with Patty Daley and Beth Albert were attending the webinars.

Members provided brief updates on their town's activities:

Jeff Ribeiro, Truro: Updated on the Cloverleaf project

Aly Sabatino, Chatham: Updated on Habitat 40B project, a potential TBRA, and investigating purchasing some land for affordable housing.

Jill Scalise, Brewster: Updated that their Housing Trust was meeting again, looking at potential RFP to develop 16 acres on Millstone Road Mike Trovato, and like Chatham also considering a TBRA.

Mike Trovato, Wellfleet: Updated that the RFP for Lawrence Road is almost done thanks to Laura's help but is on hold right now because of the delay in Town Meeting and will be applying for a MassWorks grant for the water system as well.

Beth Wade, At-Large: Updated on pending Habitat projects in Chatham, Sandwich, and Brewster. Updated on a set-back in Truro on a Habitat project that they were in litigation with an abutter and Land Court ruled in favor of the abutter, so they are back to the drawingboard.

Art Bodin, Harwich: Updated on the Sisson Road project and is working with Laura Shufelt. Their Habitat project has slid to the side and hoping to get back in the queue soon.

Richard Carroll, Yarmouth: No updates

Carla Feroni, Falmouth: Updated on the numerous 40B projects that are going on in Falmouth and updated on the lotteries coming soon. Updated on Gifford Workforce II that unfortunately the Falmouth Affordable Housing Fund has no funds for the project because a town meeting article to transfer CPA funds to the Housing fund but that article has been removed from the Warrant.

Michelle Jarusiewicz, Provincetown: Updated that Harbor Hill continues to rent up at they are at 82% occupancy and have a couple of more, and doing the resale on two existing one-bedroom units and another two-bedroom on the horizon.

Fran McClennen, Orleans: Updated that the town has now completed the purchase of 107 Main Street and have reached out to the neighbors and have gotten positive feedback; was the recipient of Habitat's one lot build in South Orleans, and updated on the Cape Cod Five building.

Nanette Perkins, Sandwich: Updated briefly on Terrapin Ridge and town meeting.

Patty Daley, Cape Cod Commission: Updated on attending the TBRA webinars, on issuing a support letter for a Chatham 40B project on George Ryder Road, and the Commission was answering individual questions from housing consultants in general.

Beth Albert, Director of Human Services: No updates other than what has already been covered.

7. Business Not Anticipated, *if time allows*

No business not anticipated

8. Adjournment

Motion to adjourn made by Carla Feroni, 2nd by Michelle Jarusiewicz

Roll Call Vote was taken; All in favor

Meeting adjourned at 10.45 am

Meeting materials distributed:

- Agenda and Virtual Meeting Instructions
- Brewster Woods Project HOME Applications with Attachments
- Brewster Woods Underwriting Analysis