



**BARNSTABLE COUNTY**  
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**APPROVED**  
December 16, 2020

**MEETING MINUTES**  
**Barnstable County HOME Consortium**  
**Tuesday, December 15, 2020**

**PUBLIC MEETING**  
**Draft Consolidated Annual Performance Evaluation Report for Program Year 2019**

*The public meeting was held virtually pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law on March 12, 2020. The link and instructions to join the public meeting was included in the Notice of Public Meeting.*

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**Opening:** The public meeting was opened at 3:00 p.m. on December 15, 2020

**Barnstable County Staff Present:**

Renie Hamman, HOME Program Manager  
Beth Albert, Director of Human Services

**Notice:** The Public Meeting Notice on the Barnstable County HOME Consortium's draft Consolidated Annual Performance Evaluation Report (the "CAPER") for Program Year 2019 was formally read into the record by Renie Hamman.

**Purpose:** The purpose of the meeting was to obtain comments and views from citizens, public agencies, community organizations, and interested parties on the 2019 Draft CAPER. Renie Hamman explained that the Draft 2019 CAPER was made available for review and comment as of December 3, 2020 and that comments will be accepted through December 21, 2020. All comments received will be summarized in the final 2019 CAPER that is submitted to the U.S. Department of Housing and Urban Development (HUD)

**Presentation:**

Renie Hamman provided a brief description of the 2019 Draft CAPER explaining that the CAPER is an annual report required by HUD that summarizes Barnstable County HOME Program's activities for Program Year 2019, which ran from July 1, 2019 through June 30, 2020. For Program Year 2019, HUD allocated \$427,233 in federal funds to be used for project activities and administration of the HOME program.

Renie Hamman provided a summary of the Goals and Outcomes Section of the 2019 Draft CAPER which highlights the project accomplishments and the challenges faced of the Barnstable County HOME Program during the 2019 Program Year. *The Goals and Outcomes Section of the 2019 Draft CAPER is attached and incorporated herein.*

Renie Hamman stated that the remaining sections of the 2019 Draft CAPER were basic reporting figures that are inputted into the HUD system during the program year. These sections were not reviewed in detail but it was stated that if any member of the public wished to specifically review a certain section, that request could be made during the public comment period. Renie Hamman stated for the record the following sections:

- Racial and Ethnic Composition is a report on the 11 HOME units completed during the reporting period.
- Resources and Investments is a breakdown of funds used over the Program Years. Renie noted that the funds that were reported represent only funds that have been drawn from HUD and did not represent funds that were conditionally committed to future affordable rental housing projects. Renie also mentioned that this section reported on leveraging, match funds, and minority and women business contracting.
- Affordable Housing reiterates the goals, problems encountered, and how it will impact future plans as already described in the Goals and Outcomes Section.
- Homeless and Other Special Needs discusses how Barnstable County addresses our homeless needs.
- Other Actions, Monitoring and HOME discusses various actions on Affordable housing issues and how the Barnstable County HOME Program monitors its projects.

This concluded the Presentation.

**Comments and Questions:** At the conclusion of the Presentation, Renie Hamman asked for any public comment and noted that there did not appear to be anyone from the public in attendance. The meeting remained opened until 3:15 p.m.

**Adjournment:** The Public Meeting on Barnstable County HOME Consortium 2019 Draft CAPER was adjourned at 3:15 p.m.

Respectfully Submitted by,

*Renie Hamman*

Renie Hamman, HOME Program Manager

# BARNSTABLE COUNTY HOME PROGRAM

**DRAFT**

## CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) PROGRAM YEAR 2019 (July 1, 2019 – June 30, 2020)

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### CR-05 - Goals and Outcomes

#### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

#### **AFFORDABLE RENTAL HOUSING PRODUCTION**

The Barnstable County HOME Program has been actively participating in the development of multi-family affordable rental housing with many projects being completed, in the process of being completed, or starting construction in the last several years. Additionally, there are several other affordable rental housing developments in the pipeline. This activity has proven to be an effective use of Barnstable County's limited HOME funds. It is noted that for the purposes of this Consolidated Annual Performance Evaluation Report ("CAPER") only those projects that have been **completed**, with a meaning of obtaining certificates of occupancy and being substantially leased up, within a program year are counted for that program year. As rental development activities may take up to two to three years from initial funding date to completion date, it is important to note the current and pending development projects in order to get a complete picture of Barnstable County HOME activities.

In Program Year (PY) 2019, 11 HOME units were **completed** with the development of High Meadow Townhomes in Bourne. Additionally, two affordable rental developments consisting of a total of 15 HOME units were substantially constructed and are in the process of being completed; and three affordable rental development consisting of a total of 33 HOME units have been conditionally awarded HOME funds. These developments are described below:

#### **Completed:**

High Meadow Townhomes (a/k/a Canal Bluffs III), Bourne: a 44 unit (11 HOME units) affordable rental housing development completed construction and was fully leased as of August 15, 2019. This project was awarded \$250,000 in Barnstable County HOME Program funds in August 2016.

### **Substantially Constructed (to be completed in Program Year 2020):**

Cape Cod Village, Orleans: a four-unit group home (*all 4 HOME units*) for autistic adults was conditionally awarded \$250,000 in Barnstable County HOME Program funds in February 2018. The Project closed the financing in December 2018 and began construction in February 2019. Construction of the project was completed in January 2020 and Certificates of Occupancy were issued by the Town. The lease-up of the units commenced at that time; however, during the leasing phase, a Massachusetts State of Emergency was issued due to the COVID-19 Pandemic and leasing of the remaining units was put on hold indefinitely.

Little Pond Place, Falmouth: a 40 unit (*11 HOME unit*) affordable rental housing development was conditionally awarded \$140,000 in Barnstable County HOME Program funds in January 2019. The Project closed financing in May 2019 and began construction. In March 2020, construction was stalled due to restrictions imposed by a Massachusetts State of Emergency was issued due to the COVID-19 Pandemic. The Project has continued construction with adherence to social distancing guidelines and other regulations of COVID-19. As of June 2020, the project was at 88% completion and is anticipating final completion in October 2020 which represents a two-month delay due to COVID-19.

### **Conditionally Committed:**

Terrapin Ridge, Sandwich: is a 30 unit (*11 HOME units*) affordable rental housing project. The project was conditionally awarded \$250,000 in Barnstable County HOME funds in July 2019. The financial closing of the project was unfortunately delayed as the transfer of the town-owned property required a town meeting vote and the Sandwich Annual Town Meeting was delayed due to the restrictions imposed by the COVID-19 Pandemic. The financing was finally closed in August 2020, funds have been committed, and construction has commenced.

Yarmouth Gardens, Yarmouth: is a 40 unit (*11 HOME units*) affordable rental housing project. The project was conditionally awarded \$150,000 in Barnstable County HOME funds in July 2019. The property developer then took ownership of the property through a town CPA grant. During the financing phase, revisions to the project and costs increases due to COVID-19 restrictions resulted in a funding gap. In June 2020, the project was awarded an additional \$100,000 in Barnstable County HOME Program funds to help fill the gap. (*The project also received gap funding from DHCD and the Town of Yarmouth's Affordable Housing Trust*). It should be noted that this gap funding was accomplished due to the reallocation of funds allowed for by HUD's Notice of "Availability of Waivers and Suspensions of the HOME Program Requirements in Response to COVID-19 Pandemic" dated April 10, 2020 which allowed for the suspension and waiver of the CHDO set-aside requirement for PYs 2017, 2018, 2019, and 2020. The project is currently proceeding through the financing phase and is anticipating closing in December of 2020.

Brewster Woods, Brewster: Is a 30 unit (*11 HOME units*) affordable rental housing project. The project was conditionally awarded \$250,000 in June 2020 and is currently in the process of obtaining final construction permits and proceeding to financial closing.

***The Rental Housing Production expected goal of the 2015 – 2019 Strategic Plan was 100 HOME rental units. The Barnstable County HOME Program accomplished the completion of 80 HOME rental units during this time period. However, it should be noted that an additional 15 HOME rental units that were slightly delayed due to the COVID-19 Pandemic are currently in the process of being completed, another 11 HOME rental units are under construction, and an additional 22 HOME rental units are finalizing financing and will soon begin construction. Thus, for the 2014-2019 Strategic Plan period, 80 HOME rental units were completed and an additional 48 HOME rental units (for a total of 128 HOME rental units) have been conditionally committed and are underway. The Barnstable County HOME Program believes the Rental Housing development project activity has been a success and will focus on affordable rental housing development in the next five-year Strategic Plan.***

### **CHDO'S**

The Barnstable County HOME Program set a goal of 5 CHDO Housing Production Units per year but has been unable to meet that goal due to a lack of possible CHDO entities seeking project funding. The last CHDO development was initiated in 2013 and completed in May of 2016 which consisted of 11 affordable rental units. The Barnstable County HOME Consortium has been actively attempting to recruit a CHDO to collaborate with, however after meeting with several non-profit entities, there does not appear to be any appetite for the creation of a CHDO. In April 2020, in response to the COVID-19 Pandemic, HUD issued a Notice of Waivers and Suspension which suspended the required 15% CHDO set-aside for PYs 2017, 2018, 2019, and 2020. As the Barnstable County HOME Program has been unable to recruit a CHDO in many years, the Barnstable County HOME Consortium reallocated the existing accumulated CHDO funds of PYs 2017 thru 2020 totaling \$262,678.20 for other activities moving forward.

***The CHDO Rental Housing Production expected goal of the 2015 – 2019 Strategic Plan was 25 HOME rental units. The Barnstable County HOME Program accomplished completion of 11 CHDO Rental Housing Production during this time period. As stated above, the last CHDO completion was initiated in 2013 and completed in May 2016. Since that time, the Barnstable County HOME Program has been unable to locate a viable CHDO that meets all the HUDs requirements for allocation of funds. Therefore, the Barnstable County HOME Program does not believe that the CHDO Rental Housing Production project activity is a practical use of HOME Program funds. The April 2020 HUD Notice of Waivers and Suspensions which suspended the customary 15% CHDO set-aside allowing those funds to be used for other project activities was applauded and the Barnstable County HOME Program would recommend that HUD continue to suspend this 15% CHDO set-aside in the future so Participating Jurisdictions who have difficulty locating viable CHDO's in their region may use the allocated funds for feasible affordable housing acquisition and development.***

### Downpayment Closing Cost Assistance (DPCC)

The Barnstable County HOME Program is reporting no Homebuyer Assistance (DPCC) activities for Program Year 2019. Due to the recent significant increase in housing prices throughout Barnstable County with the median sales price climbing to \$498,950 for a single-family home and \$336,500 for a condominium, it has proven difficult to assist homeowners seeking first-time homes under the DPCC program. The 95% moderate price under the program at \$333,000 after rehabilitation, coupled with finding a qualifying household making 80% of the AMI, has been extremely challenging, especially in the lower and outer Cape regions. An analysis of recent DPCC activity revealed that over the last five years, 90% of the DPCC funds were allocated to very small, low-income areas of the mid and upper-Cape regions. Consequently, the DPCC program is not effective for the entirety of the region. It is likely that the DPCC program activity will be suspended indefinitely as it is not an effective use of HOME funds.

***The DPCC expected goal of the 2015 – 2019 Strategic Plan was 25 households assisted. The Barnstable County HOME Program has assisted a total of 44 households under this activity during this time period surpassing its goal. However, as explained above, due to the significant increase in housing prices across Barnstable County, the DPCC program is no longer an effective use of allocated resources for most of the region.***

### Tenant Based Rental Assistance (TBRA)

No TBRA units have been accomplished under the regular TBRA program during the 2020 Program Year as the Barnstable County HOME Program was not administering a TBRA program during this time. However, in April 2020, HUD issued “Suspensions and Waivers to Facilitate Use of HOME-Assisted Tenant-Based Rental Assistance (TBRA) for Emergency and Short-term Assistance in Response to COVID-19 Pandemic.” In August 2020, for Program Year 2020, the Barnstable County HOME Consortium voted to approve incremental funding of \$25,000 up to \$100,000, based on confirmation of continuing need, for a short-term TBRA to run from implementation thru December 31, 2020. These funds will be reallocated from existing entitlement funds. The program will be administered by a subrecipient and will be made available for eligible tenants throughout Barnstable County.

***The TBRA expected goal of the 2015 – 2019 Strategic Plan was 10 households assisted. The Barnstable County HOME Program did not implement a regular TBRA program during the Strategic Plan. As stated above, a short-term emergency TBRA program will be implemented pursuant to HUD’s April 2020 notice of Suspension and Waivers due to COVID-19 Pandemic for a time period to end December 31, 2020. The Barnstable County HOME Program does not intend to implement a regular TBRA program in the future.***