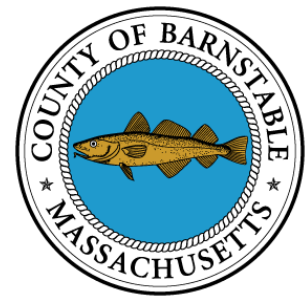


Barnstable County HOME Consortium Program Year 2020 Annual Action Plan



April 10, 2020, as amended

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Executive Summary

AP-05 Executive Summary¹

INTRODUCTION

The Barnstable County HOME Consortium (BCHC) includes each of the fifteen communities on Cape Cod: Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, and Yarmouth. Barnstable and Yarmouth are also Community Development Block Grant (CDBG) Entitlement Communities. The BCHC was created so Barnstable County could be a Participating Jurisdiction of the federal HOME Program. The Barnstable County Commissioners initially designated the Cape Cod Commission, the regional planning agency, to act as the Consortium's lead agent responsible for reporting all administrative functions related to the operation of the Consortium to HUD. In 2015, Barnstable County designated the Human Services Department to act as the program's lead agent. The Department of Human Services also administers the regional Continuum of Care (CoC) program under the McKinney-Vento Homeless Assistance Act. The consolidation of responsibility for these programs and services has resulted in greater efficiency and coordination in managing affordable housing and human services in the region. The priorities that the BCHC has established for this Five-Year (2020-2024) Consolidated Plan are:

- Develop and maintain an adequate supply of safe, decent rental housing that is affordable and accessible to residents with a range of incomes and household needs,
- Preserve and maintain the existing affordable housing stock for extremely low-, low-, and moderate-income households,
- Reduce individual and family homelessness by providing a viable continuum of care that implements a "Housing First" strategy for permanent supportive housing and to help people transitioning out of homelessness to remain in permanent housing, and
- Ensure that Barnstable County residents with long-term support needs have accessible, safe, affordable housing options in the community.

Summarize the objectives and outcomes identified in the Plan.

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, and/or the strategic plan.

Note: Due to the COVID-19 Pandemic of 2020, the goals, objectives, and outcomes may be affected during the pandemic and adjustments to funding resources and goals may be warranted.

Due to the pandemic, HUD issued the following waivers: "Availability of Waivers and Suspensions of the HOME Program Requirements in Response to COVID -19 Pandemic," and "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," dated April 10, 2020 (the HUD Waivers) which have resulted in a redistribution of funds for PY2020. Additionally, BCHC is evaluating

¹ 91.200(c), 91.220(b)

the need and the best approach for the region for a potential implementation of a short-term TBRA program and the necessary funding to provide emergency short-term rental assistance due to the COVID-19 pandemic. The waivers are attached in the appendix.

The Barnstable County HOME Consortium's primary objectives are providing affordable ownership and rental housing, growing the number of year-round households, diversifying the housing stock to provide more options for all ages and household types, and increasing job opportunities and employment training to support the local economy.

HUD's Community Planning and Development (CPD) Outcome Performance Measurement System outlines the following key objectives for Consolidated Plan/AAP compliance: Providing Decent Housing, Creating Suitable Living Environments, and Creating Economic Opportunities. To further refine grantee objectives and define the objectives' intended results, HUD created three desired outcomes as part of the Outcome Performance Measurement System. The outcomes of the system are affordability, availability/accessibility, and sustainability. Specific, yet common, indicators will subsequently be used to measure progress toward outcome achievement. Based on the established objectives and outcomes, the BCHC has adopted the following:

- **Affordable Rental Unit Creation:** Develop and maintain an adequate supply of safe, decent rental housing that is affordable and accessible to residents with a range of income levels and household needs.
- **Fund a Community Housing Development Organization ("CHDO"):** Ensure that County residents, particularly those who are extremely low and very low-income have access to accessible housing options while preserving and maintaining the existing affordable housing stock by funding a CHDO.
- **Assist Homebuyers with Downpayment Assistance and Closing Costs:** Expand homeownership and rental opportunities for low and moderate-income households, particularly first-time homebuyers, via the HOME Down Payment Closing Cost (DPCC) Program.

EVALUATION OF PAST PERFORMANCE

This is an evaluation of past performance that helped lead the BCHC to choose its goals or projects.

Since its inception in 1992, the Barnstable County HOME Program has been actively participating in the development of multi-family affordable rental housing, with many completed projects, projects in the process of being completed, or projects starting construction. There are several other affordable rental housing developments in the pipeline, proving this is a good use of Barnstable County's limited HOME funds. Rental development is a timely and effective method of housing provision that services the needs of LMI and special needs households, offsets the displacement of those currently renting in the region, and prevents the marginalization of lower-income households, given the County's housing market.

Rental Housing Goal: 1 project completed and leased, 1 project under-construction, 2 pending projects: 37 HOME units and 114 total units: .

Rental Projects Developments 2018 through 2019:

- Cape Cod Village, Orleans – four HOME Units, four total units – completed and leased
- Little Pond Place, Falmouth – eleven HOME Units, forty total units – under construction
- Terrapin Ridge, Sandwich – eleven HOME Units, thirty total units – pending
- Yarmouth Gardens, Yarmouth – eleven HOME Units, forty total units – pending

CHDO Housing Goal: Currently, there are no certified CHDOs in Barnstable County. The Consortium continues to seek a local organization that is willing and has the resources to qualify as a CHDO under the HOME regulations. Opportunities for CHDO rental development in the region have proven to be extremely limited.

Downpayment/Closing Cost Program Goal: The recent increase in housing prices has proven it difficult to assist homeowners seeking first-time homes under the DPCC program. The 95 percent moderate home price under the program – \$333,000 after rehabilitation – coupled with finding a qualifying household making 80 percent of the AMI has been extremely challenging, especially in the Lower and Outer Cape regions. An analysis of recent DPCC activity shows that most qualifying homes are located in specific, small areas of Barnstable County. Consequently, the DPCC Program has not proven to be effective for the majority of Cape Cod. The BCHC is reviewing DPCC data and re-evaluating the DPCC Program’s policies to determine if revisions to the program can make it more viable throughout Cape Cod, or to consider if the DPCC Program is a good use of the limited HOME Program funds.

SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

In accordance with the Citizen Participation Plan of the Consolidated Plan and Annual Action Plan, the following actions were taken to solicit and respond to comments on the 2020 Annual Action Plan:

- **August 21, 2019:** Barnstable County Human Services Department sends “Save the Date” email notice for the regional public hearings to the County Commissioners and Assembly of Delegates, the Barnstable County state legislative delegation, the Barnstable County town administrators/managers and planners, regional housing authorities, regional housing partners, and the Mashpee Wampanoag Tribe Housing Division.
- **August 23 and September 6, 2019:** “Save-the-Date” notice for the regional public hearings is posted in the Barnstable County Human Services Department E-Newsletter. The Department sent the E-Newsletter notice to a subscriber list of over 2,800 people generally in the human services fields across Cape Cod and the Islands, including minority organizations and organizations working with low-income residents.
- **August 26, 2019:** “Save-the-Date” notice for the regional public hearings is posted on the Barnstable County Human Services Department website, on the Barnstable County posting board, and at the Department of Human Services.
- **September 10, 2019:** Notice of regional public hearings is posted on the Barnstable County Department of Human Services website, on the Barnstable County posting board, and at the Department of Human Services; notice posted in English, Spanish and Portuguese.
- **September 12, 2019:** BCHC Advisory Council meeting at the Barnstable County Complex to discuss the County’s pressing housing needs.
- **September 12 and September 19, 2019:** The Cape Cod Times publishes the notice of the regional public hearings.
- **September 16, 2019:** The Barnstable County Human Services Department sends the email notice for the regional public hearings to the County Commissioners and Assembly of Delegates, the

Barnstable County State legislative delegation, the Barnstable County town administrators/managers and planners, regional housing authorities, regional housing partners, and the Mashpee Wampanoag Tribe Housing Division. The email notice is also sent to regional town clerks for posting in their respective towns; notice sent in English, Spanish and Portuguese.

- **September 20, 2019:** The Barnstable County Human Services Department publishes the notice of regional hearings in the E-Newsletter which has a subscriber list of over 2,800 individuals, generally in the human services fields across Cape Cod and the Islands, including minority organizations and organizations working with low-income residents; the notice is published in English, Spanish, and Portuguese.
- An E-Newsletter notice for the regional public hearings is sent out in the Community Development Partnership (CDP)'s **September 2019** edition.
- **September 26, 2019:** The Barnstable County Human Services Department sends a “Friendly Reminder” email notice for the regional public hearings to the Barnstable County Commissioners and Assembly of Delegates, the Barnstable County State legislative delegation, the Barnstable County town administrators/managers and planners, regional housing authorities, regional housing partners, and the Mashpee Wampanoag Tribe Housing Division.
- **October 1, 2019:** The first regional public hearing is hosted at the Eastham Public Library in the George S. Turner Meeting Room.
- **October 2, 2019:** The second regional public hearing is hosted at the Barnstable County Complex in the Innovation Room.
- **October 3, 2019:** The third regional public hearing is hosted at the Falmouth Public Library in the Bay Room.
- **October 17, 2019:** The Barnstable County Human Services Department emails the link to the Housing Needs Survey created and distributed as part of the Consolidated Plan/AAP public outreach process to the following: the HOME Advisory Council, the Assembly of Delegates, the Cape & Islands Legislative Delegation, County Commissioners, HOME housing partners (advocates, various affordable housing developers, etc.), the Regional Network (human services networking group email), the Health and Human Services Advisory Council (HHSAC), town housing authorities including the Mashpee Wampanoag Tribe Housing Division, town managers/administrators, and town planners.
- **October 17, 2019:** The notice of the Housing Needs Survey is posted on the Barnstable County Human Services Department website.
- **October 18, 2019:** The Barnstable County Human Services Department emails the Cape Cod Commission a link to the Housing Needs Survey created as part of the Consolidated Plan/AAP public outreach process. The email also requested that the Commission post the survey on their website.
- **October 18, 2019:** The Barnstable County Department of Human Services sends the E-Newsletter notice of the Housing Needs Survey to a subscriber list of over 2,800 people generally in the human services fields across Cape Cod and the Islands, including minority organizations and organizations working with low-income residents.
- **November 12, 2019:** The Barnstable County HOME Program manager attends a Lower Cape Peer Group Meeting hosted by Community Development Partnership in Harwich.
- **November 14, 2019:** The Barnstable County HOME Program Manager attends an Outer Cape Peer Group Meeting hosted by Community Development Partnership in Wellfleet.

- **November 15, 2019:** The Barnstable County HOME Program Manager attends an all-day regional Cape Housing Institute seminar, hosted by the Housing Assistance Corporation (HAC) in Harwich. There were approximately 100 people in attendance.
- **March 27, 2020:** The notice of public hearing, document availability and comment period is published in the Cape Cod Times.
- **March 27, 2020:** The notice of public hearing, document availability and comment period is published on the Barnstable County Department of Human Services and the County websites, sent via email to the Human Services listserve, and sent to each town clerk for posting; notices are also published in English, Spanish and Portuguese.
- **April 7, 2020:** The notice of public hearing, document availability and comment period is published in the E-Newsletter which has a subscriber list of over 2,800 individuals, generally in the human services fields across Cape Cod and the Islands, including minority organizations and organizations working with low-income residents; notice is published in English, Spanish and Portuguese
- **April 10, 2020:** The notice of public hearing, document availability and public comment, as well as a link to the draft Consolidated Plan, Annual Action Plan, and Citizen Participation Plan, are published on the Barnstable County Department of Human Services and the County websites.
- **April 10, 2020:** The notice of public hearing, document availability and public comment, as well as a link to the draft Consolidated Plan, Annual Action Plan, and Citizen Participation Plan, are emailed to: the HOME Advisory Council, the Assembly of Delegates, the Cape & Islands Legislative Delegation, County Commissioners, HOME housing partners (advocates, various affordable housing developers, etc.), the Regional Network (human services networking group email), the Health and Human Services Advisory Council (HHSAC), town housing authorities including the Mashpee Wampanoag Tribe Housing Division, town managers/administrators, and town planners.
- **April 2020:** The notice of document availability and the public hearing notice is published in the E-Newsletter with a link to the Consolidated Plan and Annual Action Plan. The E-Newsletter has a subscriber list of over 2,800 individuals who are generally in the Human Services fields across Cape Cod and the Islands, including minority organizations and organizations working with low-income residents.
- **April 16, 2020:** The virtual public hearing is held.
- **April 13, 2020 – May 14, 2020:** The 30-day public comment period is open.
- **May 14, 2020:** The 30-day public comment period is closed.
- **May 19, 2020:** Notice of Substantial Amendment and Comment Period pursuant to HUD Waivers
- **May 20, 2020:** The Consolidated Plan and Annual Action Plan are revised to include input submitted during the public comment period.
- **May 28, 2020:** The Consolidated Plan and Annual Action Plan are submitted to HUD.

SUMMARY OF PUBLIC COMMENTS

The public provided comments during regional public meetings from October 1 through October 3, 2019 and via a Housing Needs Survey. The Advisory Council provided feedback during meetings held from September 2019 through May 2020. Each of the conducted meetings and the survey data indicate that:

- Barnstable County is not equipped to meet the region's housing needs. Federal income limits prevent many County residents with significant housing needs from qualifying for assistance.
- Existence of a high volume of seasonal/second homeowners and wealthier retirees from off-Cape are resulting in a mismatch between housing provision and actual need. Due to the difficulty of

meeting the year-round housing need, particularly rental housing, Barnstable County's employment base, school enrollments, and general population are declining.

- The housing needs survey emphasized that the elderly and frail elderly, veterans, and those with sight, hearing and other disabilities have critical needs for housing and supportive services.
- The survey emphasized high land/construction costs, current zoning, and abutter opposition presenting the greatest barriers to housing development in Barnstable County, with a lack of intergenerational housing and NIMBYism as the greatest fair housing concerns. Merging resources, developing partnerships, and reexamining present practices were discussed to combat the issues associated with year-round population decline.

Public meeting participants reported that on multiple occasions, the public had requested an increase in the number and diversity of affordable housing units, as well as a greater focus on economic development across the County. While they noted successful past housing programs/initiatives, they generally agreed that current practices are not meeting the housing needs in the area. Suggestions were made for housing and service providers to extend their services more widely and evenly throughout the region. Concerns were also raised about housing discrimination toward minorities and people with disabilities, especially those with mental health and substance abuse issues. Generally, participants identified NIMBYism as the greatest challenge to meeting affordable housing needs on Cape Cod. Recurring topics included gentrification and displacement of the elderly, the disabled, and low- to moderate-income homeowners and renters. There was a consensus that Barnstable County needs more HOME funding and other resources to address the County's housing crisis.

Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them.

There were no public comments or views not accepted during the citizen participation and consultation process.

SUMMARY

Comments gathered during the citizen participation and consultation process highlight a need for a larger supply of affordable housing across Barnstable County and a greater diversity of options to attract various household types to the area, attract the needed workforce, and create a better quality of life for residents. The BCHC prioritizes citizen participation, taking steps to ensure each town and its service agencies can participate in the Consolidated Plan/AAP process. The most significant step the program has made to date was creating the Advisory Council via an ordinance of the County Legislature in 1992. The Council consists of representatives from each community and two at-large members appointed by County Commissioners and the Cape Cod Commission's Affordable Housing Specialist, serving as an ex officio member. Council membership is open to individuals representing public and private institutions, and any organizations with an interest in affordable housing. It plays a central role in the development of Consortium programs, plans and policies, acting as the deciding body for funding awards. Meetings are open to the public. Over the last twenty-five years, the Advisory Council has become an essential forum for discussing and acting on housing and community matters.

PR-05 Lead & Responsible Agencies

Agency/Entity Responsible for Preparing/Administering the Consolidated Plan/Annual Action Plan.

The following are the agencies/entities responsible for preparing the Consolidated Plan/AAP and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
HOME Administrator	Barnstable County	Department of Human Services

TABLE 1 (PR-05) – RESPONSIBLE AGENCIES

NARRATIVE

The Consolidated Plan describes how Barnstable County will use its HOME funding of roughly \$2,500,000 over the next five years. The County will receive these funds annually between 2020 and 2025. The first-year AAP HOME funds for federal program year (PY) 2020 are \$462,217. This plan discusses uses for that sum during the 2020 program year.

Development of the Consolidated Plan and AAP occurred under the supervision of the Barnstable County Department of Human Services and the Barnstable County HOME Consortium (BCHC) Advisory Council. The Department of Human Services plans, develops, and implements programs to enhance the delivery of human services. The department promotes the physical and social well-being of residents through regional efforts designed to improve coordination and efficiency, strengthen the fabric of available community care, and work toward the goal of creating a “Healthy, Connected Cape Cod.”

The Advisory Council includes representatives from each of the fifteen communities, two at-large members, and an affordable housing specialist from the Cape Cod Commission, serving as the ex officio member. The Council was consulted regularly throughout this process and played an instrumental role in developing the Consolidated Plan and AAP. The broad range of housing/community interests and expertise on the Council ensured that the AAP and Consolidated Plan reflected the most crucial needs and priorities. The BCHC also consulted with town and County officials, housing authorities, community development agencies, non-profit housing organizations, municipal housing committees/trusts, and agencies that serve homeless and non-homeless special needs populations. Special needs populations include the elderly/frail elderly, those with HIV/AIDS, victims of domestic violence, those with substance abuse issues, people with developmental and mental health disabilities, veterans, and more.

The Department of Human Services has established working relationships with housing agencies, organizations, and associated groups throughout Cape Cod. The Cape Cod Commission’s Affordable Housing Specialist, the Department of Human Services Director, and the HOME Program Manager have been involved in the field of housing for many years, having served on committees of active community-based and housing organizations. These contacts have resulted in regular information-sharing on the development and implementation of the Consortium’s policies, programs, and activities.

CONSOLIDATED PLAN/ANNUAL ACTION PLAN PUBLIC CONTACT INFORMATION

Interested people and/or organizations who wish to contact the Barnstable County HOME Consortium concerning the Annual Action Plan, Consolidated Plan, or any of its related activities are invited to do so through the following:

Website: <https://www.bchumanservices.net/initiatives/home-investment-partnership-program/>

Email: HomeProgram@barnstableCounty.org

Phone: 508-375-6622

AP-10 Consultation²

INTRODUCTION

The Consortium followed the public outreach procedures included in their Citizen Participation Plan developed per CFR Part 91, Section 105. As reiterated in the PR-10 section of the 2020-2024 Consolidated Plan, BCHC consulted with many organizations throughout the development of the AAP. The consultation process included formal hearings, informal meetings, a housing needs survey, discussions with state and local agencies, and consultations with other related groups across Barnstable County. Development of the Plan began in September 2019, when community organizations were notified and asked to participate in the process. Surveys and public hearings garnered responses from advocates for the elderly, the homeless, the non-homeless, and other populations during the Fall of 2019. These responses supplemented BCHC Advisory Council meetings where views on housing and community needs were discussed. Through January 2020, BCHC consulted with agencies, groups, and organizations to develop a comprehensive overview of need, providing data for the Plan. The organizations the BCHC consulted include representatives of public and private agencies that serve the elderly, people with disabilities, people living with HIV/AIDS, the homeless, and low-income residents. There was also consultation with housing agencies, mental health providers, and regional/state governments. Section PR-10 outlines information gleaned through the consultation process and confirms the goals and priorities in the 2020-2024 Consolidated Plan and the 2020 Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.³

The HOME Program is administered by the Barnstable County Human Services Department, assisting with coordination efforts between the HOME Program, the Continuum of Care (CoC), and other vital housing, social service, and health agencies. The Barnstable County Health & Human Services Advisory Council (BCHHSAC) operates in conjunction with the Department of Human Services. It is responsible for providing advice concerning the human service needs of County residents. The BCHHSAC meetings are held quarterly on the fourth Thursday of the month. The Council consists of 28 organizations, including the Barnstable County Human Rights Commission, Cape Cod Child Development, Cape Cod Healthcare Community Benefits, the Cape Cod Hunger Network, and the Cape & Islands District Attorney's Office.

The Human Services Department creates and distributes a bi-monthly newsletter that includes various human service topics and information about affordable housing, health clinics, upcoming workshops, and numerous local services for residents of Cape Cod. The Department also makes data and recent publications available for each of its initiatives and maintains a calendar of events.

² 91.100, 91.200(B), 91.215(L)

³ (91.215(I))

The HOME Advisory Council has an assorted membership base of individuals from Consortium communities representing public and private institutions, and of organizations with interests in regional affordable housing needs. The Advisory Council meetings provide a platform to enhance coordination between public and private housing providers. Barnstable County's activities to improve the coordination between providers addressing housing issues on Cape Cod include:

- Regular meetings of the BCHC with both governmental and non-governmental representatives from each town on Cape Cod;
- Participation in the Regional Network to Address Homelessness;
- Regular contact with towns to address barriers to the development, availability/accessibility of affordable housing, tax valuation of affordable housing units, and diversity of housing stock;
- Continued communication with service providers, advocates, neighborhood/community groups, and other pertinent organizations; and
- Consolidation of responsibility to the Barnstable County Human Services Department for program/service management related to affordable housing and human services. As of 2015, Barnstable County is the lead reporting agent to HUD for all administrative functions related to the operation of the BCHC.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Barnstable County HOME Program and the Cape Cod and Islands Continuum of Care (CoC) are both under the direction of the Human Services Department, allowing the programs to coordinate action and implement resources to address the needs of the at-risk homeless.

The Barnstable County Department of Human Services is the convening agency and the collaborative applicant for the Cape Cod and Islands Continuum of Care (CoC) grant, providing staff assistance to the Regional Network of Homelessness (as with the HOME program). Members of the CoC and HOME programs work closely with community leaders to promote community-wide planning and strategic use of resources to address homelessness. Members also work to:

- Improve coordination and integration with mainstream resources and programs targeted to people experiencing homelessness,
- Improve data collection and performance measurement, and
- Allow each community to tailor its programs to particular strengths and challenges when assisting homeless individuals and families within that community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The HOME Program does not work with the CoC to determine the allocation of ESG funds, nor does it evaluate outcomes of ESG-funded or HMIS programs. The CoC and ESG programs work closely

together to refer eligible clients for services; they do this via the Coordinated Entry System (CES) for ESG-eligible households. The administering agency for ESG grants is the Housing Assistance Corporation (HAC). As part of the contractual arrangement with the Massachusetts Department of Housing and Community Development (DHCD), HAC submits an annual report tracking utilization and outcomes of the ESG programs it administers. DHCD has not procured new ESG contracts for the County for at least five years, but HAC was allocated \$44,903 for the 2019-2020 program year.

The Barnstable County Department of Human Services maintains the Homeless Management Information System (HMIS), implementing the Coordinated Entry System (CES), and managing the annual Point in Time (PIT) Count for the CoC. Participation in the Cape and Islands Regional Network on Homelessness/CoC is how the HOME Consortium determines priorities when addressing homelessness prevention and transitioning out of homelessness, including the types of housing and project location.⁴

Agencies, Groups, Organizations and Others Who Participated in the Process and Consultations.

Detailed information regarding participation can also be found in section PR-10 of the 2020-2024 Consolidated Plan.

1.	Agency/Group/Organization	The Community Development Partnership
	Agency/Group/Organization Type	Non-Profit
	What section of the Plan was addressed by Consultation?	Citizen Participation Homeless Special Needs Housing Need Assessment Market Analysis Non-Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Partnership (CDP) was consulted in a regional public hearing on October 1, 2019 with staff. The CDP is a community development corporation focused on small business development and affordable housing. Attendees discussed housing need, current programming, affordability, fair housing, and roles and responsibilities. CDP also hosted two peer groups for the Lower and Outer Cape on November 12, 2019 and November 14, 2019 which the HOME Program Manager attended. Housing production was discussed at each with municipal staff. The information exchanged confirmed the validity of the HOME program and offered suggestions for improvement.
2.	Agency/Group/Organization	Cape Cod Healthcare
	Agency/Group/Organization Type	Non-profit

⁴ Barnstable County Department of Human Services, "FACT SHEET: Cape & Islands Regional Network on Homelessness," Barnstable County Department of Human Services, March 2019.

	What section of the Plan was addressed by Consultation?	<p>Citizen Participation Homeless Special Needs Housing Need Assessment Market Analysis Non-Homeless Special Needs Non-Housing Community Development Public Housing Needs</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Cape Cod Healthcare was consulted in a regional public hearing on October 1, 2019 with staff. Cape Cod Healthcare is a healthcare service provider for residents and visitors focused on delivery and service quality. Attendees discussed housing need, current programming, affordability, fair housing, and roles and responsibilities. The information exchanged confirmed the need for the HOME program and validated the program’s priorities. Suggestions for improvement of the program were also offered.</p>
3.	Agency/Group/Organization	Housing Assistance Corporation
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	<p>Citizen Participation Homeless Needs Assessment Homelessness Strategy Housing Need Assessment Lead-Based Paint Strategy Market Analysis Non-Homeless Special Needs Non-Housing Community Development Public Housing Needs</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Housing Assistance Corporation (HAC) was consulted in a regional public hearing on October 2, 2019 with staff. HAC is a housing assistance provider for residents of Cape Cod, Nantucket and Martha’s Vineyard that specializes in homelessness prevention, housing stabilization, and empowerment through education and counseling. Attendees discussed housing need, current programming, affordability, fair housing, and roles and responsibilities. HAC also hosted a forum on November 15, 2019 which the HOME Program Manager attended. Attendees discussed the cost of development, developer perspectives, affordable housing design, zoning, and environmental regulations. The information exchanged confirmed the validity of the HOME program and offered suggestions for improvement.</p>
4.	Agency/Group/Organization	Cape Cod Commission
	Agency/Group/Organization Type	Regional Planning Agency

	What section of the Plan was addressed by Consultation?	<p>Citizen Participation Homeless Needs Assessment Housing Need Assessment Lead-Based Paint Strategy Market Analysis Non-Homeless Special Needs Non-Housing Community Development Public Housing Needs</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Cape Cod Commission (CCC) was consulted in a regional public hearing on October 2, 2019 with staff and posted the HOME Housing Needs Survey to their website upon BHC's request. CCC is the regional land use planning, economic development, and regulatory agency for Barnstable County. Attendees discussed housing need, current programming, affordability, fair housing, and roles and responsibilities. The information exchanged confirmed the validity of the HOME program and HOME funds, and offered suggestions for improvement.</p>
5.	Agency/Group/Organization	Town of Barnstable
	Agency/Group/Organization Type	Other Government – Town
	What section of the Plan was addressed by Consultation?	<p>Citizen Participation Homeless Needs Housing Need Assessment Market Analysis Non-Homeless Special Needs Non-Housing Community Development Public Housing Needs</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Town of Barnstable was consulted in a regional public hearing on October 2, 2019 with staff. Attendees discussed housing need, current programming, affordability, fair housing, and roles and responsibilities. The information exchanged confirmed the validity of the HOME program and HOME funds, and offered suggestions for improvement. The town manager/administrator and the town planner were consulted via email to participate in a housing needs survey at the request of the BHC. The survey covered need, barriers, supply, and roles in addressing issues regarding community development, housing, and social services. The Town of Barnstable also conducted public outreach for their CBDG Five -Year Consolidated Plan which informed this plan, particularly sections NA-45, NA-50 and MA-45.</p>
6.	Agency/Group/Organization	Town of Yarmouth
	Agency/Group/Organization Type	Other Government - Town

	What section of the Plan was addressed by Consultation?	<p>Citizen Participation Homeless Needs Housing Need Assessment Market Analysis Non-Homeless Special Needs Non-Housing Community Development Public Housing Needs</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Town of Yarmouth was consulted in a regional public hearing on October 2, 2019 with staff. Attendees discussed housing need, current programming, affordability, fair housing, and roles and responsibilities. The information exchanged confirmed the validity of the HOME program and HOME funds and offered suggestions for improvement. The town manager/administrator and the town planner were consulted via email to participate in a housing needs survey at the request of the BCHC. The survey covered need, barriers, supply, and roles in addressing issues regarding community development, housing, and social services. The Town of Yarmouth also conducted public outreach for their CBDG Five -Year Consolidated Plan which informed this plan, particularly sections NA-45, NA-50 and MA-45.</p>
7.	Agency/Group/Organization	Falmouth Affordable Housing Committee
	Agency/Group/Organization Type	Housing Trust
	What section of the Plan was addressed by Consultation?	<p>Citizen Participation Homeless Needs Housing Need Assessment Market Analysis Non-Homeless Special Needs Non-Housing Community Development Public Housing Needs</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Falmouth Affordable Housing Committee was consulted in a regional public hearing on October 3, 2019 with staff. Attendees discussed housing need, current programming, affordability, fair housing, and roles and responsibilities. The information exchanged confirmed the validity of the HOME program, the need for HOME funds, and offered suggestions for improvement.</p>
8.	Agency/Group/Organization	Barnstable County HOME Consortium Advisory Council
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	<p>Barriers to Affordable Housing Citizen Participation Homelessness Needs Homelessness Strategy Housing Need Assessment</p>

		<p>Market Analysis Non-Homeless Special Needs Public Housing Needs</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Barnstable County HOME Consortium Advisory Council was consulted in meetings from September 12, 2019 through January 9, 2020 with staff (subsequent consultation meetings were cancelled due to COVID-19). Each member was also asked to complete a housing needs survey upon request of the BCHC via email. The key focuses of these outreach efforts included housing need, barriers to affordable housing, issues surrounding affordability and fair housing, tenant-based needs, housing program specifics, and determination of roles and responsibilities for these issues. The information exchanged and the data collected confirmed the validity of the HOME program, the need for HOME funds, and offered suggestions for starting points.</p>
9.	<p>Agency/Group/Organization</p>	<p>Barnstable County Assembly of Delegates</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government – County</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Citizen Participation Homelessness Need Housing Needs Market Analysis Non-Homeless Special Needs Public Housing Needs</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Barnstable County Assembly of Delegates was consulted via email to participate in a housing needs survey. Each member was asked to complete the survey upon request of the BCHC. Survey questions focused on demographics, tenant needs, barriers to affordable housing, housing program specifics, current efforts to address need, and identified housing problems. The information exchanged and the data collected confirmed the validity of the HOME program and the need for HOME funds.</p>
10.	<p>Agency/Group/Organization</p>	<p>The Cape and Islands Legislative Delegation</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government – State</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Citizen Participation Homelessness Need Housing Needs Market Analysis Non-Homeless Special Needs Public Housing Needs</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Cape and Islands Legislative Delegation was consulted via email to participate in a housing needs survey. Each member was asked to complete the survey upon request of the BCHC. Survey questions focused on demographics, tenant needs, barriers to</p>

		affordable housing, housing program specifics, current efforts to address need, and identified housing problems. The information exchanged and the data collected confirmed the validity of the HOME program and the need for HOME funds.
11.	Agency/Group/Organization	Barnstable County Commissioners
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Citizen Participation Homelessness Need Housing Needs Market Analysis Non-Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cape Cod County Commissioners were consulted via email to participate in a housing needs survey. Each commissioner was asked to complete the survey upon request of the BCHC. Survey questions focused on demographics, tenant needs, barriers to affordable housing, housing program specifics, current efforts to address need, and identified housing problems. The information exchanged and the data collected confirmed the validity of the HOME program and the need for HOME funds.
12.	Agency/Group/Organization	HOME Housing Partners
	Agency/Group/Organization Type	Other – Combination of Agency Types
	What section of the Plan was addressed by Consultation?	Citizen Participation Homelessness Need Housing Needs Market Analysis Non-Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HOME Housing Partners were consulted via email to participate in a housing needs survey. Each partner was asked to complete the survey upon request of the BCHC. Survey questions focused on demographics, tenant needs, barriers to affordable housing, housing program specifics, current efforts to address need, and identified housing problems. The information exchanged and the data collected confirmed the validity of the HOME program and the need for HOME funds.
13.	Agency/Group/Organization	Health and Human Services Advisory Council
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Citizen Participation Homelessness Need Housing Needs Market Analysis Non-Homeless Special Needs Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Health and Human Services Advisory Council of the Barnstable County Department of Human Services was consulted via email to participate in a housing needs survey. Each member was asked to complete the survey upon request of the BCHC. Survey questions focused on demographics, tenant needs, barriers to affordable housing, housing program specifics, current efforts to address need, and identified housing problems. The information exchanged and the data collected confirmed the validity of the HOME program and the need for HOME funds.
14.	Agency/Group/Organization	Cape and Islands Regional Network on Homelessness
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Citizen Participation Homeless Needs – Families with children Homeless Needs – Chronically Homeless Homelessness Need and Strategy Homelessness Needs – Unaccompanied Youth Homelessness Needs – Veterans Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Regional Network was consulted via email to participate in a housing needs survey at the request of the BCHC. Survey questions focused on demographics, tenant needs, barriers to affordable housing, housing program specifics, current efforts to address need, and identified housing problems. The information exchanged and the data collected confirmed the validity of the HOME program and the need for HOME funds. No changes to HOME priorities and goals were required as a result of this discussion.
15.	Agency/Group/Organization	Barnstable County Department of Human Services
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Unaccompanied youth Homelessness Needs – Veterans Homelessness Strategy Housing Need Assessment Lead-Based Paint Strategy Market Analysis Non-Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated	The Barnstable County Department of Human Services, who administers the Continuum of Care

	outcomes of the consultation or areas for improved coordination?	(CoC) grant for the region, was consulted in both formal and informal meetings, and via phone and email. Discussions focused on the Consolidated Plan and AAP as a whole, and no changes to HOME priorities and goals were required as a result of this discussion.
16.	Agency/Group/Organization	Public Housing Authorities
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public and Assisted Housing Public Housing Accessibility and Involvement Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The BCHC asked the following housing authorities via email to participate in a housing needs survey: Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth, and the Mashpee Wampanoag Tribe Housing Division. The survey focused on public housing demand, supply, and current inventory of resources. No changes to HOME priorities and goals were required as a result of this discussion.
17.	Agency/Group/Organization	Mashpee Wampanoag Tribe Housing Division
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public and Assisted Housing Public Housing Accessibility and Involvement Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The BCHC asked the Mashpee Wampanoag Tribe to participate in a housing needs survey. The survey focused on public housing demand, supply, and current inventory of resources. No changes to HOME priorities and goals were required as a result of this discussion.
18.	Agency/Group/Organization	BCHC Municipalities
	Agency/Group/Organization Type	Other government – Town
	What section of the Plan was addressed by Consultation?	Barriers to Affordable Housing Citizen Participation Housing Need Assessment Influence of Market Conditions Market Analysis Non-Homeless Special Needs Non-Housing Community Development Public Housing Needs Special Needs Facilities and Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The BCHC asked the town manager/administrator and the town planner of each Cape Cod community to participate in a housing needs survey via email. Questions focused on need, barriers, supply, and roles in addressing issues regarding community development, housing, and social services. The

		communities include: Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, and Yarmouth.
19.	Agency/Group/Organization	The Cape Cod and Islands Continuum of Care (CoC)
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Unaccompanied youth Homelessness Needs – Veterans Homelessness Strategy HOPWA Strategy Housing Need Assessment Market Analysis Non-Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The BCHC asked the Cape Cod and Islands Continuum of Care (CoC) via email to participate in a housing needs survey. Questions focused on need, barriers, supply, and roles in addressing issues regarding community development, housing, and social services.
20.	Agency/Group/Organization	Affordable Housing Trusts
	Agency/Group/Organization Type	Housing Trust
	What section of the Plan was addressed by Consultation?	Barriers to Affordable Housing Citizen Participation Homeless Needs Housing Need Assessment Influence of Market Conditions Market Analysis Non-Homeless Special Needs Public Housing Needs Special Needs Facilities and Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Harwich Affordable Housing Trust, the Falmouth Housing Trust, the Mashpee Affordable Housing Committee, the Brewster Municipal Affordable Housing Trust, and the Yarmouth Affordable Housing Trust responded to an email sent by the BCHC to participate in a housing needs survey. The BCHC asked each AHT to participate in the survey. The communities include: Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, and Yarmouth. Questions focused on need, barriers, supply, and roles in addressing issues regarding community development, housing, and social services.
21.	Agency/Group/Organization	Habitat for Humanity

	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Citizen Participation Homeless Needs Homelessness Strategy Housing Need Assessment Lead-Based Paint Strategy Market Analysis Non-Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The BCHC asked Habitat for Humanity via email to participate in a housing needs survey. Questions focused on need, barriers, supply, and roles in addressing issues regarding community development, housing, and social services. No changes to HOME priorities and goals were required as a result of this discussion.

TABLE 2 (AP-10) – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Identify any agency types not consulted and provide rationale for not consulting.

N/A

Other Local/Regional/State/Federal Planning Efforts Considered when Preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Barnstable County Human Services	Homeless Needs

TABLE 3 (AP-10) – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

NARRATIVE

The Consortium coordinates efforts and compliance for individual programs, funding sources, regulations, and laws/ordinances when projects are funded through multiple sources (e.g., Neighborhood Stabilization Program, Attorney General’s Abandoned Property Program, DHCD, MassHousing, MassHousing Partnership, and MassHousing Investment Corporation). The Consortium shares responsibilities in areas such as environmental review and monitoring issues. The Consortium has utilized the format of Mass Docs agreements for some of its loan documents when partnering with state agencies.

AP-12 Participation⁵

SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION.

See section AP-05, *Summary of Citizen Participation Process and Consultation Process* for actions taken to broaden Citizen Participation.

Summarize citizen participation process and how it impacted goal-setting.

See section AP-05, *Summary of Citizen Participation Process and Consultation Process* for actions taken as part of the Citizen Participation Process that impacted goal-setting.

CITIZEN PARTICIPATION OUTREACH

Detailed information regarding citizen participation outreach can also be found in section PR-15 of the 2020-2024 Consolidated Plan.

⁵ 91.401, 91.105, 91.200(C)

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Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1.	Regional Public Hearing	Minorities Persons with Disabilities Non-Targeted/Broad Community Residents of Public and Assisted Housing	Two members of the public attended the first regional public hearing of the HOME Consortium on October 1, 2019 at the Eastham Public Library in the George S. Turner Meeting Room. The plan was explained, and need was assessed.	Attendees provided comments and answered general questions about the following topics: housing need, what is working now, affordability, fair housing, and roles and responsibilities. Participants also made suggestions for improvement, including potential partnerships and sharing of resources.	None	X
2.	Regional Public Hearing	Minorities Persons with Disabilities Non-Targeted/Broad Community Residents of Public and Assisted Housing	Four members of the public attended the second regional public hearing of the HOME Consortium on October 2, 2019 at the Barnstable County Complex in the Innovation Room. The plan was explained, and need was assessed.	Attendees provided comments and answered general questions about the following topics: housing need, what is working now, affordability, fair housing, and roles and responsibilities. Participants also made suggestions for improvement, including reexamining regulations at the state level.	None	X
3.	Regional Public Hearing	Minorities	Two members of the public attended the third regional	Attendees provided comments and answered	None	X

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		<p>Persons with Disabilities</p> <p>Non-Targeted/Broad Community</p> <p>Residents of Public and Assisted Housing</p>	<p>public hearing of the HOME Consortium on October 3, 2019 at the Falmouth Public Library in the Bay Room. The plan was explained, and need was assessed.</p>	<p>general questions about the following topics: housing need, what is working now, affordability, fair housing, and roles and responsibilities. Focus was on HUD and state regulations, discrimination, and fair housing across the County, as well as where communication can be improved.</p>		
4.	<p>“Save-the-Date” Notices of Regional Public Hearings: Emails, Barnstable County Human Services Department E-Newsletter, Human Services Department website, on the Barnstable County posting board.</p>	<p>Minorities</p> <p>Persons with Disabilities</p> <p>Non-Targeted/Broad Community</p> <p>Residents of Public and Assisted Housing</p>	<p>An email notice for the regional public hearings was sent by the Barnstable County Human Services Department on August 21, 2019 to the County Commissioners and Assembly of Delegates, the Barnstable County State legislative delegation, the Barnstable County town administrators/managers and planners, regional housing authorities, regional housing partners, and the Mashpee Wampanoag Tribe Housing Division. The E-Newsletter was sent by the Human Services Department on August 23 and September 6, 2019 to a subscriber list of over 2,800 people, generally</p>	<p>No comments were received.</p>	None	X

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			in the human services fields including minority organizations and those working with low-income residents. Another Notice was posted on the Human Services website and posting board on August 26, 2019.			
5.	Notice of Regional Public Hearings: Emails, Barnstable County Human Services Department E-Newsletter, Community Development Partners E-Newsletter, Human Services Department website, on the Barnstable County posting board, posted at the Department of Human Services	Minorities Non-English Speaking – Specify other language: Portuguese, Spanish Persons with Disabilities Non-Targeted/Broad Community Residents of Public and Assisted Housing	Notice of the regional public hearings was posted on the Barnstable County Human Services Department website, on the posting board, and at the Department of Human Services in English, Spanish and Portuguese on September 10, 2019. Email notice for the public hearings in English, Spanish and Portuguese was sent by the Human Services Department on September 16, 2019 to the County Commissioners and Assembly of Delegates, the Barnstable County State legislative delegation, town administrators/managers and planners, regional housing authorities, regional housing partners, and the Mashpee Wampanoag Tribe Housing Division. The notice was also sent to town clerks on September 16, 2019 for posting in their respective	No comments were received.	None	X

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			towns. The E-Newsletter notice for the regional public hearings in English, Spanish and Portuguese was sent by the Human Services Department on September 20, 2019 to a subscriber list of over 2,800 people generally in the human services fields, including minority organizations and those working with low-income residents. An E-Newsletter notice for the hearings was published by Community Development Partners in their September 2019 edition. A “friendly reminder” email notice was sent by Department on September 26, 2019 to the Barnstable County Commissioners and Assembly of Delegates, the Barnstable County State legislative delegation, the Barnstable County town administrators /managers and planners, regional housing authorities, regional housing partners, and the Mashpee Wampanoag Tribe Housing Division.			
6.	Newspaper Ad	Minorities	Notice of the regional public hearings published in the Cape Cod Times on	No comments were received.	None	X

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		Persons with Disabilities Non-Targeted/Broad Community Residents of Public and Assisted Housing	September 12, 2019 and September 19, 2019.			
7.	HOME Consortium Advisory Council Meetings	Minorities Persons with Disabilities Non-Targeted/Broad Community Residents of Public and Assisted Housing	Twelve members of the Advisory Council attended the first HOME Consortium Advisory Council Public Meeting on September 12, 2019. Thirteen members attended the second HOME Consortium Advisory Council Public Meeting on January 9, 2020 at the Barnstable County Complex. Affordable housing needs were discussed.	Attendees provided comments discussing barriers to affordable housing in Cape Cod such as high construction and land costs, zoning issues, NIMBYism, lack of technical assistance, and need for employee housing. Participants made recommendations to address need.	None	X
8.	Notice of Housing Needs Survey: Emails, Barnstable County Human Services Department E-Newsletter, and Human Services Department website	Housing and Community Development Organizations/Agencies Housing and Social Service Providers Housing and Social Services Advisory Councils	On October 17, 2019, the HOME Program Manager of the Barnstable County Human Services Department emailed the following a link to the housing needs survey created and distributed as part of the Consolidated Plan/AAP public outreach process: The HOME Advisory Council, the Assembly of Delegates, the Cape & Islands legislative delegation, County Commissioners, HOME	No comments were received.	None	X

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	<p>Local Officials – State, County and Town Government</p> <p>Private Housing Developers</p> <p>Public Housing Authorities</p> <p>Regional Planning Agency</p>	<p>Housing Partners – (advocates, various affordable housing developers, etc.), the Regional Network (human services networking group email), the Health and Human Services Advisory Council (HHSAC), town housing authorities including the Mashpee Wampanoag Tribe Housing Division, town managers/administrators, and town planners. On October 18, 2019, the HOME Program Manager emailed the Cape Cod Commission a link to the survey, requesting that the Commission post it on their website. The E-Newsletter notice of the survey was also sent by the Human Services Department on October 18, 2019 to a subscriber list of over 2,800 people generally in the human services fields, including minority organizations and those working with low-income residents. Lastly, the notice was posted on the Barnstable County Human Services Department website on October 17, 2019.</p>			
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9.	Cape Peer Group Meetings Hosted by Community Development Partners	<p>Housing and Community Development Organizations/Agencies</p> <p>Housing and Social Service Providers</p> <p>Housing and Social Services Advisory Councils</p> <p>Local Officials – State, County and Town Government</p> <p>Private Housing Developers</p> <p>Public Housing Authorities</p> <p>Regional Planning Agency</p>	<p>The HOME Program Manager attended a Lower Cape Peer Group Meeting, hosted by Community Development Partners on November 12, 2019 in Harwich. There were approximately 15 people in attendance. Conflicting concepts between land preservation/conservation, the development of housing, and how those two concepts need to work together were discussed. The greater need for one-bedroom units due to the demographics of Cape Cod (elderly, older adult empty nesters, downsizers, the need to retain young singles, etc.) was also discussed, as well as how it is in conflict with the state requirement (QAP). Massachusetts has a one-size fits all approach that does not work well with Barnstable County. The HOME Program manager also attended an Outer Cape Peer Group Meeting, hosted by Community Development Partners on November 14, 2019 in Wellfleet. There were approximately 12 people in attendance. This meeting</p>	No comments were received.	None	X
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			discussed the same topics as those outlined in the Lower Cape Peer Group Meeting. Additionally, the meeting discussed the serious need for employee housing which may be created through zoning and private development. There was a caution that public funds should not be used for temporary employee housing.			
10.	Cape Housing Institute All-Day Seminar Hosted by Housing Assistance Corporation	Housing and Community Development Organizations/Agencies Housing and Social Service Providers Housing and Social Services Advisory Councils Local Officials – State, County and Town Government Private Housing Developers Public Housing Authorities	The Barnstable County HOME Program Manager attended a day-long Cape Housing Institute seminar, hosted by the Housing Assistance Corporation on November 15, 2019 in Hyannis. There were approximately 100 people in attendance representing the region. The seminar discussed the following topics: promoting appropriate housing development, housing policy, history of housing on Cape Cod, zoning, financing, community engagement, environmental impact and quality, and Housing Production Plans.	No comments were received.	None	X

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		Regional Planning Agency				
11.	Barnstable/Yarmouth CDBG Focus Group Meeting	Housing and Community Development Organizations/Agencies Housing and Social Service Providers Housing and Social Services Advisory Councils Local Officials – State, County and Town Government Private Housing Developers Public Housing Authorities Regional Planning Agency	The BC HOME Program Manager attended the CDBG focus group meeting on March 11, 2020 at Barnstable Town Hall. There were approximately 10 people in attendance discussing town of Barnstable and town of Yarmouth's (CDBG Entitlement Communities) housing service needs, broadband needs, homeless needs and safety, affordable housing barriers, and local economic development.	No comments were received.	None	X
12.	Notice of Substantial Amendment and Comment Period for HUD Waivers	Non-Targeted/Broad Community	The Notice of Amendment and Comment Period on the Barnstable County Human Services Department website on May 19, 2019 and emailed to regional housing partners and advocates.	No comments were received	None	X

TABLE 4 (AP-12) – CITIZEN PARTICIPATION OUTREACH

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Expected Resources

AP-15 Expected Resources⁶

INTRODUCTION

The Barnstable County HOME Consortium expects the following resources to be available for new construction of rental development and CHDO rental development, with funding for downpayment and closing cost assistance under evaluation. Note: Due to the COVID-19 Pandemic of 2020, the goals, objectives, and outcomes may be affected during the pandemic and adjustments to funding resources and goals may be warranted pursuant to the HUD Waivers.

⁶ 91.420(B), 91.220(C)(1,2)

ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of Con Plan \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
HOME	Public - Federal	Acquisition Homebuyer assistance Multifamily rental new construction New construction for ownership Tenant-based Rental Assistance	\$462,132.00	\$200,000	\$329,391.42	\$991,523.42	\$2,000,000	Year 1 resources: Rental Development \$652,728.67; CHDO Rental Development \$59,176.80 (\$262,678.20 for PYs 2017 thru 2020 CHDO funds to be redistributed); Administration \$179,617.95 (HUD waivers increased the Administration percentage from 10% to 25% for PY19 &20) and TBRA \$100,000.00

TABLE 1 (AP-15) – EXPECTED RESOURCES – PRIORITY TABLE

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

There are several major program types where leveraged funds play a significant role in program objectives:

LIHTC or Historic Tax Credits

Investments in the Low-income Housing Tax Credit (LIHTC) or Historic Tax Credit projects with private funding and/bond financing can assist in the creation of new affordable housing units. The LIHTC applies to the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.⁷ There are four qualifying census tracts for the program in Barnstable County, which are in Falmouth, the village of Hyannis, and on the border of Bourne and Sandwich. Towns are eligible to use LIHTC's if they have a designated Difficult Development Area(s) (DDA). DDA's are areas with high land, construction, and utility costs relative to the area median income. There are twelve qualifying DDA's in Barnstable County today. Under the Commonwealth's Historic Tax Credit program, a certified rehabilitation project on an income-producing property is eligible to receive up to 20 percent of the cost of certified rehabilitation expenditures in state tax credits.⁸

MassWorks Infrastructure Grants

MassWorks Infrastructure Grants provide much-needed capital funds to municipalities and other eligible entities for public infrastructure projects that support and accelerate housing production, spur private development, and create jobs throughout the Commonwealth. The MassWorks grant program has provided necessary funds for several current and proposed affordable rental developments in the region:

- Terrapin Ridge's 30 new units of affordable housing in Sandwich received \$1.5 million for an access road;
- Brewster Woods's 30 new units of affordable housing in Brewster received \$1.68 million for a new roadway; and
- Cloverleaf's 42 new units of rental housing in Truro received \$1.2 million for the extension of a municipal water line.

Private Lending Institutions

Private lending institutions leverage mortgage funding to assist low-income families with the purchase of their first home, especially in conjunction with Housing Choice Vouchers (HCV). The use of HCV's for homeownership is not a practice used in the County but is in many

⁷ Office of Policy Development and Research, "Low-income Tax Credits," HUD User, 2020.

⁸ Massachusetts Historical Commission, "Massachusetts Historic Rehabilitation Tax Credit," Massachusetts Secretary of State, Massachusetts, 2020.

other communities in the country, including ones with high housing costs. Permanent mortgage financing is provided for affordable rental housing developments.

HOME Match requirements are satisfied as follows:

Community Preservation Act (CPA)

Each of the fifteen Consortium communities has established a Community Preservation Fund to preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. Imposing a surcharge of up to 3 percent on local property taxes creates this fund. There has been a recent increase in community collaboration for funding affordable housing across the region. Several projects are the result of this collaboration between towns. For example, there is currently a 6-town collaboration effort that includes \$800,500 in funding for the Cape Cod Village Project.

Inclusionary Zoning and Linkage Fees

The Cape Cod Commission, under its Regional Policy Plan effective February 22, 2019, states that developments proposing ten (10) or more new residential lots and/or units must provide on-site 10 percent of the project's lots and/or units for year-round housing use as Affordable Housing and/or Workforce Housing. The Commission may, in its discretion, allow an applicant to provide the required units or lots off-site, or make a monetary contribution equal to or greater in value than the on-site mitigation otherwise required.

Other Resources

- Local funds from BCHC towns provide other resources for the creation and preservation of affordable housing. Barnstable and Yarmouth are recipients of CDBG funds for this purpose. Barnstable utilizes the Barnstable Homebuyer Assistance program to invest a minimum of 1.5 percent of the purchase price out of the purchaser's funds, as well as the Lombard Trust Fund to assist very low-income residents.⁹ Yarmouth's CDBG Affordable Housing Program leverages \$70,000 in local funding, including town and private funding.¹⁰
- There are also Affordable Housing Trust funds established in all 15 Consortium communities.
- Currently, each of the fifteen towns in the County have designated over 200 acres of undeveloped town-owned land for affordable housing purposes and continues to seek out appropriate town-own land.

⁹ Town of Barnstable Planning and Development Department, *Community Development Block Grant Program (CDBG) Draft Annual Action Plan Program Year 2019*, Town of Barnstable, Massachusetts, June 2020.

¹⁰ Town of Yarmouth, *Community Development Block Grant Program (CDBG) Draft Annual Action Plan Program Year 2019*, Yarmouth, Massachusetts, June 2020.

- The BCHC provides grants to low-income owners to install energy efficient lighting and appliances, and also provides subsidies to developers of newly constructed housing that meets Energy Star standards under the Cape Light Compact.
- DHCD has made MRVPs available as project-based vouchers targeted to homeless individuals and families under the Massachusetts Rental Voucher Program (MRVP). The state also provides MRVP vouchers for project-based and tenant-based opportunities throughout the Consortium by working with local PHAs. PHAs and the state can provide up to 20 percent of their Housing Choice Vouchers for specific projects. To satisfy HOME Match requirements, the Consortium utilizes any allowable source but relies mostly on the MVRP match.
- BCHC continues to request and encourage the investment in on-or offsite improvements from developers when constructing new HOME projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Truro, Eastham, Sandwich, Yarmouth, and Brewster Housing Authorities currently have rental housing development projects on publicly owned land. The Consortium has recently received applications for two potential affordable rental developments on town-owned land in member towns and anticipates this will be a continuing trend.

There are currently two major affordable housing projects on public land underway in Cape Cod – Terrapin Ridge and the Yarmouth Gardens. Terrapin Ridge is an affordable housing development proposed by the Women’s Institute for Housing and Economic Development on 6.8 acres of undeveloped municipal land in Sandwich. A total of 30 units will be offered as a mix of 1, 2, and 3-bedroom units. Yarmouth Gardens is a neglected hotel property in West Yarmouth that the Affordable Housing Trust and Commonwealth Community Developers are working to redevelop into 40 affordable apartments.

DISCUSSION

The BCHC actively seeks opportunities to match federal HOME funds with local and state funding opportunities to create and preserve affordable housing across the jurisdiction. It has proven to be very difficult in the past seven years to locate viable CHDO projects in the County.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives¹¹

GOALS SUMMARY INFORMATION

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Production	2020	2021	Affordable Housing	Barnstable County	Develop and Maintain Adequate Supply of Housing; Preserve and Maintain Existing Affordable Housing Provide Access to Affordable Housing for Those with Long-Term Support Needs	HOME: \$652,729.67	Rental units constructed: 25 HOME units
2	CHDO Rental Production	2020	2021	Affordable Housing Homelessness	Barnstable County	Develop and Maintain Adequate Supply of Housing Reduce Individual and Family Homelessness Provide Access to Affordable Housing for	HOME: \$59,177.80	Rental units constructed: 3 HOME units

¹¹ 91.420, 91.220(c)(3)&(e)

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						Those with Long-Term Support Needs		
3	Homebuyer Assistance (DPCC)	2020	2021	Affordable Housing	Barnstable County	Develop and Maintain Adequate Supply of Housing	HOME: under evaluation	\$0
4	Tenant Based Rental Assistance (TBRA)	2020	2021	Affordable Housing Homelessness Other – Short-Term Assistance - Covid-19	Barnstable County	Reduce Individual and Family Homelessness	\$100,000 evaluation	20 households assisted

TABLE 2 (AP-20) – GOALS SUMMARY

GOAL DESCRIPTIONS

1.	Goal Name	Rental Housing Production
	Goal Description	To create affordable rental housing units.
2.	Goal Name	CHDO Rental Production
	Goal Description	To create affordable rental housing units.
3.	Goal Name	Homebuyer Assistance (DPCC)
	Goal Description	The BCHC Advisory Council is actively evaluating the future implementation of the DPCC program.
4.	Goal Name	Tenant Based Rental Assistance (TBRA)
	Goal Description	Short-term rental assistance program to assist renters who have been impacted by COVID-19

AP-35 Projects¹²

INTRODUCTION

The Barnstable County HOME Program will be dedicating their 2020 fund allocation to rental housing and seeking out opportunities for CHDO development where possible. Twenty-five percent of funds will also be used for Administration of the HOME Program during PY2020 due to COVID-19.

Note: Due to the COVID-19 Pandemic of 2020, the goals, objectives, and outcomes of projects may be affected during the pandemic and adjustments to funding resources and goals may be warranted pursuant to the HUD Waivers.

Ranking	Project Name
1.	Rental Housing Development
2.	CHDO Rental Housing Development
3.	Down Payment and Closing Cost Assistance
4.	Administration
5.	Tenant Based Rental Assistance

TABLE 3 (AP-35) – PROJECT INFORMATION

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The Citizen Participation Process, Advisory Council meetings, consultation with the HOME Program Manager, and data collected during the Needs Assessment and Market Analysis are the basis of allocation priorities. There is a recognized shortage of affordable housing opportunities on Cape Cod, particularly for renters. The cost of housing is very high, with many residents of the County paying more than 30 percent of their income toward living expenses. LMI households, special needs populations, and those who are homeless/at risk of homelessness are substantially affected by these circumstances.

There have been several issues when trying to address the underserved in the region, including lack of alternative funding sources to HOME, the high cost of land development and property, and municipal policies that favor single-family homes. Rental development is a priority because it is the most feasible and equitable solution to the housing crisis on Cape Cod. It offers faster solutions to increase the housing supply, provides the subsidies needed to bring projects to fruition, and provides alternatives for renter displacement and LMI cluster-grouping.

¹² 91.420, 91.220(d)

The DPCC program will remain under evaluation as the Advisory Council is aware of the high cost of home sales prices and the expensive up-front costs involved with purchasing a home in the region. The increasing costs of homes due to the seasonal/second homes and the general attraction of the Cape Cod market has made finding homes within the program's qualifying price range difficult. Additionally, BCHC is evaluating the need and the best approach for the region for a potential implementation of a short-term TBRA program and the necessary funding to provide emergency short-term rental assistance due to the COVID-19 pandemic.

Administration for the HOME program, normally requiring a 10 percent portion of the total allocation, has been increased to 25 percent for PY19 and PY 20 due to the COVID-19 pandemic. This portion covers the management and regulatory costs of the program.

AP-38 Project Summary

PROJECT SUMMARY INFORMATION

1.	Project Name	Rental Housing Development
	Target Area	Region
	Goals Supported	Rental Housing Production
	Needs Addressed	1. Develop and Maintain Adequate Supply of Housing 2. Provide Access to Affordable Housing for those with Long-Term Support Needs 3. Reduce Individual and Family Homelessness
	Funding	\$652,728.67
	Description	This funding will be dedicated to new construction of affordable rental housing. This amount is what is available based on prior year resources and PY2020 grant funding.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The goal is to create a total of 25 HOME units and 85 total units within PY2020. These units will be a variety of bedroom sizes including 1, 2 and 3 bedrooms to assist LMI families making 60 percent or less than the AMI. These units will also be for elderly and disabled populations.
	Location Description	Barnstable County
	Planned Activities	The Barnstable County HOME program will continue to review and approve applications for rental development project funding by non-profit and for-profit affordable housing developers.
2.	Project Name	CHDO Rental Housing Development
	Target Area	Region
	Goals Supported	CHDO Rental Production
	Needs Addressed	1. Develop and Maintain Adequate Supply of Housing 2. Reduce Individual and Family Homelessness 3. Provide Access to Affordable Housing for those with Long-Term Support Needs
	Funding	\$59,176.80
	Description	This funding will be using to develop affordable rental housing in conjunction with a non-profit CHDO. This amount is what is available based on prior year resources and PY2020 grant funding. COVID-19 has caused a redistribution of \$262,678.20 in CHDO funding for PYs 2017 thru 2020.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The goal is to create one CHDO rental project of 3 HOME units and 5 total units with PY2020. These units will be a variety of bedroom sizes including 1, 2 and 3 bedrooms to assist LMI families making 60 percent or less than the AMI. These units will also be for elderly and disabled populations. BCHC hopes to certify a viable, sustainable CHDO project and will continue to seek a local organization who is willing and who has the resources to qualify as a certified CHDO to receive HOME Program funds.
	Location Description	Barnstable County
	Planned Activities	The BCHC will continue to foster relationships with regional non-profit affordable housing development organizations to locate a viable CHDO development.
3.	Project Name	Down Payment and Closing Cost Assistance

	Target Area	Region
	Goals Supported	Homebuyer Assistance (DPCC)
	Needs Addressed	1. Develop and Maintain Adequate Supply of Housing 2. Preserve and Maintain Existing Affordable Housing 3. Reduce Individual and Family Homelessness
	Funding	On Hold
	Description	This funding will potentially be used to assist first-time homebuyers with down payment and closing costs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The BCHC Advisory Council is actively evaluating the future implementation of the DPCC program, and has put funding on hold.
	Location Description	Barnstable County
	Planned Activities	The BCHC Advisory Council is actively evaluating the future implementation of the DPCC program, and has put funding on hold.
4.	Project Name	Administration
	Target Area	Region
	Goals Supported	Rental Housing Production CHDO Rental Production Homebuyer Assistance (DPCC)
	Needs Addressed	1. Develop and Maintain Adequate Supply of Housing 2. Preserve and Maintain Existing Affordable Housing 3. Reduce Individual and Family Homelessness 4. Provide Access to Affordable Housing for those with Long-Term Support Needs
	Funding	\$179,618.95
	Description	This funding will potentially be used for administration of the Barnstable County HOME program.
	Target Date	6/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	The funds are to be used for the Administration of HOME program activities, particularly rental development and CHDO rental housing development.
	Location Description	Barnstable County
	Planned Activities	Administration of the Barnstable County HOME program.
5.	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Region
	Goals Supported	Tenant Based Rental Assistance (TBRA)
	Needs Addressed	1. Reduce Individual and Family Homelessness
	Funding	\$100,000.00
	Description	Short-term TBRA program pursuant to HUD waivers to provide funding for households experiencing financial hardship due to the COVID-19 pandemic.

Target Date	12/31/2020 or later as allowed by HUD
Estimate the number and type of families that will benefit from the proposed activities	The BCHC Advisory Council is actively evaluating the need and best approach for the region for the potential implementation of a short-term TBRA program and necessary funding..
Location Description	Barnstable County
Planned Activities	The BCHC Advisory Council is actively evaluating the need and best approach for the region for the potential implementation of a short-term TBRA program and the necessary funding.

AP-50 Geographic Distribution¹³

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

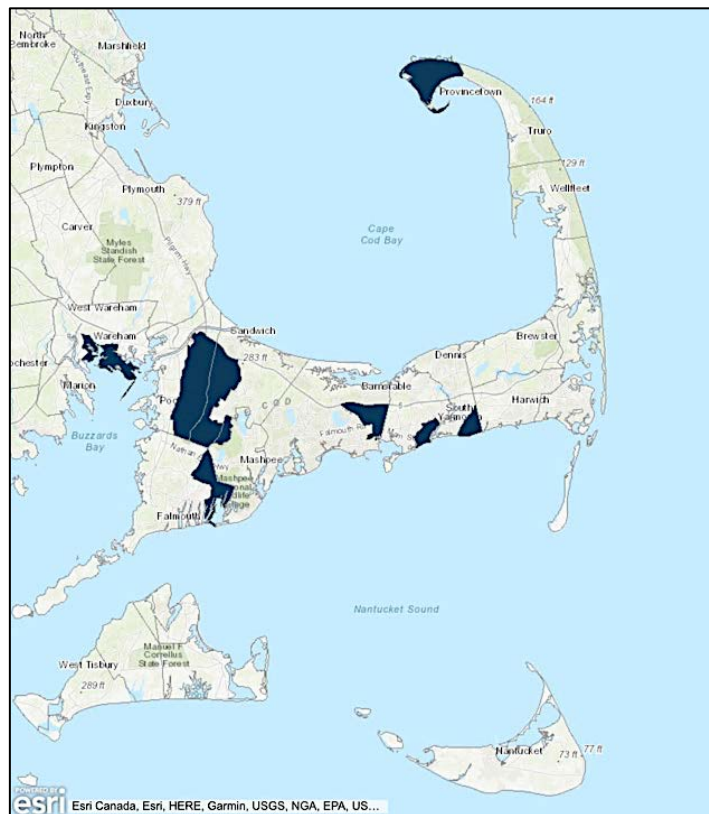
HOME funds are invested equally throughout Barnstable County. However, the highest concentration of racial or ethnic minority groups is located in the town of Barnstable, a CDBG recipient. There is also a large minority population in the town of Falmouth. Several areas within the region have both LMI and minority concentrations, including the village of Hyannis (in the town of Barnstable) and specific areas in Bourne, Falmouth, Yarmouth, and Dennis.

High housing costs, the shortage of affordable housing, and the dominance of seasonal/second homes in the region have made access to affordable housing a challenge for the region's 40,115 LMI households. Finding affordable year-round rental options has also proved to be a challenge for the region's 13,215 LMI renters. The Federal Opportunity Zone (OZ) Program has established six designated OZ's in Barnstable County: Provincetown, Dennis, Yarmouth, Barnstable, Falmouth, and Bourne/Sandwich. OZ's provide tax incentives for private entities to reinvest capital gains into privately-created Opportunity Funds; these funds are invested in low-income communities.¹⁴ OZ's, inclusionary zoning, Chapter 40R, Chapter 40B, and resources outlined in AP-15 are the main resources to bolster affordable housing.

¹³ 91.420, 91.220(F)

¹⁴ Cape Cod Commission, "Cape Cod Opportunity Zones," 2020.

FIGURE 2: BARNSTABLE COUNTY OPPORTUNITY ZONES



Data Source: Massachusetts Executive Office of Housing and Economic Development

GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Barnstable County	100

TABLE 5 (AP-50) – GEOGRAPHIC DISTRIBUTION

Rationale for the Priorities for Allocating Investments Geographically.

HOME program funds are equally invested throughout Barnstable County. Due to the all-encompassing need for more affordable housing, the limited availability of land/property, and the high cost of development, the Consortium prioritizes programs and funding distribution within/across all neighborhoods.

DISCUSSION

The Barnstable County HOME Consortium is led by the County government that represents each of the fifteen individual towns/members: Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet and Yarmouth. In

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addition to being in the HOME Consortium, Barnstable and Yarmouth are also Community Development Block Grant (CDBG) Entitlement Communities and grantees. The HOME Advisory Council also includes two at-large members and an affordable housing specialist from the Cape Cod Commission serving as the ex officio member. The Council represents each town equally, and was consulted regularly throughout this Consolidated Plan and AAP process.

Affordable Housing

AP-55 Affordable Housing¹⁵

INTRODUCTION

The Barnstable County HOME Consortium goals for PY2020 are to create 120 total rental units with 33 being HOME units, and 5 CHDO rental units of which 3 are HOME units. These goals are projected to be met through the development of 4 projects.

Note: Due to the COVID-19 Pandemic of 2020, the goals and outcomes may be affected during the pandemic and adjustments to funding resources and goals may be warranted.

One-Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	36
Special-Needs	
Total	36

TABLE 5 (AP-55) – ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	36
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	36

TABLE 7 (AP-55) – ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

DISCUSSION

Barnstable County has a goal of creating 120 units of rental housing and 5 CHDO rental housing units for a total of 125 rental units in the region. Thirty-36 units are to be HOME units. The total number of units will be distributed over four projects. There were 26 HOME units created during the prior program year, exceeding the year's goals by one unit. Barnstable County remains unable to secure a certified CHDO project. The County will continue to seek a local non-profit affordable housing development organization that can become certified and can use the CHDO set-aside funds for an approvable project. The future of the DPCC program is currently under evaluation by the Advisory Council, with funds set aside for the future. Additionally, BCHC is evaluating the need and the best approach for the region for a potential implementation of a short-term TBRA program and the necessary funding to provide emergency short-term rental assistance due to the COVID-19 pandemic.

¹⁵ 91.420, 91.220(G)

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Barnstable County HOME Program staff will continue to work with the CoC in seeking out opportunities in rental developments to secure safe and affordable housing for the homeless and special needs populations.

AP-60 Public Housing¹⁶

INTRODUCTION

Most housing authorities in Barnstable County do not have federally-funded housing. PHA units on Cape Cod are mainly state-funded and/or receiving subsidies through state programs. PHA units utilize various types of federal housing vouchers including Mobility Vouchers, Single Room Occupancy (SRO) Section 8 Mod Rehab Vouchers, and vouchers under the Fair Share Program.

Actions Planned During the Next Year to Address the Needs to Public Housing.

There were no responses to this question during the Citizen Participation Process, nor were there responses during the survey period.

Actions to Encourage Public Housing Residents to Become More Involved in Management and Participate in Homeownership.

There were no responses to this question during the Citizen Participation Process, nor were there responses during the survey period.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

There are no troubled PHAs in Barnstable County.

DISCUSSION

The BCHC continues to work with PHAs in the region to further affordable housing goals and to service those most in need of housing and specialized housing services including LMI populations, the homeless, those at risk of homelessness, and non-homeless special-need populations.

¹⁶ 91.420, 91.220(H)

AP-65 Homeless and Other Special Needs Activities

INTRODUCTION

Note: Due to the COVID-19 Pandemic of 2020, emergency short-term actions may be taken.

The Barnstable County Human Services Department is the HOME program's lead reporting agent to HUD for all administrative functions related to the operation of the BCHC. The Department administers important programs and services for the residents of Cape Cod. These programs are the HOME Investment Partnership Program, the Cape and Islands Regional Network on Homelessness/CoC, Healthy Aging Cape Cod, the Regional Substance Use Council, and SHINE (Serving the Health Insurance Needs of Everyone). Consolidation of responsibility under the Human Services Department for all programs and service-management related to affordable housing and human services has advanced homeless and special needs activities in the region.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

BCHC has an overarching goal of providing a viable CoC that implements a Housing First strategy for permanent supportive housing across the region. There is an increasing need for partnership between shelters, services, and health care providers to address chronic homelessness, which is often the result of other problems contributing to a person(s) inability to stay housed. The most recent PIT Counts published by HUD confirm that 24 percent of chronically homeless people are severely mentally ill, and 29 percent are suffering from chronic substance abuse in the region's CoC. There is an understanding among professional service providers in the Consortium that on-street outreach is needed to connect unsheltered and chronically homeless individuals with emergency shelter, physical and mental health services, and case management for benefits enrollment, housing placement, and other services.

Several participating CoC agencies incorporate street outreach programs, including Vinfen, Duffy Health Center, HAC, and the Homeless Prevention Council. Outreach staff interact with unsheltered populations and assess them for services utilizing the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), for which they have specialized training. VI-SPDAT is a survey administered both to individuals and families to determine risk and prioritization of need. Street outreach providers engage those that have been resistant to accepting an offer of housing or services and must follow a low-barrier engagement approach.

The Cape and Islands Regional Network on Homelessness is a collaborative effort of state, county, and local government, social service providers, housing agencies, faith-based organizations, the business community, and individuals working together to prevent and end homelessness. Through its broad-based public-private partnership, the Regional Network identifies and implements creative solutions to preventing and ending homelessness on Cape Cod, Martha's Vineyard, and Nantucket. The Regional Network has a Policy Board that meets quarterly and is comprised of representatives from Duffy Health Center, local and state governments, mental health and substance abuse agencies, homeless

providers, the Council of Churches, veterans' services providers, and homeless or formerly homeless individuals. This Consortium develops strategies to increase access to permanent housing for chronically homeless individuals. It evaluates and recommends changes to discharge policies for individuals exiting behavioral health, criminal justice, and health care systems.

The Regional Network on Homelessness/CoC organizes an ad hoc Emergency Services Committee attended by numerous local agencies. The Committee works to address the need for emergency shelter options for the unsheltered homeless during extreme weather events when overflow beds at emergency shelter are filled/occupied. Strategies include leveraging local resources for the short term (i.e., one-night motel vouchers, designated regional shelters). The Committee continues to plan for sustainable solutions to build the capacity of existing systems to address the need to shelter all of the homeless during weather-related events..

2. Addressing the emergency shelter and transitional housing needs of homeless persons.

The emergency shelter and transitional housing programs of the Cape and Islands CoC participate in the Homeless Management Information System (HMIS). HMIS tracks demographic data, client assessments, numbers and configurations of beds, client utilization, and current openings/availability. St. Joseph's House operates with a low-barrier threshold and coordinates services to assist adult shelter guests transitioning out of shelter and into housing. HAC operates three family shelters with entry through the DHCD, and the fourth shelter with coordinated entry through the Institute of Health and Recovery. Each shelter provides services to assist clients in becoming self-sufficient and securing permanent housing. HAC also receives Emergency Solutions Grant (ESG) funding from HUD to operate a four-bed rapid re-housing facility for adult individuals. The Community Action Committee operates a family shelter that has 51 total beds in the village of Hyannis.

The focus of the CoC continues to be the provision of permanent supportive housing, especially for the chronically homeless. While not expanding the capacity of current shelters, there is an ongoing effort to continue to provide emergency shelters and transitional housing for the homeless and continue to support the efforts of providers within the CoC.

3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

As indicated above, a variety of programs and partnerships among local, regional, state, and federal agencies have facilitated the work of providers in the BCHC communities by assisting homeless people and families in transitioning to independent living and in preventing reoccurrences of homelessness. ESG funds, RAFT, and Homebase funding, among other resources have helped in this effort. The Cape and Islands Veterans Outreach Center has received rapid re-housing funds along with funding for transitional housing and permanent supportive housing to address the needs of homeless/at-risk

veterans and their families. Rental subsidies, including State (MRVP), and Federal vouchers have been allocated with priorities for chronically homeless.

The CoC administers a Coordinated Entry System (CES) to link vulnerable households with available CoC-funded permanent supportive housing. The CES has 10 identified “access points,” or service organizations with staff trained to conduct assessments and referrals to available housing and services. While certain access points specialize in particular populations/groups (e.g., individuals without children, unaccompanied youth, families with children, households fleeing domestic violence, people at-risk of homelessness), the CES follows the principle of No Wrong Door. No Wrong Door states that households arriving at any access point, regardless of whether it is an access point dedicated to the population to which the household belongs, can access an appropriate assessment process that provides the CoC with enough information to make prioritization decisions about that household. Several access point agencies offer outreach services to unsheltered individuals and are specially trained to access and enroll these populations into CES. The Cape and Islands CoC has established the following priority populations for permanent supportive housing for individuals and families:

- Chronically homeless individuals and families with the most severe service needs;
- Chronically homeless individuals and families with the longest history of homelessness;
- All other chronically homeless individuals and families;
- Homeless individuals and families with a disability with the most severe service needs;
- Homeless individuals and families with a long period of continuous or episodic homelessness; and
- Homeless individuals and families coming from places not meant for human habitation (such as emergency shelters, streets, Safe Havens, etc.).

HAC operates a private homeless-prevention financial assistance program to help people stay housed and avoid entering emergency shelter. Individuals or families can apply for up to \$500 in payments to their landlords or other vendors to stay housed.¹⁷ The Homelessness Prevention Council (HPC) has a Homeless Youth Outreach program that supports those between the ages of 16 and 24 in need of stable housing. Through community outreach, case managers coordinate support with youth groups, associations, schools, and other organizations. For those under the age of 18, HPC will coordinate case management services in collaboration with a parent/guardian, or will refer youth to an appropriate support service for minors.¹⁸ The Council also offers a Resident Services program to ensure residents maintain their housing by helping them understand leases, securing resources to pay rent, and meeting other basic needs.¹⁹

4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth

¹⁷ Housing Assistance Corporation, “Homeless Prevention,” 2020.

¹⁸ Homeless Prevention Council, “Homeless Youth Outreach,” 2020.

¹⁹ Homeless Prevention Council, “Resident Services,” 2020.

facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

With the exception of vouchers, most of the funding discussed above addresses both the homeless and those at-risk of becoming homeless. As the HOME Program is under the direction of the Human Services Department, there is coordination which provides for an overall view of housing need of all groups, including low-income individuals and families. Monthly staff meetings provide the opportunity to discuss the various needs.

HUD introduced the housing grant DedicatedPLUS to provide CoC's with flexibility to serve vulnerable populations and to more effectively and immediately address the needs of people experiencing chronic homelessness, those at-risk of experiencing chronic homelessness, or those who were chronically homeless prior to being housed and who have recently become homeless again. HUD encourages CoC's to continue adopting prioritization standards, such as those outlined above, that are based on the length of time a potential program participant resided on the streets, in an emergency shelter, or in a Safe Haven, along with the severity of their service needs.

The CoC partners with the McKinney-Vento School Liaisons in every school district on the Cape and the Islands, as well as with Cape Cod Community College to identify unaccompanied homeless youth and offer them housing and stabilization services. Provider organizations in the CoC, such as the Duffy Center, also work closely with the House of Corrections on a re-entry task force to assist those leaving with finding housing and community-based support.

Housing authorities in Barnstable County continue to seek out Mainstream voucher opportunities for tenants where eligible. These vouchers are dedicated to people with disabilities who are leaving institutions and are paired with community-based services to increase the likelihood of a successful housing placement and housing stability. Falmouth and Sandwich currently offer the program. Households are referred by service providers, who then provide assistance; referrals must be otherwise HCVP eligible.

The Regional Network on Homelessness created the *Cape and Islands Regional Plan to Address Homelessness*, which identifies the action areas of education, advocacy, and facilitation to increase access to safe, accessible, affordable housing, improve the health and stability of target populations, and support economic security. The vision of the Regional Network is that all individuals and families on Cape Cod and the Islands will have safe, affordable housing with the support needed to maintain that housing.²⁰

DISCUSSION

The Regional Network on Homelessness is a collaborative effort of government, social service providers, housing agencies, faith-based organizations, the business community, and individuals. The Consortium consulted with CoC staff, members, and partners when preparing sections of the

²⁰ Barnstable County Department of Human Services, "FACT SHEET: Cape & Islands Regional Network on Homelessness," Barnstable County Department of Human Services, March 2019.

Consolidated Plan and the AAP that describe the region's homeless strategy and resources available to address homeless needs (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth). The coordination of programs under the Human Services Department provides a detailed overview of housing need in the region. Housing needs and issues are addressed during monthly staff meetings.

AP-75 Barriers to Affordable Housing²¹

INTRODUCTION

Land values and property values are very high on Cape Cod due to limited supply and high market demand; however, current zoning policies are also largely responsible. Zoning in most towns in the County favors large minimum lot sizes and yard setbacks, as well as single-family development. There is also a strict separation of uses in many Cape town zoning bylaws, limiting the possibilities for more compact development styles, including mixed-use and multifamily development. Barnstable County continues to be a high housing cost/low wages region in Massachusetts, making it challenging to create affordable rental housing for very low and low-income households. This is especially true for households that are homeless or at-risk of homelessness within smaller rural communities on Cape Cod.

The Cape Cod Commission is actively working with communities to change their zoning to accommodate greater density and reduce the amount of land required per unit. This, in turn, may reduce sale and rental prices by growing the available supply. Many towns are attempting to adopt zoning amendments to allow for the development of Accessory Dwelling Units (ADUs) to provide a variety of housing options for its year-round residents. Some communities have been successful in adopting these ADU bylaws; others have not.

Cape Cod is a high housing cost/low wages region, with costs gradually rising. This makes it difficult to create affordable rental housing for LMI households, those who are homeless or at risk, and for those who are considered a special needs population. If the population in need cannot afford the available housing because their earnings are too low, the housing crisis will continue to worsen.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Many Consortium member towns have several initiatives in place to encourage affordable housing development, while others are working to change policies within their communities to be more conducive to development opportunities. The BCHC Advisory Council and other Consortium members will continue to work to address affordable housing development issues across the County. HOME funds cannot be used to create jobs other than through Section 3 requirements,²² but all Consortium communities are involved in job creation within their communities.

²¹ 91.420, 91.220(j)

²² Section 3 is a provision of the Housing and Urban Development Act of 1968 that ensures employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

The Cape Cod Commission is actively working with communities to change their zoning (as described above). This includes enforcing a percentage threshold for affordable/workforce housing units in developments subject to regional review, and requiring an economic analysis for commercial projects to calculate the expected demand for affordable housing.

All fifteen Towns on Cape Cod either already have or are planning on hiring a Housing Coordinator. These Coordinators will assist town staff in removing barriers around affordable housing, including land-use policies, neighborhood and community resistance to development, funding resources, etc.

The Barnstable County HOME Consortium has initiated round table discussions at its HOME Advisory Council meetings wherein each member provides an overview of his/her town's issues, successes, and failures regarding the development of affordable housing. These discussions enable the Advisory Council (in conjunction with the Cape Cod Commission, an ex officio member) to determine regional solutions to known barriers.

The Consortium is also researching the implementation of an information center/point of reference on their website for information and facts about affordable housing in the County. This information center would provide contract information, listings, and more. MHP's Housing Navigator, a project lead by the Kuehn Charitable Foundation, is a new online search tool that allows those with low- and moderate-incomes to quickly find available affordable rental units anywhere in the state. BCHC is hoping to tie their interactive information center to this source.

The following resources provide additional information about removing barriers to affordable housing in Barnstable County:

- The *2017 Regional Housing Market Analysis and 10-Year Forecast of Housing Supply and Demand* prepared by Crane Associates, Inc. and Economic Policy Resources (EPR);
- The *2017 Survey of Cape Cod Second-Home Owners* by UMASS Boston Donahue Institute;
- The *2018 Cape Cod Regional Policy Plan* by the Cape Cod Commission;
- The *2019-2023 Cape Cod Comprehensive Economic Development Strategy (CEDs)* by the Cape Cod Commission; and
- *The High Cost of Doing Nothing* prepared by Housing Assistance Corporation.

DISCUSSION

Zoning, building/code, and financial issues are often addressed when communities work with developers on a project in their town. Issues can include incentives and fees associated with construction (building permits, sewer hookups, etc.). As examples, local communities have contributed local funding (such as CPA funding or donation of town-owned land) to assist with overall project costs, waive fees, and even issue municipal bonds to fund infrastructure upgrades.

Subsidies are usually used when creating affordable housing, which can trigger other federal and state requirements. These requirements, coupled with environmental review and comprehensive permit requirements, can be problematic if host communities and developers do not work together. Larger projects could trigger Section 3, M/WBE, Section 504, affirmative marketing plans, and other regulations if federal funding is utilized. The BCHC and Consortium members work closely with

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developers to encourage and support affordable housing initiatives in an effort to facilitate the process as much as possible.

The Barnstable County HOME Consortium conducts round-table discussions at its HOME Advisory Council meetings. During these discussions, each member provides an overview of his/her town's particular barriers and offers regional solutions for these known barriers.

AP-85 Other Actions²³

INTRODUCTION

The most significant obstacles to affordable housing development in Barnstable County are the high costs of land and development, which are largely influenced by zoning regulations in each Consortium community. As the Cape Cod Commission continues to work with each community to update zoning for more affordability and density, the following listed strategies will assist in meeting the underserved need in the region.

Note: Additional actions may be taken due to the COVID-19 Pandemic of 2020.

Actions Planned to Address Obstacles to Meeting Underserved Needs.

Resource Allocation

With respect to public subsidies, the Consortium will continue to advocate for a larger share of budgetary resources to be devoted to both housing production and housing voucher programs at the state and federal level. In addition, the Consortium will continue to support funding for the federal Affordable Housing Trust Fund.

Housing Policy

The Consortium will have programmatic requirements to the greatest extent possible that are consistent with those of other public funders, especially DHCD. For ongoing monitoring of rental projects, the Consortium will use reports from other public funders to the greatest extent possible for its required compliance reviews. Finally, the Consortium will engage DHCD to develop an ownership deed restriction that survives foreclosure, satisfies HOME regulations, and enables units to be counted on the Subsidized Housing Inventory (SHI).

Land Use Policies

The Consortium will publicize and advocate that towns adopt local affordable housing bylaws, including ADU creation, and create a Chapter 40R district and/or adopt inclusionary zoning. The Consortium will continue to advocate for the continuation and improvement in the state's Chapter 40B comprehensive permit law that allows applicants in communities that have not achieved 10 percent affordable housing to receive waivers from local regulations if the project has at least 20-25 percent affordable units.

²³ 91.420, 91.220(k)

Limited Wastewater Infrastructure

The Consortium will encourage and support wastewater planning and implementation efforts in local communities. The Consortium will also advocate that towns adopt land use bylaws that encourage affordable housing and increased density as part of their wastewater planning efforts.

Town Staff Capacity

The Consortium will continue to promote and support the use of DHCD-approved Housing Production Plans, and will advocate that towns look to local resources, particularly Community Preservation Act (CPA) funds, to provide staff capacity to carry out the activities in the housing plans.

Neighborhood and Community Resistance

The Consortium will continue to educate the public through publications, workshops, and its website of the need for/impact of affordable housing in the region.

Actions Planned to Foster and Maintain Affordable Housing.

The HOME program will continue to prioritize and fund affordable rental development properties where possible throughout the region, as well as try to work with a regional non-profit CHDO to certify a viable CHDO project in the future. This information can also be found in section AP-75 of this plan.

The Cape Cod Commission requires developments proposing ten (10) or more new units to allocate 10 percent of units within the development to affordable and/or workforce housing. The Commission often requires an economic analysis for commercial projects to calculate the demand for affordable housing that the project is expected to generate given the type of business(s) to be housed and wages earned. Mitigation for these developments usually comes in the form of a cash payment to be used by the municipality and other housing agencies to create affordable housing.

All fifteen Towns on Cape Cod either have or are hiring a Housing Coordinator. Coordinators assist staff in removing barriers such as land-use policies, neighborhood and community resistance to development, and funding resources.

The Cape Cod Commission's Chief of Staff serves as its Affordable Housing Specialist and participates in the HOME Advisory Council meetings and monthly staff meetings to discuss local/regional affordable housing issues. Furthermore, the Barnstable County HOME Consortium hosts discussions at Advisory Council meetings to discuss barriers in the hope that the Advisory Council, in conjunction with the Cape Cod Commission, can provide regional solutions.

Actions Planned to Reduce Lead-Based Paint Hazards.

While the cost of lead paint removal can potentially be prohibitively expensive, the Consortium will vigorously enforce the revised 2002 lead-based paint regulations for all its program activities and will continue to support efforts of local organizations to attract lead paint removal resources to the region.

Actions Planned to Reduce the Number of Poverty-Level Families.

HOME program staff encourage setting aside housing vouchers for the homeless/at risk and dedicating HOME Program funds to rental housing for LMI households. BCHC supports the creation of affordable rental housing for those making below 80 percent of the AMI to lessen cost burden and enable these households to have the resources to meet other pressing needs.

While the Consortium's programs and resources have some impact on moving households out of poverty, there are other agencies in the Consortium that work with the Human Services Department and who specialize in this issue. PHAs in the County must adhere to legislation outlined in Chapter 235 of the Acts of 2014, An Act Relative to Housing Authorities, which includes Local Housing Authority Mandatory Board Member Training, Performance Management Review (PMR), and participation in the Regional Capital Assistance Team (RCAT) Program. Monitorization such as this will help PHAs improve programming to assist more families in moving out of poverty.

The region's anti-poverty agency, the Community Action Committee of Cape Cod and the Islands, has a number of programs and resources that attempt to move households toward economic self-sufficiency including:

- A childcare services network that provides information, referrals, and access to childcare subsidies;
- Advocacy for low-income immigrants;
- Housing search services;
- Access to health care and public insurance enrollment;
- Homeless prevention and emergency shelter; and
- Educational support services for seniors and their caregivers.

Actions Planned to Develop Institutional Structure.

The institutional structure of the delivery system to develop and manage BCHC's HOME funds is broadly-based and integrates key organizations. Funded recipients utilize services and resources from government agencies, private lenders, non-profits, and for-profit organizations to meet goals. Federal, state, and local government agencies provide a major portion of gap funding and support for affordable housing and community development activities across the region. They guide these activities through their policies, program guidelines, and through the direct provision of housing units, rental vouchers, and services (in the case of the local housing authorities). Government agencies typically act as "investors" in housing and community development services provided by nonprofit and for-profit organizations.

State and federal LIHTCs play a role in funding development projects. Due to high construction costs and the limited income derived from such projects, co-funding from several sources is necessary to move forward. The nonprofit and for-profit developers and service providers, in turn, develop affordable housing projects, offer supportive services, and influence the type of affordable housing projects built and the services offered. Private lenders also play an essential institutional role by providing financing and acting as a conduit for the delivery of mortgage services to investors. The relationship among these stakeholders forms the basis of the housing/community development delivery system and impacts the efforts of the HOME Consortium. Major coordination is carried out by

the organizations receiving funds through the Consortium, and BCHC provides coordination and support of these efforts to leverage and manage resources.

The HOME Program and the CoC program are both under the authority of the Department of Human Services; the CoC includes each of the Consortium communities as well as Nantucket and Martha's Vineyard. The Housing Assistance Corporation (HAC) is the agency responsible for administering the Homeless Management Information System (HMIS) within the CoC. The Cape Cod Commission's Chief of Staff is the Affordable Housing Specialist and participates in Advisory Council and monthly staff meetings. Consortium communities contact the HOME Program Manager and/or the Cape Cod Commission to seek guidance and assistance with any affordable housing issues or questions.

The BCHC has administered the federal HOME funds for its fifteen member communities since the adoption of the program in 1992. Member communities choose a representative to serve on the Consortium Board to speak for their interests. The responsibilities of that Board include establishing housing policies, approving all actions, and determining the allocation of funds. This ensures there is a comprehensive approach in place for identifying priorities and delivering services.

Actions Planned to Enhance Coordination Between Public and Private Housing and Social Service Agencies.

Actions planned to enhance coordination between public and private housing and social service agencies that supplement those activities outlined in AP-10 are:

- Utilizing the HOME Advisory Council as a vehicle for the following purposes: securing federal, state and other funds, maintaining communication between the towns, and serving as an information resource center for the Cape;
- Encouraging and supporting the activities of regional housing programs;
- Educating the public about what affordable housing is and why it is needed;
- Advocating for and working with DHCD and HUD to resolve inconsistencies in programmatic requirements, funding programs, and within agency policies;
- Advocating that all towns create housing action plans in accordance with DHCD's Housing Production standards, and provide capacity to implement those plans; and
- Encouraging the use of local labor for HOME-assisted projects.

DISCUSSION

BCHC undertakes activities in coordination with other municipal policies, programs, and expenditures, especially with the CDBG program through the towns of Yarmouth and Barnstable. BCHC staff work in tandem with citizens, municipal departments, and the public and private sectors to reduce poverty, eliminate barriers to affordable housing, address obstacles to meet the underserved need, enhance coordination, and develop the institutional structure. The Consortium coordinates federal and state funds for LMI families/individuals and forwards efforts to reduce people in poverty by improving their overall quality of life through affordable housing provision.

Program Specific Requirements

AP-90 Program Specific Requirements²⁴

INTRODUCTION

Below is a description of how the Consortium is meeting HUD's Requirements for the Program.

HOME Investment Partnership Program (HOME)²⁵

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

There are no other forms of investment until the reintroduction of the Down Payment Closing Cost Program (DPCC).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The BCHC and the Advisory Council are actively evaluating the future implementation of a revised DPCC program. Should the program be reintroduced, the BCHC will address the recapture of HOME funds at that time.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds is as follows:²⁶

N/A.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Home rehabilitation or debt refinancing assistance are not currently included.

Homeownership Limits

HOME funds for homebuyer assistance or rehabilitation of owner-occupied single-family housing uses the HOME affordable homeownership limits provided by HUD.

Down Payment Closing Cost Assistance

The BCHC and the Advisory Council are actively evaluating the future implementation of the DPCC program.

²⁴ 91.420, 91.220(l)(1,2,4)

²⁵ Reference 24 CFR 91.220(l)(2)

²⁶ See 24 CFR 92.254(a)(4)

Possible Beneficiary Limits or Preferences

The Consortium reserves the right to fund rental projects that may limit beneficiaries or set preferences for low-income populations based on certain criteria, such as people with mental and/or physical disabilities in accordance with the Fair Housing Laws.