

# **BARNSTABLE COUNTY HOME PROGRAM**

## **CONSOLIDATE ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)**

**FOR PROGRAM YEAR 2019  
July 1, 2019 – June 30, 2020**

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### CR-05 - Goals and Outcomes

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

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

#### AFFORDABLE RENTAL HOUSING PRODUCTION

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

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

#### Completed:

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

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

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

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

### **Conditionally Committed:**

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

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

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

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

### **CHDO'S**

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

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

### Downpayment Closing Cost Assistance (DPCC)

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

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

### Tenant Based Rental Assistance (TBRA)

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

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

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual – Program Year	Percent Complete
<b>CHDO Housing Production</b>	Affordable Housing Homeless	HOME: \$269,493	Rental units constructed	Household Housing Unit	25	11	44.00%	5	0	0.00%
<b>Homebuyer Assistance (DPCC)</b>	Affordable Housing	HOME: \$325,000	Direct Financial Assistance to Homebuyers	Households Assisted	25	44	176.00%	5	0	0.00%
<b>Rental Housing Production</b>	Affordable Housing	HOME: \$922,465	Rental units constructed	Household Housing Unit	100	80	80.00%	20	11	55.00%
<b>Tenant Based Rental Assistance</b>	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	10	0	0.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The Barnstable County HOME Program believes affordable housing rental development is a priority for Cape Cod and will continue to provide funding for development of affordable rental housing units for families earning less than 50% to 60% AMI. As described above and in the 2020-2024 Consolidated Plan, this is an effective and beneficial use of Barnstable County's limited HOME funds. The Barnstable County HOME Program (a) will likely discontinue the DPCC program as it has been shown to be ineffective in most areas of the Cape and (b) will not be implementing a regular TBRA program after the COVID emergency short-term program ends December 31, 2020. The Barnstable County HOME Program hopes that HUD again suspends the 15% set-aside requirement to allow use of the funds for non-CHDO affordable rental housing production but if the 15% set-aside is required, the Barnstable County HOME Program will continue to seek out a viable CHDO to use the allocated funds for CHDO developed rental units. Barnstable County does not administer CDBG funds.

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

	HOME
White	8
Black or African American	3
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>11</b>
Hispanic	0
Not Hispanic	11

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

Based on the 11 HOME units developed and completed by the High Meadow Townhomes (a/k/a Canal Bluffs III) project located in Bourne.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
HOME	public - federal	\$820,694	\$328,498

**Table 3 - Resources Made Available**

**Narrative**

The resources available was determined based on the 2019 Annual Action Plan's \$427,233 allocation plus prior year's resources of \$307,063 and then added actual program income received during PY18 of \$86,398 for a total of \$820,694.

Funds in the total amount of \$328,497.74 were expended in PY19 with \$250,000 to rental housing development and \$78,498 to administration and planning as follows:

Affordable Rental Housing Development (\$250,000):

- High Meadow Townhomes (a/k/a Canal Bluffs III), Bourne: \$25,000
- Cape Cod Village, Orleans: \$100,000
- Little Pond Place: \$125,000

Administration (\$78,498)

- Staff administration: \$47,498
- Preparation of 2020-2024 Consolidated Plan: \$31,000

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Barnstable County	100		Region

**Table 4 – Identify the geographic distribution and location of investments**



## Narrative

Barnstable County is comprised of fifteen towns and all towns are included in the target area. The affordable rental housing development for Program Year 2019 per town:

Completed (1 project): Bourne

Substantially Constructed (2 projects): Orleans and Falmouth

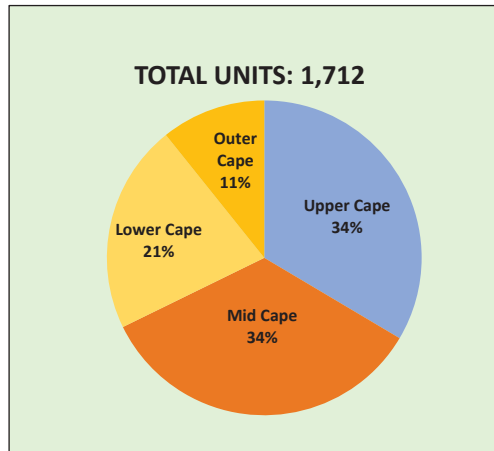
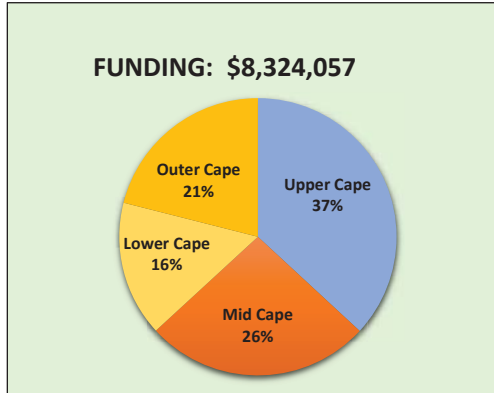
Conditionally Committed (3 projects): Sandwich, Yarmouth, and Brewster

Since its inception in 1994, the Barnstable County HOME Program has developed affordable rental housing equally dispersed in all fifteen towns of Barnstable County. *"HOME Rental Development Analysis" Graphic follows.*

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HOME RENTAL DEV. BY REGION			
Region	Amount	Total Units	HOME Units
<b>Upper Cape</b>			
Bourne	\$1,300,000	259	55
Falmouth	\$1,115,000	237	82
Mashpee	\$355,000	12	16
Sandwich	\$300,000	66	22
<b>TOTAL</b>	<b>\$3,070,000</b>	<b>574</b>	<b>175</b>
<b>Mid Cape</b>			
Barnstable	\$1,311,343	346	91
Yarmouth	\$380,000	113	27
Dennis	\$496,800	127	53
<b>TOTAL</b>	<b>\$2,188,143</b>	<b>586</b>	<b>171</b>
<b>Lower Cape</b>			
Brewster	\$50,000	24	24
Harwich	\$643,914	174	54
Chatham	\$100,000	47	11
Orleans	\$520,000	123	20
<b>TOTAL</b>	<b>\$1,313,914</b>	<b>368</b>	<b>109</b>
<b>Outer Cape</b>			
Eastham	\$227,000	13	13
Wellfleet	\$375,000	18	15
Truro	\$200,000	20	14
Provincetown	\$950,000	133	63
<b>TOTAL</b>	<b>\$1,752,000</b>	<b>184</b>	<b>105</b>

**HOME RENTAL DEVELOPMENT ANALYSIS - 1994 thru 2020**



HOME RENTAL DEVELOPMENT by TOWN			
Town	Amount	Total Units	HOME Units
Barnstable	\$1,311,343	346	91
Bourne	\$1,300,000	259	55
Brewster	\$50,000	24	24
Chatham	\$100,000	47	11
Dennis	\$496,800	127	53
Eastham	\$227,000	13	13
Falmouth	\$1,115,000	237	82
Harwich	\$643,914	174	54
Mashpee	\$355,000	12	16
Orleans	\$520,000	123	20
Provincetown	\$950,000	133	63
Sandwich	\$300,000	66	22
Truro	\$200,000	20	14
Wellfleet	\$375,000	18	15
Yarmouth	\$380,000	113	27
<b>TOTAL</b>	<b>\$8,324,057</b>	<b>1712</b>	<b>560</b>

**NOTES**

*Pending applications:*  
 Brewster Woods - \$250,000 - 30/11 units  
 Cloverleaf Truro - \$225,000 - 39/11 units

*As of March 3, 2020*

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Note: Matching funds are calculated according to Federal Fiscal Year and not HOME Program Year, thus matching funds herein calculated are for the time period of October 1, 2018 to September 30, 2019.

HUD has allowed HOME Consortia in Massachusetts to use the Massachusetts Rental Voucher Program (MRVP) expenditures in the consortia communities as a source to count toward the 25% match requirement. The Barnstable County HOME Consortium has over \$25 million in excess match credit through the MRVP administered by the Housing Assistance Corporation that has been accumulated over the history of the Barnstable County HOME program. Barnstable County is using this excess accumulated match for the liability for this 2019 CAPER. Additionally, the HOME Program's federal funds leverage state and local fund as follows: Mostly all of Barnstable County's HOME Program's affordable rental housing developments receive various state (*DHCD affordable housing funding, low-income tax credits, MassWorks grants, etc.*) and local funding (*CPA and AHT funds, and land donation*) to subsidize the development of the affordable housing project. It is a collaborative funding effort of federal, state, and local funds.

Additional Note: Pursuant to HUD's Notice of Waivers and Suspension released in April 2020, the matching contribution requirement for funds expended between October 1, 2019 and September 30, 2021 has been reduced to zero.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	25,219,239
2. Match contributed during current Federal fiscal year	0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	25,219,239
4. Match liability for current Federal fiscal year	31,048.42
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	25,188,190

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$86,398.13	\$184,229.37*	\$3,220.41	\$0	\$267,407.09
* This amount was received during PY19 and will be transferred to the PY20 accounting.				

Table 7 – Program Income

The amount of \$3,220.41 was included in the \$100,000 drawdown by the Cape Cod Village Project which was committed at funding date of January 18, 2019. Program income of \$86,398.13 from PY18 is now being committed to future projects; in fact, \$52,669 was recently committed to the Terrapin Ridge project.

<b>Minority Business Enterprises and Women Business Enterprises</b> – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	9,883,500	0	0	0	0	9,883,500
Number	1	0	0	0	0	1
<b>Sub-Contracts</b>						
Number	13	0	0	0	0	13
Dollar Amount	5,779,026	0	0	0	0	5,779,026
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	9,883,500	0	9,883,500			
Number	1	0	1			
<b>Sub-Contracts</b>						
Number	13	0	13			
Dollar Amount	5,779,026	0	5,779,026			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1	0	0	0	0	1
Dollar Amount	250,000	0	0	0	0	250,000

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

**CR-20 - Affordable Housing 91.520(b)**

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	29	11
Number of Special-Needs households to be provided affordable housing units	1	0
<b>Total</b>	<b>30</b>	<b>11</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	25	11
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	5	0
<b>Total</b>	<b>30</b>	<b>11</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The Barnstable County HOME Program set a one-year goal of the production of 25 new units; five of which was to be created by a CHDO development. For PY19, the HOME Program completed 11 new units of rental developments; none of which were CHDO developments. We were not able to meet our goal of the creation of 5 CHDO rental units as there are currently no CHDO development opportunities in Barnstable County. Additionally, in discussions with local non-profit developers there does not seem to be an appetite for CHDO-funded projects. As to our goal of creating 20 other new affordable housing units, we completed 11 new units. However, an additional 48 units have been conditionally committed HOME funds of which: 15 new units are presently constructed and are proceeding through completion; 11 new units have just started construction; and 22 new units will begin construction soon. The Barnstable County HOME Program views the overall goal of developing affordable rental units throughout the region a success.

As to the Acquisition of Existing Units, the annual goal was to acquire 5 affordable units through the Barnstable County HOME Program's DPCC activity. However, after an analysis of the last five years showed that due to the recent substantial increase in housing prices coupled with the federal requirement of assisting only housing that meets the 95% moderate price, that this activity was viable only in very small low-income areas across the region, thus this activity may not be the best use of HOME funds.

**Discuss how these outcomes will impact future annual action plans.**

During the last several years, the production of affordable rental housing on the Cape has increased as the need has increased coupled with several towns revising their local zoning bylaws to allow for multi-family development. Thus the production of rental units has been a priority. Contrarily, as stated above, with the increase in housing prices on the Cape, it has proven difficult, especially recently, to assist homeowners acquire first time homes under the DPCC program activity. Thus, the DPCC activity has been put on hold for the next Consolidated Plan, however, it may be reconsidered in the future depending on any changes to federal and state regulations and real estate activity in the region. For the upcoming program year, the Barnstable County HOME Program has added a short-term TBRA program to address the COVID-19 Pandemic housing issues as allowed by HUD Waivers.



**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	3
Low-income	0	8
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>11</b>

**Table 13 – Number of Households Served**

**Narrative Information**

With the increase of multi-family affordable housing rental development in recent years on the Cape, the Barnstable County HOME Program has been able to leverage their funds with several other state and local funding sources to provide rental opportunities for our extremely low-income and low-income families.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Several participating CoC partner agencies operate street outreach programs, including Vinfen, Duffy Health Center, Housing Assistance Corporation, and Homeless Prevention Council. Outreach staff are specially trained to interact with unsheltered populations and to assess them for services utilizing: (1) the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), a survey administered to individuals aged 25 and older to determine risk and prioritization; (2) the Transition Age Youth VI-SPDAT (TAY-VI-SPDAT) for individuals and families with heads of household aged 24 and under; and (3) the Family Vulnerability Assessment for families with heads of household aged 25 and older. Street outreach providers are expected to engage those persons that have been resistant to accepting an offer of housing or services and to follow a low barrier engagement approach.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

Five local emergency assistance shelters (one for individuals and four for families) and six transitional housing programs (including a project dedicated to veterans) participate in the CoC's HMIS. The emergency shelter for individuals (St. Joseph's House) operates with a low barrier threshold and coordinates with health care and social service providers to assist shelter guests in transitioning out of shelter into housing. One family emergency shelter is dedicated to individuals and families who are currently homeless due to fleeing domestic violence and coordinates with the MA Department of Transitional Assistance to provide financial stabilization and resources to prepare for moving into safe housing. Client level demographic data, client assessments, numbers and configurations of beds, client utilization, and current openings / availability are tracked through HMIS.

The Regional Network on Homelessness/CoC has organized an ad hoc Emergency Services Committee attended by numerous local service agencies to address the need for emergency shelter options for unsheltered homeless individuals during extreme weather events when overflow beds at the emergency shelter are filled/occupied. Strategies have been developed to leverage local resources for the short term (i.e., one-night motel vouchers, designated regional shelters). Additionally, this committee collaborated to supply resources and services needed during the response to the COVID-19 pandemic. In order to account for a loss of beds at the Individual Shelter due to de-population, the Emergency Planning group coordinated a testing, isolation and quarantine response using a local motel to safely ensure any individual entering a shelter or transitional housing program had completed protocols to minimize the risk of exposing others to COVID. The Committee continues to plan for sustainable solutions to build capacity of existing systems to address the need to shelter all of the homeless during weather related events and other emergency declarations.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

With the increase of multi-family affordable housing rental development in recent years on the Cape, the Barnstable County HOME Program has been able to leverage their funds with other federal, state, and local funding sources to provide rental opportunities for our extremely low-income and low-income families. Most of the multi-family affordable rental housing developments consists of a high number of their rental units being set aside for extremely low-income and low-income families and include project-based Section 8 vouchers, Section 811 vouchers, and CBH units. To address the needs of homeless women exiting correction facilities, Catholic Social Services of Fall River operates St. Clare's

House, a Transitional Housing program in Barnstable. As the conveyor of the Regional Network on Homelessness and the Collaborative Applicant/Lead Agency for the MA-503 Continuum of Care, BCDHS maintains extensive partnerships with community agencies and local state offices including but not limited to; the Massachusetts Depts. of Mental Health (DMH), Child and Families (DCF), Youth Services (DYS), Rehabilitation (Mass Rehab) and MassHire; the Reintegration Team from the Barnstable County House of Corrections; the Probation Dept. for the Barnstable District Court; the Healthcare for the Homeless provider Duffy Health Center; the Cape Cod Chapter of the National Alliance on Mental Illness and; a number of psychiatric treatment facilities including the only inpatient unit on the Cape managed by Cape Cod Healthcare. The CoC has signed on to a Memorandum of Understanding with Falmouth Housing Authority and DCF to provide Transitional Housing subsidies to young person's exiting the DCF system.

The BCDHS is also the lead agency for the Massachusetts Executive Office of Health and Human Services (EOHHS) Unaccompanied Homeless Youth and Young Adult (YYA) grant. The six sub-grantees for these funds- Champ Homes, Housing Assistance Corporation, Homeless Prevention Council, Martha's Vineyard Community Services, Duffy Health Center and Fairwinds Nantucket Counseling- provide flexible and person-centered services to anyone 24 years of age or younger experiencing housing instability across the entire region. As part of the grant EOHHS has included "Flex Funds" that can be used to meet the immediate needs of YYA including food, transportation, cell phones, clothing, re-housing expenses, back rent, and utilities. These funds assist Case Managers to engage with YYA who have minimal trust in caregivers because of past trauma and foster belief in long term connections. Additional resources funded through the grant include an Emergency Response which provides motel rooms during inclement weather or an emergency declaration if a YYA has no other options for a safe place to stay.

**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**

In 2017 HUD introduced the housing grant project category of DedicatedPLUS to provide CoCs with more flexibility to serve vulnerable populations and to more effectively and more immediately address the needs of persons experiencing chronic homelessness, at risk of experiencing chronic homelessness, or who were chronically homeless prior to being housed and who have recently become homeless again. HUD encourages CoCs to continue adopting prioritization standards 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 Islands and with the Cape Cod Community College in order to identify unaccompanied homeless youth and to offer them housing and stabilization services. Provider organizations in the CoC (e.g. Duffy Health Center, a health care for the homeless agency) also work closely with the House of Corrections on a re-entry task force to assist those leaving the House of Correction find housing and community based supports.

During FY20, the Unaccompanied Homeless YYA grant provided services and resources to 130 YYA and successfully housed 37 individuals who maintained their housing a minimum of 3 months. The EOHHS eligibility criteria for “At-Risk” YYA includes those who are couch surfing, those who are in danger of losing housing because of caregiver abuse or substance use, previous experience of homelessness by the YYA or their family and several other areas that allow for resources to be dedicated to prevention, diversion or other problem solving techniques.

### **CR-30 - Public Housing 91.220(h); 91.320(j)**

#### **Actions taken to address the needs of public housing**

The Barnstable County HOME Consortium continues to work with Public Housing Authorities in the region to further affordable housing goals and to service those most in need of housing and specialized housing services including Low Median Income populations, the homeless, those at risk of homelessness, and non-homeless special-need populations. Oftentimes, the Barnstable County HOME Consortium combines funding with the local housing authorities in multi-family affordable housing rental development to provide rental housing for low and very-low income residents. Most of the local housing authorities on Cape Cod do not have federally funded housing.

#### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

This question was asked of all the local housing authorities during the preparation of the five-year (2020-2024) Consolidated Plan which included the PY20 Annual Action Plan, no responses were received.

#### **Actions taken to provide assistance to troubled PHAs**

This question was asked of all the local housing authorities during the preparation of the five-year (2020-2024) Consolidated Plan which included the PY20 Annual Action Plan, no responses were received.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The Barnstable County HOME Consortium has initiated a roundtable discussion at its monthly HOME Advisory Council meetings wherein each member provides an overview of his or her town's issues facing the development of affordable housing and its successes and failures; and discuss regional policies in conjunction with the Cape Cod Commission in an attempt to provide regional solutions to known barriers. The Advisory Council is made up of a member representative from each of the fifteen towns, two at-large members, and includes the Affordable Housing Specialist of the Cape Cod Commission as an ex officio member.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Currently, the most significant obstacle on Cape Cod is the high cost of land due to current zoning which favors larger single-family lot housing development; and the high home sales prices due to a higher percentage of second home ownership which drives up the home prices. Additionally, with the substantial increase of seasonal Air B&B properties on the Cape, year-round housing has become a scarce commodity. To address some of these obstacles to meeting the needs of our low to moderate-income year-round residents, the Cape Cod Commission is actively working with communities to change their zoning, particularly in village center areas, to accommodate greater density; and to provide for the creation of year-round accessory dwelling units. Additionally, many of the non-profit affordable housing advocates are compiling information on the cause and negative effect of increasing seasonal homes and rental units in the region.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

In addition to dedicating HOME Program funds to rental housing for extremely low-income households, and encouraging the set aside of housing vouchers for homeless or at risk homeless individuals/households, the Consortium supports all efforts in the region, and works with individual towns, to protect low income households in deed-restricted ownership units from losing their affordable restricted units through foreclosure.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Barnstable County has co-located the HOME Program and the Continuum of Care program under the Department of Human Services. The Cape Cod Commission's Affordable Housing Specialist participates in the HOME Advisory Council meetings, as well as meets with HOME staff monthly to discuss local/regional affordable housing issues that are affecting the region. The member towns of the HOME Consortium are able to contact the HOME Program Manager and/or the Cape Cod Commission to seek guidance and assistance with any affordable housing issues or questions which provides a regional informational source.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Barnstable County HOME Program Advisory Council meetings maintains communication between the fifteen towns and serves as an information resource center for the Cape. Barnstable County HOME Program staff will continue to meet with town staff, regional affordable housing advocates, and social service agencies over the course of the year to discuss the changing needs of the region and on the barriers to meeting those needs.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)**

The Barnstable County HOME Program requires all affordable housing rental developers and project managers to have an approved Affirmative Marketing and Tenant Selection Plan which includes a list of criteria that will be used in the selection of tenants. Compliance with adherence to this Plan is monitored by the Barnstable County HOME Program's Monitoring agent.

**CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Barnstable County HOME Program has a Rental Housing Development Monitoring Policy and retains the services of, and works closely with, FinePoint Associates in rental housing monitoring. Additionally, the Barnstable County HOME Program requires as a condition of funding that all HOME projects must have Section 3 and MBE/WBE outreach and reporting plans in place before the closing. The HOME Program also requires as a condition of funding that the developer submit an Affirmative Fair Housing and Marketing Plan and Tenant Selection Plan.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Per the Barnstable County HOME Consortium Citizen Participation Plan: HOME Program staff will notice the availability of the Consolidated Annual Performance Evaluation Report (CAPER) be by placing a legal advertisement in the Cape Cod Times or in other local newspapers of general circulation; **and/or** by posting a notice on the Barnstable County Human Services or HOME Investment Partnership Program website, other Barnstable County websites, and at Barnstable County buildings. Additional notices may be posted on Barnstable County social media sites; included in Barnstable County ENewsletters; and sent via email to specific group listserv; and may be posted with other local government offices, town halls, libraries, and senior centers, as deemed appropriate. The public will have not less than thirty (15) days (*unless said 15-day requirement is reduced for emergency temporary reasons by HUD*) to submit written and/or oral comments on the CAPER.

- Notice of Public Meeting, Document Availability and Comment Period (*in English, Spanish and Portuguese*) and Draft 2019 CAPER:
  - posted on the Barnstable County Human Services and HOME Investment Partnership Program website on November 24, 2020
  - included in the Barnstable County Human Services ENewsletter which has 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 organization working with low-income residents on November 24, 2020 and December 10, 2020
  - emailed to group email lists including but not limited to: HOME housing partners; Regional Network on Homelessness; Health and Human Services Advisory Council, Housing Authorities including Mashpee Wampanoag tribe, Town Clerks, and Town Planners on November 30, 2020
- Comment Period: December 3, 2020 through December 21, 2020
- Virtual Public Meeting held December 15, 2020
- Submission to HUD: post December 21, 2020

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

**Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

Barnstable County HOME Program has a Rental Housing Development Monitoring Policy and retains the services of, and works closely with, FinePoint Associates in rental housing monitoring. On-Site Inspections were completed for the projects *listed in the attached On-Site Inspection for Program Year 2019 (July 1, 2019 through June 30, 2020); Inspections conducted by FinePoint Associates.*

It is noted that due to the COVID-19 Pandemic, On-Site Inspections of HOME-assisted Rental Housing were suspended by HUD to protect staff and reduce the spread of COVID-19 through December 31, 2020. The Barnstable County HOME Program has carried over the contract costs of performing these on-site visits into the next fiscal year and all suspended on-site inspections will resume and be completed as required. There were no emergency VAWA transfers for the Program Year.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Notices of Public Hearings and Document Availability of the Barnstable County's HOME Consortium's Annual Action Plans, CAPERS, and Consolidated Plans are provided in English, Spanish, and Portuguese and posted on the Barnstable County's website and in the Barnstable County Human Services Department E-Newsletter that 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 organization working with low-income residents.

Additionally, as part of the scheduled monitoring of rental development projects, the monitoring agent reviews the property management's implementation of policies and procedures to affirmatively further fair housing and for compliance with an approved Affirmative Fair Housing Marketing Plan and tenant selection.



**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

The Barnstable County HOME Program used \$3,220.41 in program income for PY19 which was included in the \$100,000 drawdown by the Cape Cod Village Project which was committed at funding date of January 18, 2019. Program income of \$86,398.13 from PY18 is now being committed to future projects; in fact, \$52,669 was recently committed to the Terrapin Ridge project. The Cape Cod Village Project is a four-unit group home (all HOME units) for autistic adults.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The Cape Cod Commission is actively working with communities to change their zoning to accommodate greater density. The Commission also enforces a percentage threshold for affordable/workforce housing units in developments subject to regional review and requires an economic analysis for commercial projects to calculate the expected demand for affordable housing. Additionally, the Barnstable County HOME Program staff notifies individual towns, local housing authorities, and local affordable housing advocates when potential loss of affordable housing units due to foreclosure, bankruptcy, or other financial distress is brought to the County's attention in an effort to bring together the necessary stakeholders to attempt to save the units.

## Barnstable County HOME Program

**On-Site Inspections for Program Year 2019 (July 1, 2019 through June 30, 2020)**

**Inspections conducted by FinePoint Associates.**

It is noted that due to the COVID-19 Pandemic, On-Site Inspections of HOME-assisted Rental Housing were suspended by HUD to protect staff and reduce the spread of COVID-19 through December 31, 2020. The Barnstable County HOME Program has carried over the contract costs of performing these on-site visits into the next fiscal year and all suspended on-site inspections will resume and be completed as required.

<b>Development</b>	<b>Town</b>	<b>Property Manager</b>	<b>Finding</b>	<b>Follow-up</b>
704 Main Street	Falmouth	Falmouth Housing Corp	Substantial Compliance	
Brush Hill	Yarmouth	CapeAbilities	Substantial Compliance	
Canal Bluffs III	Bourne	POAH Communities	Substantial Compliance	
Cape Cod Senior Res.	Bourne	Realty Resources	Substantial Compliance	
Clay Pond Cove	Bourne	POAH Communities	Substantial Compliance	
Coady School	Bourne	Stratford Capital Group	Substantial Compliance	
Dennis Commons	Dennis	Realty Resources	Substantial Compliance	
Edgerton Drive	Falmouth	Falmouth Housing Corporation	Substantial Compliance	
Fairwinds Apartments	Falmouth	SCG Management	Areas of Concern: income certification, revised rent schedule	BC HOME and DHCD working with property manager to correct
Great Cove Community	Mashpee	Housing Assistance Corporation	Substantial Compliance	
Harry Kemp Way	Provincetown	Community Development Partners	Substantial Compliance	
HECH – Camp Street	Yarmouth	HECH	Substantial Compliance, but follow-up req. financial audit	Financial Audit received
Lake Street	Chatham	The Community Builders, Inc.	Substantial Compliance	
Little Homesteads	Harwich	Community Development Partners	Substantial Compliance	
MelPet Farms	Dennis	POAH Communities	Substantial Compliance	

Nonantico Woods	Falmouth	Falmouth Housing Corporation	Substantial Compliance	
Northside Seniors	Dennis	Karam Financial Group	Substantial Compliance	
Province Landing	Provincetown	TCB, Inc.	Substantial Compliance	
Recovery House	Orleans	Community Development Partners	Substantial Compliance	
Rock Harbor	Orleans	POAH Communities	Substantial Compliance	
School House Green	Falmouth	Falmouth Housing Corporation	Substantial Compliance	
Shore Street	Falmouth	The Resource Inc.	Substantial Compliance	
Stable Path	Provincetown	Community Housing Resources	Substantial Compliance	
Village Green I & II	Barnstable	Dakota Partners	Substantial Compliance	
W. Barnstable Comm.	W. Barnstable	Housing Assistance Corporation	Substantial Compliance	
Winter Street Housing	Barnstable	Cape Ministry	Substantial Compliance	

The following On-Site Inspections were calendared but suspended due to the COVID-19 Pandemic as noted above. They will be inspected within 120 days of the end of the waiver period as required by the HUD Waivers.

<b>Development</b>	<b>Town</b>
Ashley Drive	Barnstable
Aunt Sarahs	Barnstable
CHIPS I & II	Barnstable
Cromwell Court	Barnstable
Stagecoach Residences	Barnstable
Residences at Canal Bluffs	Bourne
Frederick Court	Brewster
6-8 Sachus Road	Dennis
27 Nelson Ave	Eastham
Eastham Duplexes	Eastham
Bridgeport	Falmouth
Shore Street	Falmouth
HECH Main 916-920	Harwich
Sisson Road	Harwich
Thankful Chase Pathway	Harwich
Uncle Will's HECH	Harwich
Southside Village	Hyannis
Cape Cod Village	Orleans
27A Conwell Street	Provincetown
Osprey Lane	Sandwich
Sally's Way	Truro
Gull Pond	Wellfleet
Woodcock Lane	Dennis
Camp Street	Yarmouth
Simpkins School	Yarmouth



**BARNSTABLE COUNTY**  
**DEPARTMENT OF HUMAN SERVICES**  
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**NOTICE OF PUBLIC MEETING,  
DOCUMENT AVAILABILITY and COMMENT PERIOD**

**Barnstable County HOME Consortium  
Consolidated Annual Performance Evaluation Report for Program Year 2019**

The Barnstable County HOME Consortium has completed its Consolidated Annual Performance Evaluation Report (CAPER) for Program Year 2019 (July 1, 2019 - June 30, 2020). The HOME Consortium was awarded \$427,233 in federal funds from the U.S. Department of Housing and Urban Development (HUD) to carry out the goals and objectives set forth in the HOME Consortium's 2015-2019 Consolidated Plan and Annual Action Plan for this period. The CAPER is a year-end report that outlines the accomplishments and challenges of the Barnstable County HOME Program.

**NOTICE OF PUBLIC MEETING**

Barnstable County HOME staff will conduct a virtual public meeting on the draft 2019 CAPER on:

**December 15, 2020 at 3:00 p.m.**

The purpose of this hearing is to obtain comments and views from citizens, public agencies, community organizations, and interested parties on the Barnstable County HOME Consortium 2019 Draft CAPER. *This public meeting is being held virtually pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law on March 12, 2020.*

**To join the virtual public meeting:** click this link: [Click here to join the meeting](#)

And follow the instructions to download the windows app OR join the web version to participate.

You may attend by phone by dialing: [+1 781-469-0191](#) and entering Conference ID code:

[498034334#](#)

**NOTICE OF DOCUMENT AVAILABILITY and PUBLIC COMMENT PERIOD**

The draft 2019 CAPER will be available for review as of **December 3, 2020** online at:

<https://www.bchumanservices.net/initiatives/home-investment-partnership-program/> or by contacting Renie Hamman at 508.375.6622 / [homeprogram@barnstablecounty.org](mailto:homeprogram@barnstablecounty.org). Interpreters are available upon advance request. Please submit written comments to the Barnstable County Department of Human Services, HOME Program, P.O. Box 427, Barnstable, MA 02630 or by email to:

[homeprogram@barnstablecounty.org](mailto:homeprogram@barnstablecounty.org). Comments will be accepted through **December 21, 2020** and will be summarized in the final CAPER submitted to HUD.