

**BARNSTABLE COUNTY HOME ADVISORY COUNCIL MEETING MINUTES**  
**MARCH 24, 2005**  
**SUPERIOR COURTHOUSE RMS 11 & 12**

**PRESENT:** Bernie Kaplan, Ray Crowell, Freddie FitzGerald, Peggy Longgood, Eileen Brady, Marlene McCullum

**MINUTES**

\*\* Freddie made a motion to accept the minutes of February 17, 2005. Ray seconded the motion. 4 members were in favor, 0 opposed, 1 abstained

**CHAPA Local Preference workshop:**

Eileen asked if a representative from each town received this notice? The towns are really the target audience.

Paul does not know who is on the CHAPA mailing list. The Advisory Council does not send information to towns/planners on a regular basis.

Paul does plan on attending the workshop.

**Smart Growth Criteria:** Gwen Pellitier, Paul and Laura Shufelt represented the Cape at this meeting. There is definite interest from the State to incorporate smart growth into 40B eligibility process. Will it just be another barrier to creating affordable housing? Tried to make that case - State needs to recognize smaller, rural communities when viewing smart growth. Cannot just use a checklist, will make it very difficult for the Cape.

Eileen heard, at a CPA workshop, that a town can apply for a waiver to the smart growth principals.

For example, CDC's Harwich re-development project (Little Homesteads) could not get Heads Up funding because it is outside of a village center.

Paul said it is a good goal but given the Cape's current development patterns, they will be difficult to reverse.

**CONSOLIDATED PLAN**

Strategic Plan. Members agreed it is very well done. Paul will prepare an executive summary when the plan is complete.

**Summary of Findings:**

- Unmet need of 12,600 units. From the census data, households are either paying more than 30% of income towards housing or living in overcrowded substandard conditions. On the Cape, fewer substandard units, mostly more than 30% of income.

We are 5,200 units short to get to 10% affordable units and the need is actually 12,600 units which is about 17.5%.

- reasons disabilities increased so much in 2000 census is because there were more, precise questions about disabilities; difficult to compare to 1990 census numbers.

Marlene, said, pg 31, needs: she is not sure what "needs" means in that sentence, it is vague. Will strike "community".

Rural areas: Paul considers outer Cape towns rural. Members suggested changing to lower Cape towns (don't describe as rural).

Tables are required by the HUD format. Paul added explanation of terms, was not in prior plans. Paul will add explanation to the tables - where the numbers came from

Goals: (table 18)

- create 50 units per year of rental housing, broken down by income category
- create 10 units of homeownership, in new projects, per year
- provide downpayment/closing cost assistance to 25 first time homebuyers
- assist 12 existing homeowners with repairs.

Marlene noted, that although rental housing is the priority, there is only a difference of 3 units between homeownership and rental housing. This does not support our priorities, which is rental housing; goals should be creating more rental housing

Paul said something else would have to be shrunk to accommodate more rental development - perhaps take some funds from downpayment? Paul will look into bumping up the rental goal.

pg 36/37: low priority to emergency shelters, the need is for more permanent housing.

Marlene suggested, for Veterans/AIDS housing, using the percentage (not just the number) to justify funding it; gross numbers are low but the percentage of unmet need is higher.

Paul is still working on table 16, cannot find unmet need data. Will call councils on aging.

Table 18 tracks performance measurements, is new to this consolidated plan.

Paul is thinking of developing a "scoring" system for our funding applications. Applicants would need to receive a minimum score in order to be considered for our funding. This will help to push projects towards our priorities.

For new construction, would like to encourage more handicapped accessibility and energy star.

Everyone agreed this is a great piece of work and should go to everyone involved in housing on the Cape.

Public Hearing Schedule: by tomorrow (March 25) draft will be complete and mailed to Advisory Council members and posted on Cape Cod Commission website ([www.capecodcommission.org](http://www.capecodcommission.org)). There will be 3 public hearings, in 3 different locations, the first week of April. Will receive comments until April 23rd. At the April 21st advisory council meeting, will present the final version. Public has another 30 day comment period for the final version. Will then be sent to HUD.

Marlene thinks that to expect 80% of the units created will be able to serve people at 50% of the median income is an impossible goal, especially given the state of Sec. 8. It is not financially viable for developers.

Paul said historically, we have been able to accomplish this.

Marlene thinks it was probably because of Sec. 8 certificates, but they are now in very short supply.

How many of the very low income residents have mobile Sec 8's?

Paul will look into it.

At the hearings, copies of the plan will be available and Paul will give a quick overview of the plan and then open it for testimony/discussion.

The last part of the plan is the 1 year action plan. How we will commit our 2005 allocation. Barnstable County expects to receive \$57,000 less in 05 than 04 because of the reduction in American Dream downpayment - received 2 years worth in 04.

Proposed allocation is not much different than has been in the past:

- reduction in downpayment assistance reflects reduction in ADDI. This year we increased the amount allocated to DPCC because there were a large number of first time homebuyer lotteries, don't expect as many next year.
- reduced homeowner rehab a little to shift those funds to housing production

- continue to give operating support to the Housing Land Trust
- projected program income: have been averaging \$75,000 per year. Will be added to Housing Production.

Advisory Council will take final vote on 05 allocation next month.

### **TOWN REPORTS**

Harwich: Summerwood hearing ( 32 total units, 8 affordable) was opened and closed within 5 minutes, continued to April 20th. Abutters are concerned about water issues. Some town boards had not yet responded to ZBA so it was continued.

Paul explained the Cape Cod Commission acts as a local board on 40Bs and gives comments. Eileen hoped that Paul will be involved with the housing component because are concerns about operating costs of owning such a large home.

Truro: Peggy reported that Provincetown has offered the Housing Authority a 2 bedroom house, but it has to be moved. Is that worthwhile, cost effective?

Members experience is that each case is different; sometimes the moving expense costs as much as a house. Depends on how old the house is, does it have to be brought up to code, any asbestos, lead paint.

The total cost involves moving, upgrading house, septic system.

Orleans: Freddie reported that HAC and the town are discussing the possibility of the town taking possession of the property that HAC has proposed the SRO project on; development is being held up by litigation by neighbors.

Minutes submitted by Arden R. Cadrin

**NEXT SCHEDULED MEETING: THURSDAY, APRIL 21ST 8:30 AM SUPERIOR COURTHOUSE RMS 11 & 12**