

**BARNSTABLE COUNTY HOME ADVISORY COUNCIL MINUTES
THURSDAY, NOVEMBER 18, 2004
SUPERIOR COURTHOUSE ROOMS 11 & 12**

Present: Freddie FitzGerald, Peggy Longgood, Eileen Brady, Paul Ruchinskas, Arden Cadrin

MINUTES

Oct. 21, 2004 minutes: will vote at next meeting

Follow up to items discussed at last meeting:

- Gallaghers Way: tax title case. The decision was not appealed. Time period to appeal has run out, therefore, the decision stands.

Expect a new application from HAC for this project in the coming few months. (We had previously committed to the project but then uncommitted the funds.)

FUNDING REQUEST

Lower Cape CDC is purchasing an existing building in Harwich (Route 28). It is 8 rental units, currently 5 tenants occupy the building. CDC is sure 4 are income eligible and can remain, still gathering information on the 5th. Building is in relatively good condition, CDC will do some minor rehab including replacing windows and carpet and lead paint removal.

It is electric heat therefore will convert to gas at a cost of \$60,000.

Purchase and sale price is \$785,000, \$100,000 less than appraised value.

There are few issues, zoning allows rental housing, adequate parking on site.

CDC is also applying for affordable housing trust funds and County HOME and Barnstable County rental housing program funds. Total request from the County is \$150,000 (two sources combined); there is approximately \$30,000 available in County rental funds.

Eileen asked if we have the funds to commit to this project?

Paul said we do. We have committed more than the allocated amount of housing development funds for 2004 however, with program income received over the years, there are additional funds to be used. Used \$100,000 in program income last year to increase the allocation to downpayment assistance.

We did just receive an application from HAC for a project in Sandwich and expect the Gallaghers Way request soon.

The review committee recommended approval of this project; it is saving affordable housing for these tenants.

Eileen asked if she must recuse herself because she is a member of a CDC subcommittee although has no voting authority?

Paul has looked into this issue in the past for other members; it is OK to vote.

** Eileen made a motion to approve the request by Lower Cape Cod CDC for 836 Route 28 Harwich for a total commitment of \$150,000 in HOME and Barnstable County rental funds. Freddie seconded the motion. All members were in favor 3-0**

PROGRAM UPDATES

Development Projects

- Danvers Way/Barnstable: moving along, hope to be complete by March
- Brush Hill Rd/Yarmouth: closings for the third and fourth houses happened this week
- Wells Court/Brewster: had some issues with the building inspector which slowed things down
- Northside/Dennis: construction is well underway, expect to be complete by early 2005
- Assisted Living/Bourne: expect to be completed by end of December
- Meadow Road/Provincetown: has chosen a modular company from Quebec

- Finlay Rd/Orleans: certificates of occupancy issued, will close with the 3 buyers within the next month.
- Woodside Village/Sandwich: 9 of the 12 affordable units have been sold
- Sisson Rd/Harwich: started rehab work on existing house. Close with HOME program within the month.
- 704 Main St./Falmouth: closing is underway with all public and private funders
- Village at Marstons Mills/Housing Land Trust: HLT is working on the issue of the affordability restriction surviving foreclosure
- Bridgeport/Falmouth: Paul is starting the environmental review process
- Edgerton Drive/Falmouth: Bob Murray put this on temporary hold until work on other two projects is complete
- Lake St/Chatham: State funding applications submitted and under review
- Orleans SPO: negotiations are ongoing with abutters who appealed the special permit decision. HAC is likely to change the project from SRO units to 1 bedrooms.

Advisory Council re-appointments

Judith Barnet was appointed as the at large member, to fill the vacancy left by Laura Shufelt. Paul received 3 applications.

Members from 9 towns must be re-appointed in the next couple of months (Yarmouth, Brewster, Dennis, Eastham, Falmouth, Harwich, Orleans, Sandwich, Wellfleet).

It is up to the current members to express their interest to continue to serve to their town.

TAP FUNDING AWARDS

There was a lot of interest in TAP funds this round. Awards were made to:

- Wellfleet: Housing Authority has 3 lots they want to donate to Habitat but they had title problems. Town will take them by eminent domain to clear the title. The TAP award is to fund the appraisals needed to do that.
- Wellfleet: Horsley and Whitten has done a study for Wellfleet of all town owned land. This TAP award is to refine that information to determine which parcels would be appropriate for affordable housing, using Horsley & Whitten as the consultants.

Peggy asked if there is any funding for Truro to do a similar study? Truro's assistant town manager has been charged with looking at 106 scattered parcels for their suitability for affordable housing.

Paul suggested Truro call Toni Hall at DHCD to discuss their priority development fund.

- Bourne: awarded TAP funds to complete a housing action plan for planned production.
- Falmouth: awarded funds to do a preliminary engineering study on a town owned parcel in Woods Hole
- HAC awarded funds to do architectural study in order to convert a motel in Mashpee (La Plaza Del Sol) into affordable rental units.
- CDC: award to create a video on affordable housing. This idea came from the endless summer conference.

Housing Committee Workshop (Nov. 5th): Eileen said this workshop was very appreciated. JoAnne Buntich and Dan Fortier were great. Paul was pleased with the attendance.

TOWN REPORTS

Orleans: Freddie reported that Laura has been very helpful in evaluating possibilities for the Council on Aging site. The property was a gift, to be used for the elderly. There is not enough property for an assisted living development but it could accommodate 6 units; are thinking of creating housing for health care workers. However, by limiting the residency, may limit the funding sources available.

Orleans is getting 11 affordable units of independent living with the Wise project. Is the condo charge less for the affordable units? Paul said it is, its prorated based on the value of the unit.

Truro: Peggy reported that Laura has also been very helpful. Have 2 pieces of property that are being evaluated and funding possibilities being researched.

Pilot Program: hope to break ground in the Spring. Has been delayed because it is sharing a septic system with other buildings on the site and they did not receive bids for those 2 projects. Waiting for that to be resolved.

Harwich: RFP for Driftwood Lane is on hold because of concerns that the land lease arrangement (town retaining ownership) may make that a municipal project subject to public bidding process. This is being explored at the Attorney General's office. The abutters have become cooperative.

Two lots down from the HECH Sisson Rd project is a small lot that Habitat is interested in. The town planner received a grant to evaluate the piece; report is due back soon.

CPA vote is coming up on Dec. 13 at special town meeting. At least 50% of the new funds would have to go to open space because it is already committed to land previously purchased.

**NEXT SCHEDULED MEETING: THURSDAY, DECEMBER 16TH 8:30 AM
SUPERIOR COURTHOUSE ROOMS 11 & 12**

Meeting adjourned at 9:25 a.m.

Minutes submitted by Arden R. Cadrin