

**BARNSTABLE COUNTY HOME CONSORTIUM
HOME PROGRAM**

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION
REPORT (CAPER)**

**FEDERAL FISCAL YEAR (FFY) 2010
JULY 1, 2010 – JUNE 30, 2011**



Thankful Chases Pathway- Harwich

Photo- Abigail Chapman

PARTICIPATING JURISDICTION: BARNSTABLE COUNTY HOME CONSORTIUM

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PROGRAM YEAR: 2010

BARNSTABLE COUNTY HOME CONSORTIUM

2010 CAPER

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SECTION I. EXECUTIVE SUMMARY

A. Public Participation Process

In order to ensure that the public was given adequate opportunity to comment on this report, the Barnstable County HOME Consortium (BCHC) took the following steps:

1. The Consortium published a legal notice in the local Cape-wide paper (Cape Cod Times) on August 1, 2011 of a public meeting about the evaluation report at the BCHC meeting on August 18, 2011. The BCHC posted a notice of the meeting on the Cape Cod Commission web site on July 29, 2011 and also notified about 150 people on the BCHC e-mail list of the meeting on August 1, 2011. The posting of the notice and the e-mail notification included Spanish and Brazilian Portuguese versions.
2. A legal notice was placed in the Cape Cod Times on September 1, 2011 announcing the availability of this report for a fifteen (15) day comment and review period.
3. The report was distributed to the BCHC Advisory Council for its review and comments.
4. The BCHC distributed a notice of the report's availability both on August 1, 2011 and on September 1, 2011 to about 150 people on the BCHC e-mail list.
5. The draft report was posted on the Cape Cod Commission web site both on July 29, 2011 and on September 1, 2011 for review and comment.

B. Public Comments

The following are a summary of the comments received at the August 18th public meeting:

HOME program's future funding: There were questions and discussion about the future of the HOME program and the Consortium's ability to address affordable housing needs given the 11% funding reduction for FFY 2011 and the recent debt ceiling agreement. While HOME has the advantages of being able to demonstrate measurable successes and of being a nationwide block grant program that has generally received bipartisan political support, the short term outlook is likely one of continuing funding reductions and the long term outlook is uncertain.

Homeownership Buy-Down Programs: There was discussion about the variety of housing buy-down programs in the region that are primarily funded through the Community Preservation Act and concern about the Consortium's limited ability to support homeownership activities of almost any kind because of the August 2009 HUD ruling on the Massachusetts universal deed restriction's incompatibility with HOME.

Rental Voucher Programs: There was also discussion about the variety of local rental voucher programs that are primarily funded through the Community Preservation Act.

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The following are a summary of the comments received during the fifteen day public comment period:

There were no comments received during the fifteen day public comment period that ended September 15, 2011.

C. Summary of Expenditures

The Barnstable County HOME Consortium is comprised of the Cape's fifteen towns and Barnstable County, with the latter serving as the Consortium's lead entity. The only source of funding for the Consortium is the HOME Program. The Consortium received an allocation of \$749,819 for FFY 2010, and received an additional \$22,849 in program income over the course of the year. During this reporting period the Consortium expended \$750,997 in HOME funds allocated from FFY 2006 through FFY 2010. Included within the expenditures was \$33,485 from program income that was spent on down payment/closing cost and homeowner rehab program activities.

FFY 2010 HOME Activities	2010 Projected Activity Allocations	Actual Funds Expended	Funds Leveraged
Housing Production/CHDO	\$499,837	\$605,297	\$52,695,316
Down Payment/Closing Cost	\$175,000	\$ 72,509*	\$ 996,491
Homeowner Rehab	\$0	\$ 5,750*	N/A
Administration	\$74,982	\$ 67,441	N/A
Program Income	\$15,000	(\$33,485)*	N/A
Total	\$764,819	\$750,997	\$53,691,807

*Program income expenditures of \$33,485 included within overall homeowner rehab and down payment program expenditures.

The HOME funds were used for the following purposes: increase the Cape's affordable rental stock for very low and low income tenants; provide homeownership opportunities for low income, first time homebuyers; and provide home improvement loans for low income owners.

During this reporting period numerous local, state, and federal resources were used in conjunction with HOME funds. These sources included federal and state Low Income Housing Tax Credits, Section 8 project-based rental subsidies, Massachusetts HOME, Massachusetts Affordable Housing Trust Fund, Massachusetts Capital Improvement Preservation Fund, Massachusetts Community-Based Housing funds, Massachusetts Housing Partnership (MHP), Rural Housing Service loans, Cape Light Compact's green Affordable Homes program, private bank financing, town Community Preservation Act (CPA) funds, town housing trust and affordable housing funds, private fundraising, and town donated and leased land.

D. Program Results

The Consortium was successful in directing HOME funds to address nearly all of the priorities identified in its 2010- 2014 Consolidated Plan and 2010 Annual Plan. The Consortium continues to build on its past success and is making significant inroads with respect to broadening the availability and impact of the HOME program. **While the number of units created this year was lower than normal, this was still another very active year for the Consortium as there are a significant number of projects in the housing production pipeline. As noted in the chart below, five projects with twenty-one (21) affordable units completed construction; there were three projects with one hundred sixty-eight (168) affordable units under construction; and new commitments totaling \$1,125,000 were made to eight projects that will create two hundred and sixty-four (264) affordable units.**

1) **Housing Production Program:**

Housing Production	# Projects	# Rental Projects	# Affordable Rental Units	# Ownership Projects	#Affordable Ownership Units	HOME Funds Committed
Projects Completed	5	2	14	3	7	\$335,000
Prior Years' Commitments That Closed and Have Construction Underway	3	2	163	1	5	\$450,000
FFY 09-10 Commitments Not Closed	8	8	264	0	0	\$1,125,000
Totals	16	12	441	4	12	\$1,910,000

a) During this reporting period, five (5) projects that created twenty-one (21) affordable units completed construction.



Photo- Abigail Chapman

35 Main Street Extension (aka Thankful Chases Pathway)- Harwich

35 Main Street Extension/Thankful Chases Pathway- Harwich: The Community Development Partnership (CDP)/Lower Cape Cod CDC, a CHDO, received a \$150,000 HOME commitment to assist in the new construction of twelve (12) affordable family rental units, eleven (11) of which are HOME-assisted units. This is an extensively Town-supported project with the CDP leasing the land from the Harwich Housing Authority that received \$30,000 in Harwich CPA funds for predevelopment work. The CDP secured its comprehensive permit in December 2008 and received funding from the Harwich CPA (\$300,000) and Harwich affordable housing special revenue fund (\$368,515), the Cape Light Compact, the state's Community-Based Housing program, Mass Housing Partnership (MHP), state HOME, and the state's Affordable Housing Trust Fund. Construction began in February 2010 and was completed by December 2010. Tenants started occupying their units in December 2010. This Platinum LEED certified project received a Door Knocker Honorable Mention award for Producing Sustainable Housing at the 20th Anniversary HOME Conference in May 2010.



Photo- Olga Khan

First Discovery Road (aka Helen's Way)- Truro

First Discovery Road/Helen's Way- Truro: The non-profit Highland Affordable Housing, Inc. received a \$25,000 HOME commitment to assist in the new construction on land donated by the Town to the Truro Housing Authority (THA) of two (2) affordable rental units, one of which is HOME assisted. Highland acquired the land via a Land Disposition Agreement with the THA. Highland secured additional subsidy funding of \$310,000 from the Town's CPA. Highland received its comprehensive permit in summer 2009 and started construction in December 2009. Construction was completed in August 2010 with occupancy occurring in September 2010.



Photo- Paul Ruchinskas

19 Lakewood Drive- Mashpee

Habitat Mashpee- Mashpee: Habitat for Humanity of Cape Cod received a \$75,000 HOME commitment to assist in the new construction of three (3) affordable ownership units, all of which are HOME assisted, on three scattered site parcels donated by the Town of Mashpee. Habitat secured \$75,000 in subsidy funding from the Mashpee CPA and received support from private funders. Two of the parcels required comprehensive permits, and Habitat started construction in July 2010 and completed construction on the three homes between February and April 2011. All three homes are visit-able, and all three homeowners closed on their homes in June 2011.



Photo- Gael Kelleher

Duck Pond Road Extension- Dennis

Dennis Home Ownership Project- Dennis: Housing Assistance Corporation (HAC), a CHDO, received a \$60,000 HOME commitment to assist in a program to purchase two (2) existing homes, and then use the public funds to buy down the price to an affordable level for sale to first time, low income homebuyers. Each of the two (2) homes is HOME-assisted. HAC received an additional \$160,000 in subsidy funding from the Dennis CPA and \$60,000 from the Dennis Affordable Housing Trust Fund. HAC closed on the HOME subsidy agreement in November 2010 and completed the sale of two homes to low income, first time homebuyer households by December 2010.



Back of house - gardens and grapevine in front of shower

Photo- Leedara Zola

9 Historic Brick Road- Yarmouth

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Yarmouth Affordable Housing Trust (YAHT)- Yarmouth: The Yarmouth Affordable Housing Trust, an independent municipal housing trust, received a \$125,000 HOME commitment to assist in a program to purchase ten (10) existing homes, and then use the public funds to buy down the price to an affordable level for sale to first time, low income homebuyers. All ten (10) homes were to be HOME-assisted. YAHT received significant additional subsidy funding from the Yarmouth CPA. YAHT closed on the HOME subsidy agreement in September 2009, and YAHT sold two homes to eligible buyers utilizing HOME funds by October 2009. Future sales using HOME funds were put on hold pending resolution with HUD of the use of HOME funds with the Massachusetts universal deed rider. As YAHT and the Town wanted these units to count on the Subsidized Housing Inventory and as there was no resolution in sight on the deed rider issue with HUD or DHCD, YAHT in August 2010 informed the Consortium that it would continue the project without HOME funds. The Consortium then closed the project with the two homes sold that used \$25,000 in HOME funds.

b) During this reporting period the affordable housing staff serviced three HOME development project awards that closed during this or a prior program year and that are underway or under construction.

Barnstable Home Ownership Project (HOP)- Barnstable: Housing Assistance Corporation (HAC), a CHDO, received a \$150,000 HOME commitment to assist in a program to purchase five (5) existing homes, and then use the public funds to buy down the price to an affordable level for sale to first time, low income homebuyers. All five (5) homes will be HOME-assisted. HAC has received additional subsidy funding from the Barnstable CPA. The HOME subsidy agreement was executed in June 2009, and HAC has sold two (2) homes to eligible buyers to date. Future sales using HOME funds were put on hold pending resolution with HUD of the use of HOME funds with the Massachusetts universal deed rider. The Consortium is still pursuing an interim resolution of the issue with DHCD, and both HAC and the Town have been willing to wait to find out lenders' interest in the resolution before making a determination of how or whether to proceed with the rest of the project.

Cromwell Court- Barnstable: The non-profit Preservation of Affordable Housing (POAH) received a \$150,000 HOME commitment to assist in the acquisition and rehabilitation of Cromwell Court, an existing one hundred twenty-four (124) unit affordable family rental development whose affordability was due to expire in 2016. POAH's acquisition will preserve the project's affordability in perpetuity. Eleven (11) of the units will be considered HOME assisted. POAH also received funding from the state's Capital Improvement Preservation Fund, state Affordable Housing Trust Fund, an allocation of federal tax credits, and \$500,000 from the Barnstable CPA. The loan closing and the start of rehab occurred in March 2011, and rehab work is expected to be completed by the end of October 2011.

Veterans' Park- Falmouth: The non-profit Falmouth Housing Corporation (FHC) received a \$150,000 HOME commitment to construct thirty-nine (39) affordable rental housing units for households age 55 or over or for non-elderly disabled individuals, eleven (11) of which will be HOME-assisted, on land transferred to FHC by the

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Falmouth Housing Authority. FHC also received funding from state HOME, state Affordable Housing Trust Fund, state Community Based Housing, an allocation of federal tax credits, and \$800,000 from the Falmouth CPA. The loan closing and start of construction occurred in December 2010, and construction is expected to be completed by October 2011.

c) Eight projects received conditional commitments of HOME funds totaling \$1,125,000 during this reporting period and have not yet closed.

Clay Pond Cove- Bourne: Housing Assistance Corporation (HAC), a CHDO, received a \$150,000 HOME commitment to assist in the new construction of forty-five (45) affordable rental units for households age 55 and over, of which eleven (11) will be HOME assisted. HAC has secured commitments of state funding from HOME, Community Based Housing, and the Affordable Housing Trust Fund along with a commitment of federal and state housing tax credits. Loan closing and construction start are expected in September 2011, and construction is expected to be completed by September 2012.

Province Landing- Provincetown: The Community Builders (TCB), a non-profit, received a \$125,000 HOME commitment to assist in the new construction of fifty (50) affordable family rental units, eleven (11) of which will be HOME assisted, on a Town-donated parcel of land. TCB received its comprehensive permit for the project in July 2009. TCB secured state HOME and Affordable Housing Trust funding in the fall 2010 funding round along with an allocation of state and federal tax credits. TCB has also secured additional funding support of \$391,050 from the Provincetown CPA. TCB intends to start construction in the summer of 2011 using federal Neighborhood Stabilization Program II funds and then close with its public and private funders later in 2011.

83 Shank Painter Road- Provincetown: The for-profit Community Housing Resource, Inc. (CHR) received a \$100,000 HOME commitment to assist in the redevelopment of an existing rooming house primarily used for summer housing into fifteen (15) affordable efficiency and one bedroom rental apartments, five (5) of which will be HOME assisted. CHR has secured state funding commitments from the Affordable Housing Trust Fund and Mass Housing Partnership along with \$150,000 in Provincetown CPA funds. CHR expects to close with its public and private funders and start construction by fall 2011.

Community Green SPO- Sandwich: Housing Assistance Corporation (HAC), a CHDO, received a \$175,000 HOME commitment to assist in the new construction of ten (10) affordable single person rental units for homeless individuals. All ten (10) units will be HOME assisted. HAC received its comprehensive permit for the project in January 2007 and has also received funding commitments from the Federal Home Loan Bank Board, Mass Housing's Center for Community Recovery Innovations (CCRI) program, and Sandwich CPA (\$49,999). HAC applied to DHCD in the spring 2011 round for the remainder of the funding needed for this first phase of the project.

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Simpkins Residences- Yarmouth: The for-profit Stratford Capital Group (SCG) received a \$150,000 HOME commitment to assist in the redevelopment of a historic former school building along with the new construction of an addition to create sixty-five (65) rental units for households age fifty-five and over; fifty-eight (58) of the units will be affordable and eleven (11) of them will be HOME assisted. The property is owned by the Town of Yarmouth and will be transferred to SCG once all funding is secured. SCG applied to DHCD in the spring 2011 round for both federal and state tax credit allocations along with other state resources in order to secure the remaining funding needed for the project.

Breezy Acres- Mashpee: Housing Assistance Corporation (HAC), a CHDO, received a \$175,000 HOME commitment to assist in the new construction of ten (10) affordable family rental apartments, all ten (10) of which will be HOME assisted, on a parcel of land that will be leased from the Mashpee Housing Authority. HAC has secured commitments from MHP's Neighborhood Rental Initiative and from Mashpee CPA (\$450,000). HAC applied to DHCD in the spring 2011 round for the remainder of the funding needed for this project.

Sally's Way- Truro: The for-profit Community Housing Resource, Inc. (CHR) received a \$125,000 HOME commitment to assist in the new construction of sixteen (16) affordable family rental units, eleven (11) of which will be considered HOME assisted, on a Town-owned parcel that will be leased to CHR. The Town of Truro has been awarded a DHCD CDBG grant for infrastructure and site work, and CHR has secured a Truro CPA award of \$163,451. CHR applied to DHCD in the spring 2011 round for the remainder of the funding needed for this project.

Village Green- Barnstable: The for-profit Dakota Partners received a \$125,000 HOME commitment to assist in the new construction of sixty (60) affordable family rental apartments, eleven (11) of which will be HOME assisted. Dakota applied to DHCD in the spring 2011 round for both federal and state tax credit allocations along with other state resources in order to secure the remaining funding needed for the project.

d) Two projects had their conditional commitments of HOME funds cancelled during this reporting period.

Hinckley Homes- Orleans: Southside Realty Trust had received an \$80,000 HOME commitment to assist in the new construction of four (4) affordable ownership units, all of which were to be HOME assisted, on a parcel donated by the Town of Orleans. As the Town wanted these units to count on its Subsidized Housing Inventory and as the conflict between HOME and the Massachusetts universal deed rider had not been resolved, the Town, along with Harwich Ecumenical Council for the Homeless (HECH), developed a revised project budget that will enable the project to proceed without HOME funds. Once the Consortium was notified of this change, the Consortium formally withdrew its conditional commitment.

Harwich American Dream- Harwich: McShane Construction Company received a \$120,000 HOME commitment to assist in the new construction of four (4) affordable ownership units, all of which were to be HOME assisted, on four scattered site parcels donated by the Town of Harwich. As the Town wanted these units to count on its Subsidized Housing Inventory and as the conflict between HOME and the Massachusetts universal deed rider had not been resolved, the Town, along with Harwich Ecumenical Council for the Homeless (HECH), developed a revised project budget that will enable the project to proceed without HOME funds. Once the Consortium was notified of this change, the Consortium formally withdrew its conditional commitment.

Since its inception, the Consortium has funded 64 projects that have been completed and occupied that have resulted in 829 affordable units: 45 rental projects with 705 affordable units and 19 ownership projects with 124 affordable units. HOME-funded projects represent approximately 15.3% of the affordable housing inventory in the region. While Consortium funds are typically the smallest source of a project's funding, they have been critical in assisting sponsors in securing the other necessary state and federal support.

The 16 projects described in this section (11 of which are in the pipeline) will result in the creation of four hundred fifty-three (453) affordable units, of which one hundred twenty-four (124) will be considered HOME assisted and subject to the HOME regulations governing income and rent limits, as well as long term affordability. These projects will produce four hundred forty-one (441) affordable rental and twelve (12) affordable homeownership units. A total of \$1,910,000 in local HOME funds has been committed to these projects.

2. Down Payment Closing Cost Assistance (DPCC) Program:

For this reporting period six (6) low-income first-time homebuyers received assistance totaling \$51,288- an average loan amount of \$8,548. From its inception, this program has proven to be of great benefit to low-income residents seeking to purchase their first home; however, the HUD universal deed rider ruling has made use of HOME with almost any past and present commonly used deed restriction in the region impossible and has fundamentally restricted the use of the DPCC program to only non-deed restricted units.

Four loans were for market rate single family homes (average purchase price of \$185,000); one loan was for an affordable single family home that was purchased for \$135,000; and one loan was for a market rate condo that was purchased for \$194,000. All six households had incomes of between 51% - 80% of median income. **To date five hundred ninety (590) households have received assistance through the DPCC Program.** The Commission contracted with the Housing Assistance Corporation (HAC) to administer delivery of the DPCC program to eligible households.

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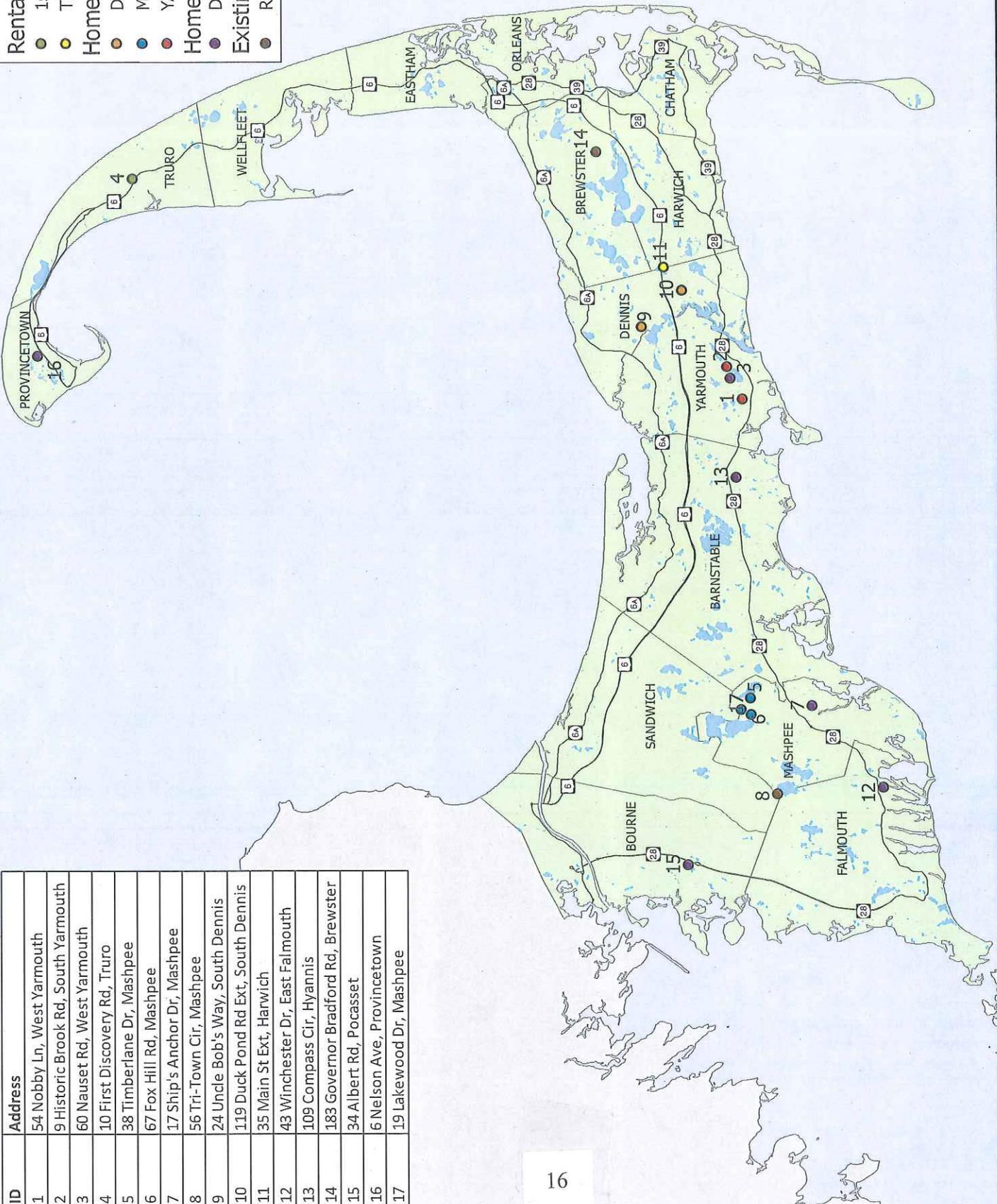
	Households Assisted- FFY 2010	Households Assisted- Total Program
Down Payment/Closing Cost Program	6	590

DPCC loans were made in the following communities: Barnstable (2); Bourne; Falmouth; Provincetown; and Yarmouth.

The Consortium continues to meet its affordable housing goals with respect to its Consolidated Plan and its use of HOME funds. HOME assistance- either project or client based- was distributed or committed to projects or households in ten (10) of the fifteen (15) communities in Barnstable County during this program year. The map on page 16 identifies the locations of HOME-assisted activities that were completed during the FFY 2010 program year.

For a statistical profile of the households receiving this assistance, see the attached Table 1 – “Households and Persons Assisted with Housing” on page 30.

- Rental Production**
- 1st Discovery
- Thankful Chase
- Homeownership Production**
- Dennis HOP
- Mashpee Habitat
- YAHT
- Homebuyers**
- DPCC
- Existing Homeowners**
- Rehab



ID	Address
1	54 Nobby Ln, West Yarmouth
2	9 Historic Brook Rd, South Yarmouth
3	60 Nauset Rd, West Yarmouth
4	10 First Discovery Rd, Truro
5	38 Timberlane Dr, Mashpee
6	67 Fox Hill Rd, Mashpee
7	17 Ship's Anchor Dr, Mashpee
8	56 Tri-Town Cir, Mashpee
9	24 Uncle Bob's Way, South Dennis
10	119 Duck Pond Rd Ext, South Dennis
11	35 Main St Ext, Harwich
12	43 Winchester Dr, East Falmouth
13	109 Compass Cir, Hyannis
14	183 Governor Bradford Rd, Brewster
15	34 Albert Rd, Pocasset
16	6 Nelson Ave, Provincetown
17	19 Lakewood Dr, Mashpee

HOME Address Locations

This map is produced by the GIS Department of the Cape Cod Commission, a division of Barnstable County. The information depicted on these maps is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel level analysis. It should not substitute for actual on-site survey, or superseede deed research.



CAPE COD COMMISSION

SECTION II. PERFORMANCE MEASUREMENTS

The following table summarizes the major HOME program activities and the outcome measures that were included in the 2010-2014 Consolidated Plan.

Project Name	Priority-Con Plan	Performance Objective/ Outcome	Funding Amount	Amount Expended	FFY 2010 Goals	FFY 2010 Accomplishments	% Completed
Housing Production	1 and 4	Affordability for the purpose of providing decent housing	\$499,837	\$605,297	55 units	21 units	38%
Down Payment/ Closing Cost	4	Affordability for the purpose of providing decent housing	\$175,000	\$72,509	20 households	6 households	30%
Homeowner Rehab	2	Affordability for the purpose of providing decent housing	\$0	\$5,750	0 households	2 households	N/A

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The following tables with the more specific outcome measures were included in the 2010-2014 Consolidated Plan. The actual units' totals include only those projects that had HOME funds invested. In addition, HUD's objective and outcome performance measures are referenced.

Rental Housing Production Objectives: Affordability for the purpose of providing decent housing

Obj #	Specific Objectives	Performance Measure	Annual Goal	Units-2010	Goal-2010-2010	Units-2010-2010
1.	<u>Rental Housing Objectives</u>					
1a)	Create affordable rental housing.	Number of units	45/year	14	45	14
		Number of units for HH at or below 30% AMI	5/year	3	5	3
		Number of units for HH between 30-50% AMI	15/year	4	15	4
		Number of newly built units that are accessible under Section 504	10% of newly built units	21% (3 of 14)	10% of newly built units	21% (3 of 14)
		Number of newly built units that meet Energy Star standards	100% of newly built units	100% (14 of 14)	100% of newly built units	100% (14 of 14)
		Number of newly built units that are LEED certified	25% of newly built units	86% (12 of 14)	25% of newly built units	86% (12 of 14)

Explanation of Rental Housing Outcomes

Objective 1a) The Consortium fell short of its rental units production goal for the year with 14 completed units. As there are 163 rental units currently under construction and another 264 units in the pipeline, the Consortium expects to achieve its rental housing production goal over the course of the 2010-2014 Consolidated Plan period.

Given the reduced amount of completed rental housing, the Consortium just fell short of its annual unit goal for extremely low income (below 30%) households but also fell well short of the units goal for very low (30-50%) income households; however, 50% of the new units created were occupied by households at or below 50% of area median income- well more than the 20% required by HOME. Historically, the Consortium has achieved a significant amount of its

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housing targeted to very or extremely low income households. According to HUD's SNAPSHOT report as of 3/31/11, over 81% of households in HOME-assisted units have incomes below 50% of area median income and over 48% have incomes below 30% of area median income. These percentages exceed the national averages of HOME jurisdictions in both income categories.

The Consortium met its 10% accessibility target this year as both completed projects included at least one accessible unit. The Consortium fully met its 100% Energy Star annual goal. The Consortium far exceeded its 25% goal of LEED certified new construction because of the Platinum LEED certification rating achieved by the CDP's 35 Main Street Extension/Thankful Chases Pathway project.

Homeownership Production and Homebuyer Assistance Housing Objectives 2a) and 2b): Affordability for the purpose of providing decent housing

Obj#	Specific Objectives	Performance Measure	Annual Goal	Units/HH-2010	Goal-2010 - 2010	Units/HH-2010-2010
2a)	Create affordable ownership housing.	Number of units	10/year	7	10	7
		Number of units for HH at or below 50% of AMI	1/year	3	1	3
		Number of newly built units that are accessible under Section 504	10% of newly built units	0% (0 of the 3 newly built units)	10% of newly built units	0% (0 of the 3 newly built units)
		Number of newly built units that meet Energy Star standards	100% of newly built units	100% (3 of 3 units)	100% of newly built units	100% (3 of 3 units)
		Number of newly built homes that are LEED certified	25% of newly built units	0% (0 of 3)	25% of newly built units	0% (0 of 3 units)
2b)	Provide down payment/closing cost assistance for first time homebuyers	Number of buyers assisted	20/year	6	20	6
		Number of minority HH assisted	10% of assisted HH	0% (0 of 6)	10% of assisted HH	0% (0 of 6)

Explanation of Ownership Housing Outcomes

Objective 2a) The Consortium fell short of its ownership units production goal for the year, and it is unlikely to meet its production goal in the remaining program years of the Consolidated Plan. As noted earlier the HUD ruling that the Massachusetts universal deed rider (and in effect all prior commonly used deed riders) was inconsistent with HOME has brought the Consortium's ownership programs to a virtual standstill. The Yarmouth buy-down project was completed prior to the ruling, and HAC's Dennis buy-down project proceeded as the Town was willing to go forward with a HOME compliant deed restriction even though that meant that the units would not be counted toward the Town's 10% total by DHCD. The Habitat Mashpee project was able to be completed and the units count only after a complex solution was devised after over six months of Consortium discussions with DHCD. Two prior HOME commitments to Town-supported ownership projects in Harwich and Orleans were cancelled as the towns were unwilling to proceed with HOME funding and thus not have the units count. The Consortium put a moratorium on accepting any new ownership production funding requests in August 2010, and there currently appears to be little appetite either at HUD or DHCD to find an approach that would enable the HOME program to be used to support homeownership in Massachusetts. Unless there is a resolution of this issue, the Consortium will need to amend its ownership production and homebuyer assistance targets in its Consolidated and Annual Plans.

With Habitat's Mashpee project, the Consortium met its income targeting and Energy Star goals. While none of the three new units completed this year were fully handicapped accessible, all units met visit-ability criteria. While Habitat attempts to incorporate as many green design elements into its construction as possible, it found its one experience with obtaining LEED certification at Gomes Way to be extremely time consuming and bureaucratic given its organizational capacity and therefore decided not to pursue LEED certification on future projects.

Objective 2b) The HOME/universal deed rider conflict also significantly negatively impacted the Consortium's down payment assistance program as only six loans were made this program year- compared with 46 loans in FFY 2009. The HUD ruling has had the effect of limiting the program to purchasers of market rate, non-deed restricted homes. While housing prices in the region have dropped about 15% since the peak in 2005, most of the region's homes are still priced well beyond the ability of a low income buyer to afford. Again, without a resolution that would enable HOME to be used for ownership, the Consortium will not be able to achieve its target for assisting buyers over the remaining years in the Consolidated Plan. For the first time in over a decade, the Consortium did not achieve its minority participation goal in the down payment program. HAC has run the down payment program since its inception by the Consortium and has developed an effective outreach strategy to minority households as evidenced by the 19% minority participation rate in the down payment program from 2005-2009. The Consortium expects that 2010 was an anomaly and that it will achieve the target for minority household participation in the down payment program in the upcoming years, even with the expected reduction in volume.

Homeless/Special Needs Objectives

Obj. #	Specific Objectives	Performance Measure	Goal	Units-2010	Goal-2010-2010	Units-2010-2010
1.	<u>Homeless Objectives</u>					
1a)	Create permanent supportive housing for homeless individuals or families.	Number of units	2/year	0	2	0
2.	<u>Special Needs Objectives</u>					
2a)	Create rental housing for any of the high priority special needs populations.	Number of units	2/year	2	2	2

Explanation of Homelessness and Special Needs Outcomes

The two HOME assisted rental projects that were completed this program year were both targeted toward families. While one of the projects had five project-based rental vouchers attached to it, there was no specific set aside for homeless individuals or families for those vouchers. While there has been progress in the region in moving homeless individuals and families into permanent supportive housing, it has mainly been achieved through the use of rental subsidies rather than the creation of new affordable units. Consortium staff actively participates in the Cape and Islands Regional Network To End Homelessness and will continue to encourage organizations that are developing permanent supportive housing to consider applying for HOME funding for their projects. One of the HOME projects in the pipeline- Community Green- has targeted all ten (10) units for homeless individuals, and the successful completion of that project would enable the Consortium to meet its permanent supportive housing goal during the 2010-2014 Consolidated Plan period.

The Consortium met its special needs target as the 35 Main Street Extension/Thankful Chases Pathway development included two units funded by the state's Community Based Housing (CBH) program. CBH units are reserved for applicants who have a disability and who are institutionalized or at risk of institutionalization and who are not clients of the Mass. Departments of Developmental Services or Mental Health.

SECTION III. PROGRAM ADMINISTRATION

1. HOME Advisory Council:

The Consortium's Advisory Council, made up of representatives of the Consortium's fifteen towns, two at-large members and the Cape Cod Commission's affordable housing specialist as an ex-officio member, continued to provide valuable input regarding the policies and implementation of the HOME program. The Affordable Housing Specialist continued to meet with the seventeen-member council on a regular basis (monthly) to review and discuss program policies and actions.

2. Program Administration:

Overall administration is provided by the Cape Cod Commission's Affordable Housing Specialist and Department Assistant. Day to day operation of the Consortium's down payment program continued to be contracted out to the Housing Assistance Corporation, the area's regional non-profit housing agency. The Consortium puts the administration of these programs out to bid every three years. The Consortium issued a Request For Proposals for the administration of the DPCC program in May 2010, and once again awarded the contract to HAC.

3. Annual Plan:

As required, the Consortium submitted its FFY 2011 Annual Plan on May 27, 2011. The 2011 Annual Plan was subsequently approved by HUD on September 2, 2011.

4. Community Housing Development Organization (CHDO) Participation:

The Consortium four years ago modified its funding allocation guidelines to allow a slightly higher amount of housing development funding for CHDO housing development projects. During this year the Consortium received and approved two funding requests from one of its three designated CHDO's: Housing Assistance Corporation (HAC). HAC received commitments both for its Community Green SPO rental project in Sandwich and its Breezy Acres family rental project in Mashpee. These CHDO commitments totaled \$350,000. **Through its history, 32.8% of the Consortium's funding has been directed to CHDO's; well in excess of HOME's 15% requirement.**

5. Monitoring and On-Site Inspections:

The Consortium's Department Assistant oversees the annual project income and rent certification process, the property standards review, the annual project financial performance assessment, and the initial project reviews of completed housing development projects. The Consortium requires that all HOME assisted units comply with the federal Housing Quality Standards (HQS). The Consortium has contracted with a local inspection entity to conduct inspections of completed rental units, while DPCC assisted units are inspected by HAC personnel. To the extent possible, the Consortium accepts HQS reports and on site monitoring reports already performed and required by other funders in order to both fulfill our responsibilities and also to lessen the reporting burden on housing providers. This program year twenty-two (22) Consortium rental housing development projects had their units inspected; eighteen (18) rental projects had on-site monitoring visits; and two (2) newly

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completed rental projects had their initial monitoring review. Attached at the end of this report is a summary of the Consortium's monitoring and property inspection activities for this program year.

6. Match Report:

As reported in prior years the Consortium is allowed to apply a portion of the state's expenditures for its Massachusetts Rental Voucher Program (MRVP) towards meeting our HOME match requirement. The over \$1.6 million in MRVP DHCD confirmed match will enable the Consortium to significantly exceed this year's match requirement of \$162,518. In addition, the CDP's 35 Main Street Extension/Thankful Chases Pathway project, HAC's Dennis HOP project, Habitat for Humanity's Mashpee project, and Highland Affordable Housing's First Discovery Road project, all of which completed construction this program year, received local funding through such sources as the Community Preservation Act, a Municipal Affordable Housing Trust Fund, an Affordable Housing Special Revenue Fund, and private donations that collectively totaled an impressive \$1,348,515. The Consortium will carry forward a match surplus of over \$20.3 million into FFY 2011. The match reporting form is attached to this report.

7. Leveraging:

The HOME Program is successfully leveraging other funds for specific projects and programs, thus broadening its impact on this community. **During this reporting period, the investment of \$785,000 in HOME funds for the eight projects that were completed and/or still under construction during this period resulted in over \$32 million in leveraged public and private funds (a 40 to 1 ratio).** The Consortium believes such leveraging is essential, given the relatively small pool of funds it has at its disposal.

8. Fair Housing:

The Consortium, through the Cape Cod Commission, in summer 2009 hired a consultant to update the region's fair housing/analysis of impediments plan. Working with Consortium staff, the consultant did an extensive review of data including Home Mortgage Disclosure Act data from 2005-2008, conducted a written survey of key fair housing stakeholders, and held consultations and focus groups with a wide variety of protected classes in addition to two public hearings. The final report was completed at the end of January 2010, and the Barnstable County Commissioners officially adopted the Fair Housing Plan by signing it at their May 26, 2010 meeting.

One of the findings of the Plan is that the Consortium is commended for the broad geographical disbursement of its HOME project funding as the Consortium has funded at least one housing development project in all fifteen towns in the region. However, the Plan identified a number of impediments to fair housing: 1) housing discrimination and barriers exist in the County for minorities and for those with disabilities and limited English proficiency; 2) the Consortium does not have a formalized approach to fair housing; and 3) the overall knowledge/awareness of fair housing in the region is low. The Plan included a series of recommended actions for the HOME Consortium and the County to undertake over the next three years.

Since the publication of the Fair Housing Plan, the Consortium took steps to adopt some of the recommendations related to having a more formalized approach to fair housing. The Affordable

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Housing Specialist was designated to be the Fair Housing officer for the Consortium. A fair housing subcommittee of the Consortium that is predominantly composed of non-Consortium members was established. The committee intends to meet quarterly, and its purpose is to develop the Consortium's annual fair housing work plan and to oversee the implementation of that work plan. The subcommittee agreed to focus on three of the Plan's recommended action items for FFY 2010: 1) apply for Fair Housing Initiatives Program (FHIP) funding to develop and implement a wide-ranging fair housing outreach and education program in collaboration with Barnstable County's Human Rights Commission; 2) develop a plan to address linguistic barriers for people dealing with housing providers; and 3) improve access at the County and housing providers for those with hearing issues.

The Consortium, in collaboration with the County's Human Services Department, submitted a comprehensive fair housing outreach and education plan as part of its \$124,536 December 2010 Fair Housing Initiatives Program (FHIP) funding application to HUD. The Consortium learned in March 2011 that although it scored 93 points out of 100 on its application, it was not selected for funding. The committee will meet to develop action items for FFY 2011, given that the resources for a comprehensive fair housing outreach and education effort are not currently available.

Administratively, the Commission is committed to continue to administer and market its program and policies in an affirmative manner. Specific steps have been taken to solicit minority participation as clients and vendors in the HOME Program. For example, the agency that administers the HOME Down Payment program is required to conduct targeted outreach to potential clients. The Consortium continues to be successful in its minority outreach as **18.5% of the recipients receiving HOME assistance this program year were minorities (5 of 27), while the County minority population is 8.6%.**

9. Continuum of Care: Cape and Islands Regional Network To End Homelessness

For the past several years several human service providers and housing agencies have worked to define the continuum of care strategy for this community. In 1997 several of these organizations formed the Cape Cod Coordinating Council for the Homeless. The Council's main objectives were to convene public meetings, share information, create a community strategy to end homelessness and coordinate this community's response to the McKinney-Vento SuperNOFA application. To reflect a new emphasis on the national goal of ending chronic homelessness, the Council in 2004 decided to change its name to the Leadership Council To End Homelessness. In addition, the Council engaged in a broad community effort in 2005 to develop the region's Ten Year Plan To End Homelessness. As a result of the process of securing state prevention and case management services noted below, the Continuum in 2009 adopted a new name: Cape and Islands Regional Network To End Homelessness.

The region's continuum of care strategy to end homelessness rests on two goals: creation of permanent housing for all homeless individuals and families and providing supportive services to maintain that housing. Several strategies have been identified by the Regional Network to achieve these goals. Briefly stated, these involved increasing permanent affordable housing, taking action to prevent homelessness, coordinating community based housing and existing services, and improving discharge planning for people leaving other systems of care.

The Consortium strongly supports this effort and the strategy adopted by the Regional Network. Staff and members of the HOME Advisory Council have taken an active part in the development

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of the Cape's Continuum of Care strategy. The Consortium certified that the programs included in this reporting period's McKinney SuperNOFA application were consistent with the goals and priorities of our Consolidated Plan. **The Regional Network's application last year was successful in securing \$1,434,402 in funding for renewals of various ongoing homelessness efforts and programs, and an additional \$65,917 to assist in the creation of two new leased housing units for veterans by Duffy Health Center and another two new leased housing units for homeless individuals with mental health issues by Vinfen.**

The region has been a leader in the state in developing homelessness prevention programs and resources, and through a collaboration among a number of agencies in the Continuum, over \$700,000 in state funding was secured in 2009 for the region for homelessness prevention efforts and for provision of case management services in a more geographically decentralized manner. While the prevention funds in particular were successfully used to address the increased demand for assistance caused by the economic recession, unfortunately the state funding ran out in September 2010. Through the collaborative and creative work of members of the Regional Network, the Cape has seen its annual point in time homeless counts decrease from 1,071 in 2005 to 493 in 2011. The Consortium intends to continue its active involvement in various Regional Network committees and to lend its moral, technical and financial assistance to the Cape's Continuum of Care strategy.

SECTION IV. SELF EVALUATION

The Consortium's HOME Program continues to function in an effective and productive manner as HOME funds are being directed to address the goals and objectives contained in its Consolidated Plan. This program year the Consortium was allocated \$749,819; we expended \$750,997; and we made commitments of over \$1,231,000 toward program activities.

FFY 2010 was the fourth consecutive busy year for housing production commitments as the Consortium approved eight rental housing development funding requests that resulted in \$1,174,000 of conditional commitments. Two of the eight commitments were made from the CHDO development set-aside. These commitments totaled \$356,000 which far exceeded our 15% requirement of \$112,473. Historically, through 6/30/11, the Consortium has committed 32.8% of its funds to CHDO development projects- well in excess of the 15% HOME requirement. Because of the volume of rental housing funding requests, the Consortium this program year found it necessary to abandon our long standing practice of accepting requests on a rolling basis and to adopt a funding round schedule concurrent with that of DHCD in order to fairly evaluate projects. The Consortium plans to continue the funding round approach in FFY 2011.

As noted in earlier sections, one of the Consortium's biggest challenges to meeting the variety of affordable housing needs identified in the Consolidated Plan was the HUD 2009 ruling that HOME funds cannot be used in conjunction with the Massachusetts universal deed rider- the deed rider DHCD requires for nearly all homeownership projects. One of the specific rationales in the ruling was that HOME funds cannot be used if the deed rider allowed the possibility of re-sale to an over income buyer, even if an income eligible buyer could not be found within the required time period. This provision for sale to an over income buyer if an eligible buyer cannot be found has been standard in virtually all past and current deed riders in the region and the state. The outcome of the ruling was to halt the Consortium's ability to make any funding commitments for homeownership development and to virtually limit the down payment program to buyers of non-deed restricted homes as even assistance for re-sales of affordable homes was problematic (witness the 6 loans made this year as opposed to a historical average of about 35).

Despite the Consortium's investment of a significant amount of time to attempt to find a solution to the conflicting regulations/policies and despite some limited success in finding a resolution with DHCD that allowed some prior ownership project commitments to proceed, there has been no progress at either HUD or DHCD to develop a viable long term solution that will enable HOME funds to be used for ownership activities that involve a deed restriction. While the region's priority affordable housing need continues to be rental housing and while the Consortium allocates the majority of its funds toward that need, affordable ownership opportunities are another priority housing need and the HUD ruling has fundamentally significantly limited the Consortium's ability to meet that need. Unless there is some movement to find a resolution during FFY 2011, the Consortium will find it necessary in the upcoming program year to revise its ownership performance measurement goals in both the Consolidated Plan and Annual Plan as the current goals are simply unachievable in light of the HUD ruling. The Consortium historically has been able to support both rental and ownership activities, and it would be a blow to the Consortium's goals of meeting the broad range of affordable housing needs in the region to be limited to simply providing support for rental housing.

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As described in Section II, the Consortium had a difficult time in achieving its annual goals in 2010 as it met or exceeded its goals on just six (6) of fifteen (15) measures. As noted earlier by the development project commitments in the pipeline, the Consortium expects to achieve its rental housing, homeless, and special needs goals over the course of the 2010-2014 Consolidated Plan period. However, as described earlier in this section, achieving the current ownership goals are unlikely, and those goals will need to be amended in the coming program year should a resolution to the HUD ruling not be accomplished. If amendments are necessary, the Consortium will likely also amend the performance measures to include minority participation targets for the overall program as opposed to just for the down payment program in order to provide a more complete picture of minority participation in the program. For example, this program year the down payment program's minority participation rate was 0% (0 of 6) while the overall program had an 18.5% minority participation rate (5 of 27).

The Cape's single family home market (81% of the region's housing stock) rebounded somewhat in 2010 as after four consecutive years of declines in median sales prices, the median sales price increased by just over 3% (from \$315,000 to \$325,000). Overall, median single family home prices are about 15% below the 2005 peak of \$379,900. As occurred nationally, the region witnessed a significant increase in foreclosure deeds in 2010 but has seen the pace slow during the first six months of 2011.

Year	2008	2009	2010	2011- Jan-June
Foreclosure Deeds	599	481	736	231

While the expectation is that the high foreclosure rate will continue at least through the upcoming program year, the foreclosure crisis has to date not significantly impacted HOME-assisted units or households as the rare foreclosure notices that the Consortium has received have been triggered for the normal reasons- loss of income, medical emergency, etc.- and not because of a sub-prime mortgage product. The Consortium however has received a number of legal notices from condo associations to recover unpaid condo fees from HOME-assisted owners, and this is clearly an indication that some homeowners are struggling. With the continuing recession, it would not be unexpected in the coming year to see an increase in foreclosure filings, even on HOME-assisted units. The Consortium's lending policies combined with the homebuyer counseling and foreclosure prevention infrastructure that has been built in the County through the Housing Assistance Corporation has been primarily responsible for the very low default and foreclosure rate in HOME-assisted units to date.

The Consortium has maintained its commitment to making the important links among affordable housing, the Cape's fragile environment and the area's economic health. We inform the public of the critical links between affordable housing and the long term economic health and diversity of the region. Through such reports as the 2005 Nexus Study, we call attention to the relationship between the area's wage levels and the cost of owning or renting a home on Cape Cod, and advocate for policies that will result in opportunities for low income households to continue to live on the Cape. Finally, the Consortium continued its public education efforts through a workshop on completed LEED certified affordable housing developments in the region.

Barnstable County HOME Consortium

Affirmative Marketing
CAPER
Narrative

The Cape's minority population (8.6%) is much lower than that of the state of Massachusetts. Nevertheless the Consortium has consistently carried out a genuine effort to inform and invite the Cape's minority population to avail themselves of benefits offered through the HOME Program.

The Consortium in accordance with 24 CFR 92.351 (b) has adopted the following procedures to ensure fair and affirmative marketing of HOME assisted housing containing five (5) or more housing units. The Consortium and its contracted agencies have:

1. Informed the public, owners and potential tenants about the existence of fair housing laws and the Consortium's policies;
2. Notified towns, public and non-profit agencies and organizations that serve and/or represent minorities and women of the availability of HOME assisted housing;
3. Utilized local media, electronic and print, to market and promote, on the widest scale possible, the availability of HOME funds;
4. Appeared before local boards, tenant groups, non-profits, social service agencies and others to inform and market the Consortium's HOME program to women and minorities.

During this reporting period **18.5%** (5 of 27) of the households receiving assistance were minorities. This figure exceeds the Cape's 8.6% of minority households.

Barnstable County HOME Consortium

Minority Outreach
CAPER
Narrative

The Consortium has established a statement of policy and procedures to meet the requirements for establishing and overseeing a minority and women business outreach program and affirmative marketing under 24 CFR 92.350 and 92.351 respectively; consistent with HUD responsibilities under Executive Orders 11625 and 12432 (concerning Minority Business Enterprise-MBE) and 12138 (concerning Women Business Enterprise-WBE). The Consortium has made all efforts to encourage the use of minority business and women business enterprises in connection with HOME funded activities. These will be in conformance with 24 CFR 85.36 (e).

As with the Cape's minority population, the number of MBE's and WBE's is smaller relative to other communities of comparable size and population. Nevertheless the Consortium made a genuine effort to give MBE's and WBE's a fair opportunity to participate in the HOME Program. To achieve this goal the following activities were carried out:

1. Utilized the State Office of Minority and Women Business Assistance Directory (SOMBA) to ensure the inclusion of MBEs and WBEs in activities of the HOME Program;
2. Used local media, electronic and print, to market and promote contract and business opportunities for MBEs and WBEs;
3. Developed solicitation and procurement procedures that facilitate opportunities for MBEs and WBEs to participate as vendors and suppliers of goods and services;
4. Maintained a centralized record with statistical data on the use and participation of MBEs and WBEs as contractors/subcontractors in HOME assisted program contracted activities.

The one larger rental project that completed construction this program year did submit MBE/WBE information. The data indicates that \$15,000 of the \$1,120,700 in construction contracts went to MBE/WBE companies.

CHAS ANNUAL PERFORMANCE REPORT Table 1

U.S. Dept of HUD

Households and Persons Assisted with Housing
Comprehensive Housing Affordability Strategy (CHAS)

Office of CPD

BARNSTABLE COUNTY HOME CONSORTIUM

FFY 2010

Income Groups Assisted w/HOME	Renters					Owners				Total
	Elderly 1 & 2 member household	Small (2-4) Related	Large (5 or more) Related	All other households	Total Renters	Exist-ing Home-owners	1 st time home-buyer w/children	1 st time home Buyer- Others	Total Home Own-ers	Total: Rent & Own
Extremely Low-Income (0-30% MFI)	3	0	0	0	3	0	0	0	0	3
Very Low-Income (31-50% MFI)	3	1	0	0	4	2	3	0	5	9
Moderate Income (51- 80% of MFI)	2	3	0	0	5	0	6	4	10	15
Total	8	4	0	0	12	2	9	4	15	27

Racial/Ethnic Composition of Households and Persons in HOME-Assisted Housing Units:

<u>Ethnicity</u>	
Hispanic	2
Non-Hispanic	25
Total	27

<u>Race</u>	
White	24
Black	1
Native Am	1
Asian & Pacific	0
Islander	
Other	1
Total	27

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HQS PROPERTY INSPECTIONS- 2010

HQS INSPECTION PROJECT ANNUAL	2010 SCHEDULED HQS	REPORT DATE	PASS/FAIL
704 Main Street/FHA	Passed DHCD Inspection	3/3/2011	Passed
Assisted Living/Realty Res. Northside/Karam	Passed DHCD Inspection	2/14/2011	Passed
Osprey/TCB	Passed DHCD Inspection	2/14/2011	Passed
Dennis Commons/Realty Res. Lake Street/TCB	Passed DHCD Inspection	7/21/2010	Passed
Eastham Duplexes/OHA	Passed DHCD Inspection	2/14/2011	Passed
Foley House/PHA	Passed DHCD Inspection	3/16/2011	Passed
Fairwinds/FHA	Passed DHCD Inspection	4/5/2010	Passed
Gifford Street/FHA	Passed DHCD Inspection	4/5/2010	Passed
Pine Oaks Village/MB Mang.	Unit# 1/B,4/B,5/B,6/A,6/B,7/B, 7/C,7/D	2/4/2011	Passed
Brush Hill Res./YHA	Unit #301,306,311	1/10/2011	Passed
27A Conwell/CHR	HUD inspection reports not received by 9/23/11- sending Consortium's inspector out to inspect	9/7/2010	Passed
32 Conwell St./CHR	Unit#2	4/8/2011	Passed
40A Nelson/CHR	Units# 1,3,19	4/8/2011	Passed
Aunt Sarah's/BHA	Unit# 4	4/8/2011	Passed
Bridgeport/FHA	Unit # 1,2,3,4,7,8,9,10	12/4/2010	Passed
Flynn House/FHA	Unit # 8/1,8/3,8/4,8/5	1/10/2011	Passed
Gull Cottages/CDP	All seven rooms	2/24/2011	Passed
Little Homesteads/CDP	Unit D was inspected by HAC . Unit A was inspected by Rich.	3/11/2011/1/21/11	Passed
27 Nelson Ave/CDP	Units #2,4,8	3/11/2011	Passed
Harry Kemp/CDP	Unit #2	3/11/2001	Passed
Canal House/CDP	1 unit inspected by HAC	2/25/2011	Passed
Wellfleet Apartments/CDP	Units 2 & 7	4/8/11 & 7/11/11	Passed
Wells Court/MB Mang.	Units 16A, 16C & 60B	3/11/2011	Passed
Foundations/HAC	Units #	3/24/2011	Passed
Southside/HAC	102,104,201,204,205,207,301,305,306, 307,308,309,310,311,312		
Telegraph/Owner	Units #300 & #317B	10/21/2010	Passed
CHIPS House/BHA	Units # B2,C3,D2	10/21/2010	Passed
Winter St./BHA	Units #1,5	3/11/2011	Passed
HECH Duplexes/HECH	Units# 4,	1/11/10 & 3/15/10	Passed
Sisson Rd/HECH	161 Winter Units#1,2,4, 153 Winter-#1,2,3,4	11/22/2010	Passed
Camp St./HECH	Units #15 @ Uncle Willis, Units #12 & 60 @ Woodcock Lane, Unt #6 @ Sachem Village	11/2/2010 & 11/19/10	Passed
	Units #113A and 117C	11/2/2010	Passed
	Units #309 & 315	11/2/2010 & 11/19/10	Passed

MONITORING REPORT

18 due for Monitoring Visit	PROJECT	Mont. Due	Total # units	# of HOME	Proj. Based	2010 MONITORING Rents/ Incomes	Mont. Appoint.	Mont. ext. ltr.	Complete
	27 Nelson Ave/CDC	Due	2	2	0	rec. 9/2/10			yes
	27A Corwell St/CHR	Due	5	5	0	rec. 9/14/10	3/31/11 @ 10am	7/11/11	yes
	32 Corwell St/CHR	Due	18	11	0	rec. 9/14/10	3/31/11 @ 10am	7/11/11	yes
	40A Nelson/CHR	Due	6	4	3	rec. 9/14/10	3/31/11 @ 10am	7/11/11	yes
	704 Main St./FHA	DHCD	58	11	8	rec. 10/6/10	DHCD	7/11/11	yes
	Ashley Drive/BHA	DHCD	1	1	1	rec. 8/17/10			yes
	Assisted Living/Realty Res.	DHCD	84	11	0	rec. 8/19/10	DHCD	7/11/11	yes
	Aunt Sarahs/BHA	Due	12	10	10	rec. 8/17/10	01/24/11	1/24/11	yes
	Bridgeport/FHA	Due	8	5	5	rec. 10/25/10	2/22/11 @ 9am	2/24/11	yes
	Brush Hill Residences/YHA	Due	2	1	0	rec. 4/15/11	5/24/11 @ 1:00pm	6/30/11	
	Camp Street/HECH	Due annual	6	4	0	rec. 9/10/10			yes
	Canal Bluffs/MB Management	Due annual	28	11	2	rec. 9/27/10	2/11/11 @ 9am	2/24/11	yes
	Canal House/CDC	Due	8	6	6	rec. 9/2/10	5/24/11 @ 9:30am	5/27/11	yes
	CHIPs /BHA	DHCD	10	4	4	rec. 11/4/10			yes
	Dennis Commons/Realty Res.	DHCD	32	11	0	rec. 8/19/10	DHCD	7/11/11	yes
	Eastham Duplexes/OHA	DHCD	8	10	0	rec. 9/24/10	DHCD	7/14/11	yes
	Edgerton Drive/FHA	Due	24	6	6	rec. 10/26/10	2/22/11 @ 9am	2/24/11	yes
	Fairwinds/FHA	DHCD	20	10	9	rec. 10/26/10	DHCD	7/14/11	yes
	Flyn House/FHA Mang.	Due	7	7	7	rec. 10/26/10	2/22/11 @ 9am	2/24/11	yes
	Foley House/PHA	DHCD	10	10	10	rec. 9/2/10	DHCD	7/14/11	yes
	Foundations/HAC	Due	12	6	0	rec. 10/8/10			yes
	Gifford Street/FHA	Due	28	8	0	rec. 10/25/10	2/22/11 @ 9am	2/24/11	yes
	Gull Cottages/CDC	Due	5	5	1	rec. 9/10/10	5/24/11 @ 9:30am	6/28/11	yes
	Harry Kemp/CDC	Due	4	4	3	rec. 9/2/10	5/24/11 @ 9:30am	5/27/11	yes
	HECH-Main 916-920	Initial done 2010	10	4	0				yes
	HECH Duplexes		10	10	0	rec. 9/10/10			yes
	Helens Way/MB Mang.	Initial done 2010	2	1	0				yes
	Kimber Woods/HAC	Due annual	28	11	7	rec. 9/17/10	1/28/11 @ 10am	1/31/11	yes
	Lake Street/CB	DHCD	47	11	0	rec. 8/16/10	DHCD	7/11/11	yes
	Little Homestead/CDC	Due	8	8	0	rec. 9/2/10	5/24/11 @ 9:30am	6/28/11	yes
	Lombard Farms/HAC	Initial done 2010	12	8	8	rec. 9/17/2010	1/28/2011	1/31/11	yes
	May Inst/ Pine St		4	4	0	rec. 9/23/10			yes
	Northsider/Karam	DHCD	46	11	0	rec. 9/21/10	DHCD	7/11/11	yes
	Osprey Lane/CB	DHCD	36	11	0	rec. 8/16/10	DHCD	8/15/11	yes
	Pine Oaks Village/MB Mang.	Due annual	65	13	13	rec. 8/16/10	3/31/11 @ 10am	3/4/11	yes
	Puritan Road/Paul Carneiro	Initial done 2010	1	1	1	no tenant yet 9/20/10			yes
	Shore Road/MB Mang.	Initial done 2010	2	2	0				yes
	Siison Road/HECH		13	4	4	rec. 9/10/10			yes
	Southside/HAC		14	5	0	rec. 10/8/10			yes
	Telegraph Rd./Joseph LaBelle		7	5	0	rec. 11/9/10			yes
	Thankful Chases Path./CDC	Initial done 2010	13	13					yes
	Wellfleet Apartments/CDP	DHCD	12	11	11	rec. 9/10/10	DHCD	8/15/11	yes
	Wells Court/CDP		24	24	0	rec. 11/8/10			yes
	Winter Street/CAM		9	9	4	rec. 9/28/10	1/24/2011	1/26/11	yes

MATCH REPORT

HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 03/31/2005)

Part I Participant Identification

Match Contributions for
Federal Fiscal Year (YYYY) 2010

1. Participant No. (assigned by HUD) M10-DCC25-0217
2. Name of the Participating Jurisdiction Barnstable County HOME Consortium
3. Street Address of the Participating Jurisdiction 3225 Main Street- PO Box 226
4. Contact's Name (person completing this report) Paul Ruchinskas
5. Contact's Phone Number (include area code) 508-362-3828

6. City Barnstable
7. State MA
8. Zip Code 02630

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	17,509,625	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	2,976,135	
3. Total match available for current Federal fiscal year (line 1 + line 2)	\$	20,485,760	
4. Match liability for current Federal fiscal year	\$	162,518	
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)	\$	20,323,242	

Part III Match Contribution for the Federal Fiscal Year

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
MRVP	06/30/2011	\$1,627,620						\$1,627,620
35 Main St. Ext./ 830	10/30/2008	\$300,000						\$300,000
35 Main St. Ext./ 830	12/02/2008	\$368,515						\$368,515
Dennis HOP/ 875	06/18/2009	\$160,000						\$160,000
Dennis HOP/ 875	10/26/2010	\$60,000						\$60,000
Habitat Mashpee/ 855	05/03/2010	\$75,000						\$75,000
Habitat Mashpee/ 855	05/05/2009	\$25,000						\$25,000
Habitat Mashpee/ 855	11/23/2009	\$50,000						\$50,000
1st Discovery Rd/ 809	04/29/2008	\$150,000						\$150,000
1st Discovery Rd/ 809	04/28/2009	\$160,000						\$160,000
TOTAL		\$2,881,179						\$2,976,135