BARNSTABLE COUNTY HOME CONSORTIUM
HOME PROGRAM

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

FEDERAL FISCAL YEAR (FFY) 2013
JULY 1, 2013 – JUNE 30, 2014

Sally's Way- Truro

PARTICIPATING JURISDICTION: BARNSTABLE COUNTY HOME CONSORTIUM

LEAD AGENCY: BARNSTABLE COUNTY – CAPE COD COMMISSION

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PROGRAM YEAR: 2013

BARNSTABLE COUNTY HOME CONSORTIUM

2013 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 in accordance with the Citizen Participation Plan of the 2010-2014 Consolidated Plan, as amended:

August 6, 2014- Notice of August 21, 2014 Public Meeting on Annual Report posted on Cape Cod Commission web site in English, Spanish, and Portuguese.

August 6, 2014- Draft 2013 Annual Report posted on Cape Cod Commission web site.

August 6, 2014- E-mail notification of August 21, 2014 Public Meeting sent to about 135 people from all fifteen towns, local housing authorities, affordable housing developers, local housing committees, and social service and minority organizations working with low income residents. The notice about the hearing that was e-mailed was also provided in Spanish and Portuguese.

August 6, 2014- Publication in the Cape Cod Times of Notice of August 21, 2014 Public Meeting on 2013 Annual Report.

August 14, 2014- The draft 2013 Annual Report was distributed to the BCHC Advisory Council for its review and comments.

August 14, 2014- Notice of August 21, 2014 Public Meeting on Annual Report included in the Barnstable County Human Services E-Newsletter in English, Spanish, and Portuguese.

August 21, 2014- Public Meeting held at Cape Cod Commission office in Barnstable. The meeting location was handicap accessible, and provisions were made for providing special accommodations for language interpretation or services for the deaf or hard of hearing.

August 21, 2014- Advisory Council voted to approve the draft 2013 Annual Report.

September 5, 2014- Public Comment Notice and draft 2013 Annual Report posted on Cape Cod Commission web site for review and comment.

September 8, 2014- Publication of 15 day Public Comment Notice in the Cape Cod Times.

September 8, 2014- E-mail notification of 15 day Public Comment Notice to about 135 people from all fifteen towns, local housing authorities, affordable housing developers, local housing committees, and social service and minority organizations working with low income residents.

B. Public Comments

The following are a summary of the comments received at the August 21st public meeting:

In general, participants commented that the report was thorough, comprehensive, and fairly described the successes and challenges, especially around homeownership performance goals, that the Consortium has faced both over the last year as well as the four years of the current Con Plan.

There was extensive discussion about how best to achieve the rental housing minority participation goal over the Con Plan period, particularly with respect to improving participation at one Consortium-funded preservation project. Staff commented that all new construction rental projects had exceeded the 10% participation goal and that review of tenant selection plans and affirmative marketing is part of the on-site monitoring for all completed rental developments.

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

Falmouth's Community Preservation Committee (CPC) submitted clarifying comments about the Town funding from the Affordable Housing Fund (AHF) provided for both the 20 Shore Street and Notantico Woods developments. The funding for both projects came from Falmouth Community Preservation Act (CPA) awards to the AHF. The process to release funds from the AHF involves a recommendation from the Falmouth CPC to and then an affirmative vote from the Board of Selectmen.

C. Summary of Expenditures

The Barnstable County HOME Consortium was established in 1992 and is comprised of Barnstable County, the lead entity, and the fifteen (15) towns in the County: Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, and Yarmouth.

The only source of funding for the Consortium is the HOME Program. The Consortium received an allocation of $389,398 for FFY 2013, and received an additional $40,940 in program income over the course of the year. During this reporting period the Consortium expended $744,645 in HOME funds allocated from FFY 2010 through FFY 2013. Included within the expenditures was $47,440 from program income that was all spent on housing development program activities.

FFY 2013 HOME Activities	2013 Projected Activity Allocations	Actual Funds Expended	Funds Leveraged
Housing Production/CHDO	$275,459	$648,215*	$39,343,045
Down Payment/Closing Cost	$75,000	$ 53,447	$ 1,033,019
Administration	$38,939	$ 42,983	N/A
Program Income	$40,000	($47,440)*	N/A
Total	$429,398	$744,645	$40,376,064

*Program income expenditures of $47,440 included within the overall housing production expenditures.

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

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 and Mass. Rental Voucher Program (MRVP) project-based vouchers, state HOME, state Community Development Block Grant (CDBG), the state Affordable Housing Trust Fund, the state Housing Stabilization Fund (HSF), state Community-Based Housing (CBH) funds, the state Housing Innovation Fund (HIF), Massachusetts Housing Partnership's (MHP) Neighborhood Rental Initiative (NRI) along with MHP permanent mortgage financing, the state Attorney General's HomeCorps program, Federal Home Loan Bank Board of Boston, Mass Housing Investment Corp. (MHIC) loan, private bank financing, town Community Preservation Act (CPA) funds, Cape Light Compact Energy Star rebates, town affordable housing trust funds, and town donated and leased land.

D. Program Results

The Consortium was successful in directing HOME funds to address a number of the priorities identified in its 2010- 2014 Consolidated Plan and 2013 Annual Plan. The Consortium continues to build on its past success- particularly with respect to the top priority need for rental housing. **This was another very active year for the Consortium both in terms of rental units created and also the significant number of projects and units in the housing production pipeline. As noted in the chart below, two rental projects with twenty-eight (28) affordable units were completed; there were four projects with one hundred thirty-one (131) affordable units underway; and new commitments totaling $925,000 were made to four projects that could create one hundred fourteen (114) affordable units. Two hundred seventy-three (273) affordable rental units have been created or are in the pipeline.**

1) Housing Production Program:

Housing Production	# Projects	# Rental Projects	# Affordable Rental Units	# Ownership Projects	#Affordable Ownership Units	HOME Funds Committed
Projects Completed	2	2	28	0	0	$325,000
Prior Years' Commitments That Closed and Have Construction Underway	4	4	131	0	0	$605,000
FFY 11-13 Commitments Not Closed	4	4	114	0	0	$925,000
Totals	10	10	273	0	0	$1,855,000

a) During this reporting period, two (2) projects that created twenty-eight (28) affordable units were completed.

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 are HOME assisted, on a Town-owned parcel that is leased to CHR. The Town of Truro was awarded a DHCD CDBG grant for infrastructure and site work, and CHR has secured a Truro CPA award of $250,000. CHR secured an award from the DHCD February 2012 funding round for the other state resources (HOME, Housing Stabilization Fund, Affordable Housing Trust Fund, and MHP Neighborhood Rental Initiative) for the remaining funding needed for the project. In addition, DHCD awarded four (4) Section 8 project-based vouchers to serve extremely low income households. CHR closed on all of its financing in December 2012, substantial completion was achieved by September 2013, and lease up was completed by February 2014.

Sally's Way, Truro

Stage Coach Residences- Barnstable: The Barnstable Housing Authority (BHA) received a $200,000 HOME commitment to assist in the new construction of twelve (12) affordable family rental units, six (6) of which are HOME assisted, on a 6.9 acre site owned by the BHA that consists of two adjoining parcels located at 70 Stage Coach Road and 151 Oak Street, Centerville, MA. BHA had received a $750,000 MHP Neighborhood Rental Initiative award along with almost $690,000 in local funding. BHA then secured an award from the DHCD February 2012 funding round for the other state resources (HOME and Affordable Housing Trust Fund) for the remaining funding needed for the project. In addition, DHCD awarded six (6) Section 8 project-based vouchers to serve extremely low income households, and BHA committed to serving one unit for a family that was homeless. BHA closed on all its financing in February 2013, substantial completion of the project was achieved by December 2013, and lease up was completed by April 2014.

Stage Coach Road- Barnstable

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

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 was owned by the Town of Yarmouth and was transferred to SCG at closing. SCG secured an award from DHCD's February 2012 funding round for both federal and state tax credit allocations and other state resources (HOME, Housing Stabilization Fund, and Affordable Housing Trust Fund) for the remaining funding needed for the project. The project closed on all its public and private financing in mid-October 2012, and construction started shortly thereafter. The project expected to achieve substantial completion by November 2013; however, issues with the general contractor led to the selection of a replacement contractor in May 2014 to complete the job. Work on the existing building is expected to be completed by August 2014 and on the new addition by September 2014

Breezy Acres/Great Cove Community- Mashpee: Housing Assistance Corporation (HAC), a CHDO, received a $225,000 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 secured commitments from MHP's Neighborhood Rental Initiative and from Mashpee CPA ($450,000). HAC secured a DHCD award (HOME, Affordable Housing Trust Fund, and Community Based Housing) from the spring 2011 funding round for the remainder of the funding needed for this project; however, it took HAC about a year to close a funding gap that developed in order to proceed with closing with the public and private lenders. HAC closed with all its funders in June 2013, and achieved substantial completion by May 2014. The project is currently in the lease up process.

Village Green- Phase 1- 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 secured funding in DHCD's fall 2012 round for federal and state low income tax credits and for state HOME, HSF, and Affordable Housing Trust. Dakota faced a number of unexpected issues during the closing process and finally closed with all of its funders in June 2014. Substantial completion is expected to be achieved in March 2015.

20 Shore Street- Falmouth: The non-profit The Resource, Inc. (TRI) received a $105,000 HOME commitment to assist in the rehabilitation of a foreclosed multi-story property in order to create three (3) affordable rental units, all of which will be HOME assisted. TRI also secured funding from the Falmouth CPA to the Town's Affordable Housing Fund (AHF), the Federal Home Loan Bank Board of Boston, and the Attorney

General's HomeCorps program for the project. TRI closed on all its public funding in April 2014 and expects to complete rehab by August 2014.

c) Four projects received conditional commitments of HOME funds totaling $925,000 during this reporting period and have not yet closed.

Notantico Woods- Falmouth: The non-profit Falmouth Housing Corporation (FHC) received an additional $100,000 commitment to bring its total HOME commitment to $275,000 to assist in the Notantico Woods project: the redevelopment of an existing 6,000 square foot house along with the new construction of a five unit building to create eleven (11) units of affordable family rental housing, all of which will be HOME assisted. The project received its comprehensive permit in December 2011 and would represent the first affordable housing in the village of Woods Hole. FHC secured its DHCD funding in June 2013 and an additional state Affordable Housing Trust Fund commitment in May 2014. FHC also received a commitment of $540,000 from the Town's AHF via the CPA. FHC hopes to close with all the public funders and start construction in the fall of 2014.

Route 134 Community Housing- Dennis: Housing Assistance Corporation (HAC), a CHDO, received a $175,000 HOME commitment to assist in its Route 134 Community Housing project: a new construction, 27 unit 100% affordable family rental project located at the Town-owned, former Melpet Farm site on Route 134 in Dennis. Eleven (11) of the units will be HOME assisted. The Town will lease approximately 5.7 acres of the 19 acre site to HAC. The project has been permitted under the Town's affordable housing bylaw. There will be eight residential buildings of 3-4 units each and a separate community building to house the property management office, a shared laundry, and a community room. HAC was awarded state funding in the August 2013 DHCD rental round for tax credits, project based vouchers, state HIF, HOME, and Affordable Housing Trust Fund. The closing process with the public and private lenders is expected to commence in August 2014 with a projected construction start sometime in the fall of 2014.

Stable Path- Provincetown: Community Housing Resource, Inc. (CHR) received two commitments of HOME funds totaling $225,000 to assist in its Stable Path development. Stable Path is a new construction affordable rental development located on an approximately 2.3 acre site at 19 Race Point Road in Provincetown. There will be 23 units in the development, 18 of which will be affordable to households at/below 60% area median income (AMI) for Barnstable County. The project will consist of 10 buildings of 2-4 units each with the following unit mix: 2 efficiency/studio units; 3 one bedroom; 16 two bedroom; and 2 three bedroom. Thirteen (13) units will be leased to families earning less than 60% AMI, five (5) will be leased to families earning less than 30% AMI, and five (5) market rate units will be leased to households at or below 100% AMI. The five 30% AMI units will be assisted with five (5) project based Section 8's and three (3) project-based MRVPs will assist households at or below 50% AMI, all of which were requested as part of its application in DHCD's March 2014 funding round.

Coady School Residences- Bourne: Stratford Capital Group (SCG) received two commitments of HOME funds totaling $250,000 to assist in its Coady School development. Coady School Residences will involve the adaptive reuse of the former Coady Middle School into a 58 unit, 100% affordable, age restricted (55+) rental project. All fifty eight (58) units will be rented to individuals or families with incomes at or below sixty percent (60%) of area medium income (AMI), and 21% of the units (12 units) are proposed to be project-based (8 Section 8's and 4 MRVP's) for individuals or households who earn less than thirty percent (30%) AMI. There will be 1 studio unit; thirty-one (31) one bedroom units, and twenty-six (26) two bedroom apartments. The existing building will be converted into 31 apartments, and the new, attached wing will house 27 units. The property was constructed in 1905 and is listed on the National Register of Historic Places and will be rehabilitated in accordance with National Park Service standards that will enable the project to access both state and federal historic tax credits, all of which were requested as part of its DHCD application in the March 2014 funding round.

Since its inception, the Consortium has funded 71 projects that have been completed and occupied that have resulted in 1,230 affordable units: 51 rental projects with 1,104 affordable units and 20 ownership projects with 126 affordable units. HOME-funded projects represent approximately 22% 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 10 projects described in this section (8 of which are in the pipeline) will result in the creation of two hundred seventy-three (273) affordable units, of which ninety-six (96) will be considered HOME assisted and subject to the HOME regulations governing income, rents, principal occupancy, as well as long term affordability. A total of $1,855,000 in local HOME funds has been committed to these projects.

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

For this reporting period four (4) low–income first–time homebuyers received assistance totaling $43,825- an average loan amount of $10,956. From its inception, this program has proven to be of great benefit to low–income residents seeking to purchase their first home; however, the August 2009 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 or two family homes with an average purchase price of $264,000 with a range from $225,000- $315,000. All four households had incomes of between 51% - 80% of median income. **To date six hundred fifteen (615) 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.

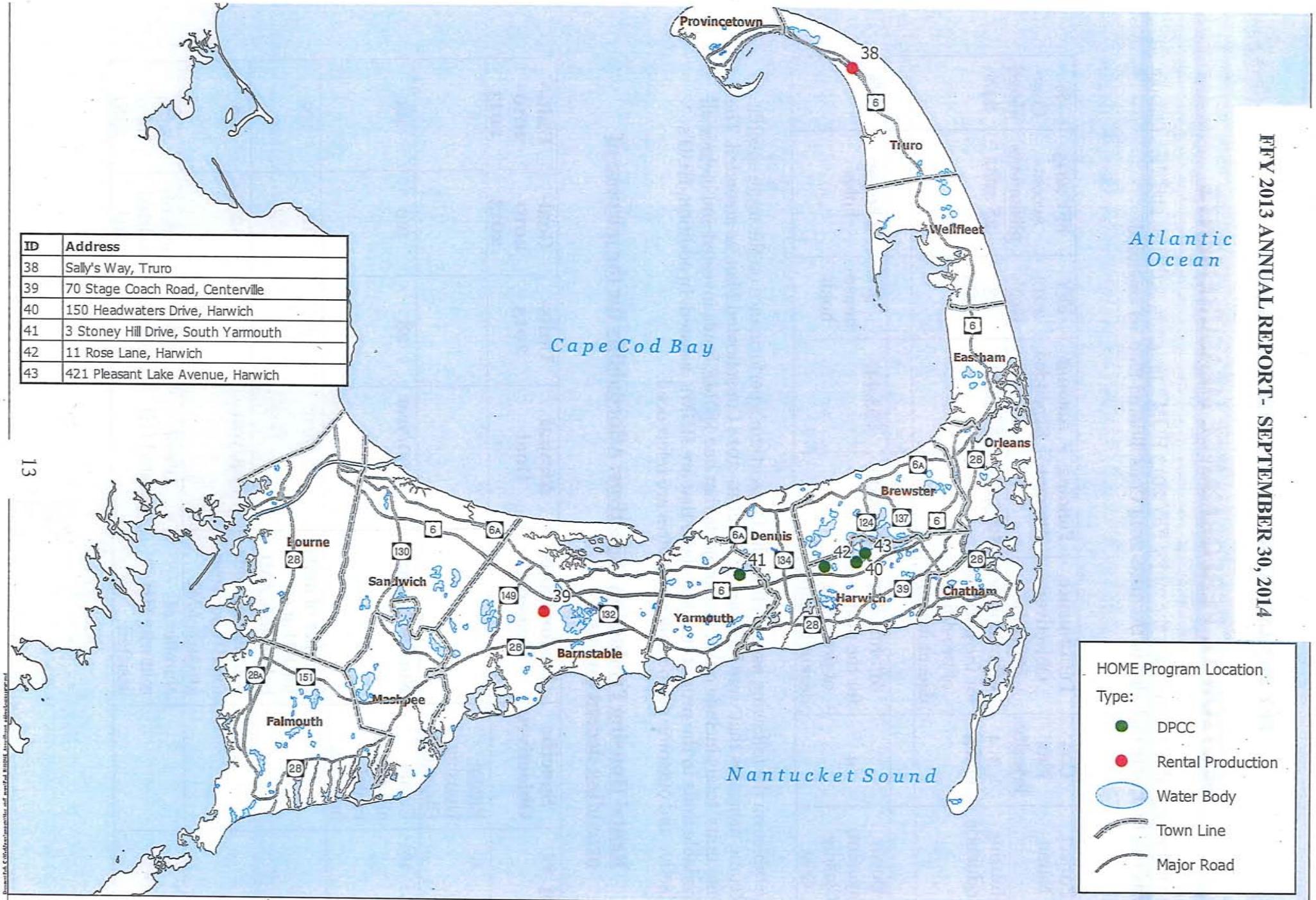
	Households Assisted- FFY 2013	Households Assisted- Total Program
Down Payment/Closing Cost Program	4	615

DPCC loans were made in the following communities: Harwich (3) and Yarmouth (1).

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 nine (9) of the fifteen (15) communities in Barnstable County during this program year.** The map on page 13 identifies the locations of HOME-assisted activities that were completed and closed out during the FFY 2013 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 27.

ID	Address
38	Sally's Way, Truro
39	70 Stage Coach Road, Centerville
40	150 Headwaters Drive, Harwich
41	3 Stoney Hill Drive, South Yarmouth
42	11 Rose Lane, Harwich
43	421 Pleasant Lake Avenue, Harwich



HOME Address Locations 2013-2014

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 supersede deed research.

Date: 7/8/2014
User: gprahm

CAPE COD COMMISSION

SECTION II. PERFORMANCE MEASUREMENTS

The following table summarizes the major FFY 2013 HOME program activities and the outcome measures that were included in the 2010-2014 Consolidated Plan, as amended.

Project Name	Con Plan Priority	Performance Objective/ Outcome	Funding Amount	Amount Expended	FFY 2013 Goals	FFY 2013 Accom-plishments	% Com-pleted
Housing Production	1, 3, 4 and 5	Affordability for the purpose of providing decent housing	$275,429	$648,215	33 units	28 units	84%
Down Payment/ Closing Cost	4	Affordability for the purpose of providing decent housing	$75,000	$53,447	5 house-holds	4 house-holds	80%

The tables on the following pages reflect the Consortium's performance on the more specific outcome measures that were included in the 2010-2014 Consolidated Plan, as amended. The actual units' totals include only those projects that had HOME funds invested and include all affordable units in the project- not just those that are HOME assisted. In addition, HUD's objective and outcome performance measures are referenced.

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

Obj #1	Specific Objectives	Performance Measure	Annual Goal	Units-2013	Goal-2010-2013	Units-2010-2013
1.	Rental Housing Objectives					
1a)	Create affordable rental housing.	Number of units	30/year	28	120	415
		Number of units for HH at or below 30% AMI	3/year	7	12	179
		Number of units for HH between 30-50% AMI	3/year	8	12	88
		Number of minority HH assisted	10% of assisted HH	17.9% (5 of 28)	10% of assisted HH	7.6% (18 of 238)

Obj #1	Specific Objectives	Performance Measure	Annual Goal	Units-2013	Goal-2010-2013	Units-2010-2013
		Number of newly built units that are accessible under Section 504	10% of newly built units	14.3% (4 of 28)	10% of newly built units	10.8% (19 of 176)
		Number of newly built units that meet Energy Star standards	100% of newly built units	100% (28 of 28)	100% of newly built units	100% (176 of 176)
		Number of newly built units that are LEED certified	25% of newly built units	0% (0 of 28)	25% of newly built units	6.8% (12 of 176)

Explanation of Rental Housing Outcomes

Objective 1a) The Consortium met 5 of its 7 rental housing objectives in 2013 and has met 5 of 7 over the first four years of the Con Plan period with the LEED and minority targeting objectives not met. The Consortium just fell short of its rental units production goal for the year with 28 completed units; however, with 71 rental units currently under construction or rehabilitation, the Consortium fully expects to far exceed its rental housing production goal in 2014 and has already far exceeded its production goal for the 2010-2014 Con Plan period.

The Consortium also significantly exceeded its income targeting goals, and historically, the Consortium has achieved a significant amount of its housing targeted to very or extremely low income households. According to HUD's SNAPSHOT report as of 6/30/14, over 79% of households in HOME-assisted units have incomes below 50% of area median income and over 47% have incomes below 30% of area median income. The Consortium has fallen short of its minority targeting goal- a new performance measure added two years ago as a result of the April 2012 Con Plan amendments. The Consortium notes that the minority % of occupants in the 138 new units created in the five new construction projects (one project was preservation of existing units) was 13%.

The Consortium achieved its 10% accessibility target this year, and it has met its goal for the four years of the Con Plan period. The Consortium fully met its 100% Energy Star annual goal. The Consortium once again did not meet its LEED certification goal, and it has not achieved its goal over the four year Con Plan period. The issue of the time and paperwork involved with the LEED certification process has been reported to the Consortium by more than one developer, including some whose projects would have qualified as LEED certifiable, and the Consortium will need to review this performance metric should we continue to see projects potentially achieving the desired goal but not pursuing certification.

Homeownership Production and Homebuyer Assistance Housing Objectives 4a) and 4b): Affordability for the purpose of providing decent housing

Obj#4	Specific Objectives	Performance Measure	Annual Goal	Units/HH-2013	Goal-2010 - 2013	Units/HH-2010-2013
4a)	Create affordable ownership housing.	Number of units	3/year	0	12	9
		Number of units for HH at or below 50% of AMI	10% of units	N/A	10% of units	33% (3 of 9)
		Number of minority HH assisted	10% of assisted HH	N/A	10% of assisted HH	22% (2 of 9)
		Number of newly built units that are accessible under Section 504	10% of newly built units	N/A	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	N/A	100% of newly built units	100% (3 of 3 units)
		Number of newly built homes that are LEED certified	25% of newly built units	N/A	25% of newly built units	0% (0 of 3 units)
4b)	Provide down payment/closing cost assistance for first time homebuyers	Number of buyers assisted	5/year	4	20	22
		Number of minority HH assisted	10% of assisted HH	25% (1 of 4)	10% of assisted HH	22.7% (5 of 22)

Explanation of Ownership Housing Outcomes

Objective 4a) The Consortium did not meet any of its homeownership production objectives in 2013; however, it has met 3 of the 6 performance measures over the first four years of the Con Plan period. As noted in our 2010 Annual Report, the August 2009 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 production program to a standstill. Until a HOME-compliant deed rider that survives foreclosure is approved by HUD, the Consortium does not anticipate achieving its homeownership production goals in FFY 2014 either, and the Consortium's August 2010 moratorium on accepting any new ownership production funding requests will continue.

Objective 4b) The HOME/universal deed rider conflict has also significantly negatively impacted the Consortium's down payment assistance program as only 4 loans were made this program year and 22 for the first four years of the Con Plan- compared with 46 loans in FFY 2009 alone. The HUD ruling has had the effect of limiting the program to purchasers of market rate, non-deed restricted homes.

Finally, the Consortium achieved its minority participation goal in the down payment program in 2013 as well as for the first four years of the Con Plan period.

Rental Housing Objective- Homelessness: Affordability for the purpose of providing decent housing

Homeless Objectives

Obj. #3	Specific Objectives	Performance Measure	Goal	Units-2013	Goal-2010-2013	Units-2010-2013
3.	Homeless Objectives					
3a)	Create permanent supportive housing for homeless individuals or families.	Number of units	1/year	1	4	1

Explanation of Homelessness Outcomes

Objective 3a) One of the HOME assisted rental projects that was completed this program year- Stage Coach Road- had one of its units set aside for a family that was homeless and that enabled the Consortium to achieve its performance target for 2013 although the Consortium has not achieved its goal for the first four years of the Con Plan period.

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 and associated case management and services rather than through the creation of new affordable units. Consortium staff actively participates in the Cape and Islands Regional

Network To Address Homelessness on both its Policy Board and also the McKinney Vento Grant Committee and will continue to encourage organizations that are developing permanent supportive housing to consider applying for HOME funding for their projects.

Rental Housing Objective- Special Needs: Affordability for the purpose of providing decent housing

Special Needs Objectives

Obj. #5	Specific Objectives	Performance Measure	Goal	Units-2013	Goal-2010-2013	Units-2010-2013
5.	Special Needs Objectives					
5a)	Create rental housing for any of the high priority special needs populations.	Number of units	1/year	2	4	16

Explanation of Special Needs Outcomes

Objective 5a) The Consortium met its special needs target for 2013 as the Stage Coach development included two (2) 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. The Consortium has also met its special needs housing goal over the first four years of the Con Plan period.

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, discuss, and adopt program policies and actions. This program year the Advisory Council adopted formal Rental Housing Development Project Underwriting, Subsidy Layering, and Risk Analysis Evaluation Policies and Guidelines; Risk-Based Monitoring Policies and Procedures; and amended its existing DPCC Eligibility and Underwriting Policy.

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 (HAC), the 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 DPCC program administration in June 2013, and once again awarded the contract to HAC.

3. Annual Plan:

As required, the Consortium submitted its FFY 2014 Annual Plan to the HUD Regional Office on May 14, 2014. The 2014 Annual Plan was subsequently approved by HUD on July 23, 2014.

4. Community Housing Development Organization (CHDO) Participation:

In part because of the August 2013 HOME rule change in CHDO requirements and in part because of only one state funding round per calendar year, the Consortium has not made any awards from either the FFY 2012 or FFY 2013 CHDO set aside as of 6/30/14. **Through its history, however, 27% 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 thirty-one (31) Consortium rental housing development projects had their units inspected; nineteen (19) rental projects had on-site monitoring visits; and two (2) newly completed rental projects (Sally's Way and Stage Coach Road) 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:

HOME requires that 25% of a jurisdiction's non administrative and non-program income expenditures be matched with non-federal funds. The Consortium received confirmation from DHCD on September 30, 2014 that there were over $1.47 million in Massachusetts Rental Voucher Program (MRVP) expenditures available for HOME match purposes. The MRVP match will enable the Consortium to far exceed this year's match requirement of $163,556. The Consortium will carry forward a match surplus of well over $23 million into FFY 2014.

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 $930,000 in HOME funds for the six projects that were completed and/or still under construction during this period resulted in over $43.2 million in leveraged public and private funds (a 46 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 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's 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: 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 Consortium, again in collaboration with the County's Human Services Department, submitted a comprehensive fair housing outreach and education plan as part of its $124,873 August 2011 FHIP funding application to HUD. The Consortium learned in October 2011 that although it scored 97 points out of 100 on its application, it was not selected for funding. The committee will meet to develop action items for FFY 2014, 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 **during this reporting period 14.3% (3 of 21) of the households receiving HOME assistance were minorities; for the 2010-2013 program years, 16.2% (19 of 117) of the households receiving HOME assistance were minorities. These figures exceed the Cape's 8.6% minority population total from the 2010 Census.**

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

Barnstable County is the convening entity and provides staff support for the region's Continuum of Care (CoC): The Regional Network To Address Homelessness ("Network"). The region has had a CoC since 1997 and has accessed McKinney-Vento funds since that time. The region's CoC strategy to address homelessness rests on three goals: increase access to safe, stable, accessible and affordable housing; improve the health and stability of individuals and families that are experiencing homelessness or that are at risk of homelessness; and improve the economic security of these individuals and families.

In January 2012 the Network updated the 2005 Ten Year Plan to make it consistent both with local priorities and also with the 2010 Federal Strategic Plan to Prevent and End Homelessness. (see www.bchumanservices.net/library/2012/02/FINAL-Regional-Plan-2.29-12-with-edits-to-tables-and-cover2.pdf).

In the 2013 CoC McKinney-Vento application, the Network identified the following unmet need in the region:

- Transitional housing- 24 beds for households without children
- Permanent Supportive Housing- 148 beds, 137 of which for households without children

The region has one shelter for individuals- the NOAH Shelter in Hyannis operated by HAC- that has a capacity of 60 beds and that serves an average of 500 people a year. There are a variety of family shelters in the region that have a capacity of about 70 units/beds. While the focus of the CoC over the last decade has been to provide permanent supportive housing (PSH), especially

for the chronically homeless, there are approximately 80 transitional housing beds available for homeless individuals. The average length of stay in emergency shelter is four months and eleven months in transitional housing.

The region has at least five street outreach workers who engage the unsheltered homeless to link them with emergency shelter, physical and mental health services, and case management for benefits enrollment, housing placement, and other services. There is an Emergency Response Network that involves the outreach workers, Duffy Health Center, the police, Cape Cod Hospital, service providers, treatment providers, the Council of Churches, and businesses that meets to coordinate responses to those living on the street or in other places not meant for human habitation.

The Network has a Client Coordination Council that meets monthly and that is comprised of staff from the Community Action Committee, homeless service providers, housing authorities, health care providers, and faith-based organizations to identify service gaps, eliminate barriers to accessing housing, develops and implements training in evidence-based best practices, and improves and coordinates the intake and assessment process for the homeless individuals and families they are working with.

The Network also has a Community Consortium that meets quarterly and that is comprised of representatives from Duffy Health Center, local and state governments, mental health and substance abuse agencies, homeless providers, the Council of Churches, veterans' services providers, and homeless or formerly homeless individuals that develops strategies to increase access to permanent housing for chronically homeless individuals, and evaluates and recommends changes to discharge policies for individuals exiting behavioral health, criminal justice, and health care systems.

Since the adoption of the Ten Year Plan To End Homelessness in 2005, the focus of the Network has been on adding permanent supportive housing beds/units using a housing first model with a priority on serving chronically homeless individuals. While the amount of McKinney funding available to the CoC to create new beds has sharply diminished since 2009 to about $45,000 per year, the region has seen the number of PSH beds increase from 157 in 2005 to 265 in 2013. Collaboration between the housing and service providers for these PSH beds has resulted in a very high level of housing stability for residents: 88% of residents in FFY 2012 remained housed for over six months.

The region has been a leader in the state in developing homelessness prevention programs and resources. Non-profits such as HAC, the Homeless Prevention Council, and the Council of Churches, among many others, have successfully raised hundreds of thousands of dollars for homelessness prevention. The region has received a variety of public grants to keep individuals and families housed and out of the shelter system: HAC has received ESG, RAFT, and HomeBase grants from DHCD and the Cape and Islands Veterans Outreach Center has just received VA funding for rapid re-housing of veterans. HAC and Community Action Committee have received funding for foreclosure prevention counseling.

Through the collaborative and creative work of members of the Regional Network, the Cape has made significant progress in reducing individual and family homelessness as **the region has seen its annual point in time homeless counts decrease from 1,071 in 2005 (613 individuals and 458 persons in families) to 375 in 2014 (211 individuals and 164 persons in families).**

The Consortium strongly supports all of these efforts and the strategy adopted by the Regional Network. Staff and members of the HOME Advisory Council have taken an active part in the development of the Cape's Continuum of Care strategy, and the Affordable Housing Specialist serves on both the Regional Network's Policy Board and McKinney Vento grant committee. 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 February 2014 application was successful in securing $1,645,752 in funding for various ongoing homelessness efforts and programs- including continued funding for 148 permanent supportive housing beds for homeless individuals- as well as for the creation of 5 new permanent supportive housing beds for homeless individuals**

The region has been a leader in the state in developing homelessness prevention programs and resources. 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- especially the priority need for affordable rental housing. The HUD universal deed rider ruling in 2009 however has significantly hampered the Consortium's ability to support homeownership and to effectively respond to the broad range of affordable housing needs in the region. This program year the Consortium was allocated $389,398; we expended $744,645; and we made commitments of over $680,000 toward program activities.

FFY 2013 was a productive year for rental units completed (28) and for projects under construction (4 projects totaling 131 units). The Consortium approved three rental housing development funding requests that resulted in $580,000 of conditional commitments and approved adding $100,000 to a prior year's commitment to enable that project to close a funding gap. This robust number of commitments was largely due to the fact that DHCD conducted two funding rounds during this program year (August 2013 and March 2014) although the next round will not occur until early 2015 and may be the only round in 2015. Unfortunately, none of the commitments were made from our CHDO set aside, and both the FY 2012 and 2013 CHDO set asides remain uncommitted. Historically however, through 6/30/14, the Consortium has committed 27% of its funds to CHDO development projects- well in excess of the 15% HOME requirement.

As described in Section II, the Consortium had a difficult time in achieving its annual goals in 2013 as it met or exceeded its goals on just 8 of its 17 measures; however, it has met 11 of its 17 goals over the first four years of the Con Plan period. For 2013, the Consortium met 5 of its 7 rental targets and both of its homeless/special needs targets; however, it met only 1 of its 8 ownership objectives. The Consortium's biggest challenge 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 virtually all homeownership projects. Absent any progress in having a HOME-compliant resale deed rider that survives foreclosure approved, the Consortium does not expect to meet any of its homeownership production goals in FFY 2014 either. 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. It has been very frustrating for Consortium members and staff to not be able to use HOME funds to more fully address both the rental and homeownership needs in the region.

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 data analyses of Chapter 40B developments; the amount of CPA funds allocated by towns to affordable housing activities; the housing wage; the ownership affordability gap; and housing cost burdens by region and individual towns.

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 14.3% (3 of 21) of the households receiving HOME assistance were minorities; for the 2010-2013 program years, 16.2% (19 of 117) of the households receiving HOME assistance were minorities. These figures exceed the Cape's 8.6% minority population total from the 2010 Census.

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 two rental projects that completed construction this program year submitted MBE/WBE information. The data indicates that $454,208 of the total $5,551,200 in construction contracts went to MBE/WBE companies- 8.2%.

CHAS ANNUAL PERFORMANCE REPORT Table 1 **U.S. Dept of HUD**

Households and Persons Assisted with Housing **Office of CPD**
Comprehensive Housing Affordability Strategy (CHAS)

BARNSTABLE COUNTY HOME CONSORTIUM **FFY 2013**

	Renters					Owners				Total
Income Groups Assisted w/HOME	Elderly 1 & 2 member house-hold	Small (2-4) Re-lated	Large (5 or more) Re-lated	All other house-holds	Total Rent-ers	Exist-ing Home-owners	1st time home-buyer w/children	1st time home Buyer-Others	Total Home Own-ers	Total: Rent & Own
Extremely Low-Income (0-30% MFI)	2	4	0	1	7	0	0	0	0	7
Very Low-Income (31-50% MFI)	2	1	0	0	3	0	0	0	0	3
Moderate Income (51– 80% MFI)	1	3	1	2	7	0	4	0	4	11
Total	5	8	1	3	17	0	4	0	4	21

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

Ethnicity	
Hispanic	2
Non-Hispanic	19
Did Not Reply	0
Total	21

Race	
White	20
Black	1
Native American	0
Asian & Pacific Islander	0
Other	0
Did Not Reply	0
Total	21

HQS PROPERTY INSPECTIONS- 2013

HQS INSPECTION	2013			
PROJECT	SCHEDULED HQS	UNITS	REPORT DATE	PASS/FAIL
32 Conwell (DHCD)	received	6, 10 & 16	3/25/2014	passed
704 Main Street/DHCD	received	109, 301, 323	3/4/13-5/29/13	passed
Schoolhouse Green (DHCD)	PHI	1102, 2102, 2205	8/12/14	passed
Canal Bluffs (DHCD)	received	106,208,110	3/27/2014	passed
Clay Pond Cove (DHCD)	received	109,113,204	3/25/2014	passed
Dennis Commons (DHCD	PHI	2,14 & 25	8/12/14 (2 & 25; 14- re-inspect)	
Eastham Duplexes (DHCD)	received	5965A & 5975B	4/29/2014-7/9/14	passed
Foley House (DHCD)	PHI	2,6,8	9/8/14	passed
Kimber Woods (DHCD)	received	A4, B3, & D2	4/29/2014	passed
Lake Street (DHCD)	received	24, 50, 56	3/25/2014	passed
Lombard Farms (DHCD)	received	103 & 204	4/29/2014	passed
Northside (DHCD)	received	101, 212, & 220	3/25/2014	passed
Osprey Lane (DHCD)	received	1, 3,12,19	3/27/2014	passed
Pocasset Assisted Living (DHCD)	Spectrum	102 & 108	11/18/2013	passed
Province Landing (DHCD)	received	209,301,504	3/25/2014	passed
Cromwell Court (annually)	received	4D, 5C, 11B	4/29/2014	passed
Rock Harbor (annually)	received	1B & 5N	3/25/2014	passed
Gifford Street (annually)	received	5B & 7C	10/3/12-7/1/13	passed
Pine Oaks (annually)	received	302, 307, 310	3/25/2014	passed
Brush Hill Res./YHA	received	47 Brush Hill Road	6/24/2014	passed
Camp Street-HECH	received	#15	7/18/2013	passed
916-920 Main Street-HECH	received	#916B	3/25/2014	passed
HECH Duplexes	received	#6 @ Sachem- #10&#20 Woodcock-#15 U. Wills	3/25/2014	passed
Sisson Road-HECH	received	A & C	1/8/2013	passed
Foundations/HAC	received	317B & 1-7	6/10/13-2/5/13	passed
Southside Village/POAH	PHI	B4	8/19/14	passed
Telegraph	received	#3	7/23/2014	passed
Winter Street/BHA	received	161-3/161-4	8/21/12-12/27/12	passed
CHIPS/BHA	received	9	5/21/2013	passed
Wells/CDP	received	101,205,301,302,311	3/25/2014	passed

2013 MONITORING REPORT

19 due for on site monitoring		Total	# HOME	# Project	Rents/	Monitor	Monitor	Fin Rpt Rec.		
PROJECT	Monitoring Due	# units	units	Based	Incomes Report	Appt.	Resp. lttr.	& Review	Recert Lttr	Complete
27 Nelson Ave/CDP		2	2	0	received			yes	2/12/2014	yes
27A Conwell St/CHR		5	5	0	received			yes	2/18/2014	yes
32 Conwell St/CHR	DHCD-every 2 yrs.	18	11	0	received	DHCD	2/21/2014	yes	2/18/2014	yes
40A Nelson/CHR		6	4	3	received			yes	2/18/2014	yes
704 Main St./FHC/ DHCD	DHCD	58	11	8	received	6/11/2014	6/19/2014	yes	2/19/2014	yes
Ashley Drive/BHA		1	1	1	received			yes	3/31/2014	yes
Assisted Living/RR/DHCD	DHCD	84	11	0	received	DHCD	3/19/2014	yes	2/13/2014	yes
Aunt Sarah's/BHA		12	10	10	received			yes	3/31/2014	yes
Bridgeport/FHC		8	5	5	received			yes	2/19/2014	yes
Brush Hill Res./YHA	Due	2	1	2	received	5/13/2014	Non-comply lttr- 9/9/14	no	9/9/14	
Camp Street/HECH	Due	6	4	0	received	2/12/2014	2/18/2014	yes	1/21/2014	yes
Canal Bluffs/POAH/ DHCD	DHCD	28	11	3	received	5/15/2014	7/7/2014	yes	2/18/2014	yes
Canal House/CDP/DHCD	DHCD-every 2 yrs.	8	6	6	received			yes	12/17/2013	yes
CHIPs /BHA	Due	10	4	4	received	4/24/2014	5/1/2014	yes	3/31/2014	yes
Clay Pond Cove/POAH/ DHCD	DHCD	45	11	5	received	5/15/2014	7/7/2014	yes	2/18/2014	yes
Cromwell Court/POAH	Due annually	124	11	11	received	6/17/2014	6/24/2014	yes	4/8/2014	yes
Dennis Commons/RR/ DHCD	DHCD	32	11	0	received	DHCD		yes	2/13/2014	
Eastham Duplexes/OHA/ DHCD	DHCD-every 2 yrs.	8	8	0	received	DHCD	7/30/2014	yes	12/17/2013	yes
Edgerton Drive/FHA		24	6	6	received			yes	2/19/2014	yes
Fairwinds/FHA/DHCD	DHCD-every 2 yrs.	20	10	9	received			yes	2/19/2014	yes
Flynn House/FHA Mang.		7	7	7	received			yes	12/17/2013	yes
Foley House/PHA/DHCD	DHCD-every 2 yrs.	10	10	10	received	DHCD	9/17/14	yes	9/27/2013	yes
Foundations/HAC	Due	12	6	0	received	1/7/2014	2/18/2014	yes	12/17/2013	yes
Gifford Street/FHC	Due annually	28	8	0	received	4/22/2014	4/23/2014	yes	2/19/2014	yes
Gull Cottages/CDP		5	5	1	received			yes	12/17/2013	yes
Harry Kemp/CDP		4	4	3	received			yes	12/17/2013	yes
HECH-Main 916-920	Due	10	4	0	received	2/12/2014	2/18/2014	yes	1/21/2014	yes
HECH Duplexes	Due	10	10	0	received	2/12/2014	2/18/2014	yes	1/21/2014	yes
Helen's Way/CDP		2	1	0	received			yes	3/13/2013	yes
Kimber Woods/POAH/ DHCD	DHCD	28	11	7	received	DHCD	5/8/2014	yes	2/18/2014	yes
Lake Street/TCB/DHCD	DHCD	47	11	0	received	DHCD	4/2/2014	yes	2/12/2014	yes
Little Homesteads/CDP		8	8	0	received			yes	2/12/2014	yes

FFY 2013 ANNUAL REPORT- SEPTEMBER 30, 2014

PROJECT	Monitoring Due	Total # units	# HOME units	# Project Based	Rents/ Incomes Report	Monitor Appt.	Monitor Resp. lttr.	Fin Rpt Rec. & Review	Recert Lttr	Com-plete
Lombard Farms/POAH/ DHCD	DHCD	12	8	8	received	DHCD	5/8/2014	yes	2/18/2014	yes
May Institute		4	4	0	received			yes	2/18/2014	yes
Northside/Karam Group/ DHCD	DHCD	46	11	0	received	DHCD	12/17/13	yes	12/17/2013	yes
Osprey Lane/TCB/DHCD	DHCD	36	11	0	received	DHCD	4/2/14	yes	2/12/2014	yes
Pine Oaks Village III/MB	Due annually	65	13	13	received	5/13/2014	5/14/2014	yes	1/29/2014	yes
Puritan Road	Due	1	1	1	received					yes
Province Landing/TCB/ DHCD	DHCD	50	11	0	received	DHCD	5/19/2014	yes	2/19/2014	yes
Rock Harbor/POAH	Due annually	100	10	10	received	4/10/2014	5/9/2014	yes	2/13/2014	yes
Shank Painter/CHR/DHCD	DHCD-every 2 yrs.	15	5		received			yes	2/18/2014	yes
Shore Road/CDP		2	2	0	received			yes	12/17/2013	yes
Sisson Road/HECH	Due	13	4	4	received	2/12/2014	2/18/2014	yes	1/21/2014	yes
Southside/Fed. Mgt.	Due	14	5	0	received	3/12/2014	3/13/2014	yes	12/17/2013	yes
Telegraph	Due	7	5	0	received	4/29/2014	5/8/2014	yes	2/19/2014	yes
Thankful Chase/CDP		12	11	5	received			yes	2/12/2014	yes
Schoolhouse Green/FHC/ DHCD	DHCD	39	11	8	received	6/11/2014	6/19/2014	yes	2/19/2014	yes
Wellfleet Aptments/CDP/ DHCD	DHCD-every 2 yrs.	12	11	11	received			yes	2/12/2014	yes
Wells Court/ First Realty Mgt.	Due	24	24	0	received	6/4/2014	6/5/2014	yes	2/19/2014	yes
Winter Street/BHA	Due	9	9	4	received	4/24/2014	5/1/2014	yes	3/31/2014	yes

MATCH REPORT

This year's HOME match requirement is $163,556. The Consortium received confirmation from DHCD on September 30, 2014 that there were over $1.47 million in Massachusetts Rental Voucher Program (MRVP) expenditures available for HOME match purposes. As noted on the attached match report, the Consortium will carry forward a match surplus of well over $23 million into FFY 2014.

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)

Match Contributions for **Federal Fiscal Year (yyyy)** 2013

Part I Participant Identification

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction	3. Name of Contact (person completing this report)
M13-DC25-0217	Barnstable County HOME Consortium	Paul Ruchinskas
5. Street Address of the Participating Jurisdiction		4. Contact's Phone Number (include area code)
3225 Main Street- PO Box 226		508-362-3828
6. City	7. State	8. Zip Code
Barnstable	MA	02630

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	$ 21,739,476	
2. Match contributed during current Federal fiscal year (see Part III.9.)	$ 1,472,477	
3. Total match available for current Federal fiscal year (line 1 + line 2)		$ 23,211,953
4. Match liability for current Federal fiscal year		$ 163,556
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		$ 23,048,397

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	06/30/14	$1,472,477						$1,472,477
TOTAL		$1,472,477						$1,472,477