



BARNSTABLE COUNTY HOME CONSORTIUM

PO Box 226, 3225 MAIN STREET
BARNSTABLE, MASSACHUSETTS 02630
(508) 362-3828 • FAX (508) 362-3136
E-mail: housing@capecodcommission.org



TO: Advisory Council members
FROM: Paul Ruchinkas (PR)
RE: FFY 2014 Annual Plan
DATE: March 6, 2014

Enclosed is a copy of the draft Barnstable County HOME Consortium's FFY 2014 Annual Plan. Please note that I have submitted only the main text and not all the Appendices that I will insert later.

Much of the HUD required Annual Plan elements are fundamentally excerpted from the 2010-2014 Consolidated Plan (as amended): Sections 3, 4, 5, 6, 7, and 9 fall into this category with an occasional data update included. I also added references where needed (pp 9, 20, and 22) to the policies we have and will adopt to comply with the changes required by the August 2013 revision to the HOME regulations.

For our meeting, I recommend focusing our discussion primarily on Section 2- our allocation recommendations and the rationale for them- and then on the remaining sections as needed.

There were really no substantive changes in the market conditions, the HOME rental policies, or in the allocation recommendation in Section 2 from those in 2013's Plan. The primary change has been the impact of DHCD just having one rental funding round in each of 2013 and 2014 combined with a gap in the regional pipeline of ready to proceed projects and tightened HOME regulations on what is required to "commit" funds to make it much more challenging to satisfy HOME's two year commitment requirement. Note that we will need to commit about \$150,000 more by August 31, 2014 in order to meet the two year commitment requirement.

There was no discussion at the public hearing about the down payment (DP) program. With median home prices having risen for the second year in a row and with interest rates rising, my and HAC staff's expectation is that it will be even harder for first time buyers to find a non deed-restricted home that they can afford even with a DP loan. There have been four DP loans made to date since July 1st totaling just over \$44,000 with two of the four loans in excess of \$10,000; therefore, in the hopes of achieving our goal of five DP loans per year, I would recommend the same \$75,000 allocation and maximum loan amount of \$20,000 as we adopted in 2013.



On Section 4, I included more narrative on homelessness- the amount of unmet need, shelter needs/capacity, outreach to homeless individuals and families, support services, etc. to hopefully satisfy comments I received from HUD on our last Annual Performance Report.

There were no changes in Section 8 from last year. The only parts that apply to our current programs are the division of the affordability periods for rental projects to limit our repayment obligation exposure and the recapture provision for down payment loans on market rate homes.

I realize that this is a lengthy document (even without all the appendices), but I would appreciate your review and suggestions for any edits and/or amendments in any section at the meeting. If you cannot attend the meeting, I would welcome your comments and suggestions. We need to approve the FFY 2014 draft Plan, with all approved edits and amendments, at the meeting so that I can make whatever changes are needed in order to send the Plan out in early April when I return in order to start the 30 day public comment period. This will enable us to meet, or come close to meeting depending on the County Commissioners' schedule, HUD's May 15th submission deadline. If you have any questions or would like to discuss any of the draft prior to the meeting, do not hesitate to contact me.