BARNSTABLE COUNTY HOME CONSORTIUM
HOME PROGRAM

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

FEDERAL FISCAL YEAR (FFY) 2014
JULY 1, 2014 – JUNE 30, 2015

Simpkins School Residences- Yarmouth

PARTICIPATING JURISDICTION: BARNSTABLE COUNTY HOME CONSORTIUM

LEAD AGENCY: BARNSTABLE COUNTY – CAPE COD COMMISSION

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PROGRAM YEAR: 2014

BARNSTABLE COUNTY HOME CONSORTIUM

2014 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 28, 2015- Public Comment Notice for draft 2014 Annual Report and Notice of September 17, 2015 Public Meeting on Annual Report posted on Cape Cod Commission and the Barnstable County Human Services Dept. web site in English, Spanish, and Portuguese.

August 28, 2015- Draft 2014 Annual Report posted on the Cape Cod Commission and Barnstable County Human Service Dept. web site.

August 28, 2015- E-mail notification of September 17, 2015 Public Meeting and of 15 day public comment period 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 28, 2015- The draft 2014 Annual Report was distributed to the BCHC Advisory Council for its review and comments.

August 30, 2015- Publication in the Cape Cod Times of Notice of September 17, 2015 Public Meeting on 2014 Annual Report and publication of 15 day Public Comment Notice in the Cape Cod Times.

August 28, 2015- Notice of September 17, 2015 Public Meeting on Annual Report included in the Barnstable County Human Services E-Newsletter in English, Spanish, and Portuguese.

September 17, 2015- Public Meeting held at Innovation Room of the Open Cape 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.

B. Public Comments

The following are a summary of the comments received at the September 17th public meeting:

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

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 $404,552 for FFY 2014, and received an additional $25,321 in program income over the course of the year. During this reporting period the Consortium expended $562,973 in HOME funds allocated from FFY 2010 through FFY 2014. Included within the expenditures was $25,321 from program income: $19,248 of which was spent on housing development program activities and $6,073 on the down payment/closing cost program.

FFY 2014 HOME Activities	2014 Projected Activity Allocations	Actual Funds Expended	Funds Leveraged
Housing Production/CHDO	$289,097	$417,082.42*	$47,694,597
Down Payment/Closing Cost	$75,000	$ 96,955.84*	$2,371,183
Administration	$40,455	$ 48,934.77	N/A
Program Income	$40,000	($25,321.42)*	N/A
Total	$444,552	$562,973.28	$50,065,780

*Program income expenditures of $19,248.42 included within the housing production expenditures and of $6,073 within the down payment/closing cost 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 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, the state Affordable Housing Trust Fund (AHTF), the state Housing Stabilization Fund (HSF), state Community-Based Housing (CBH) funds, the state Housing Innovation Fund (HIF), Town Community Development Block Grant (CDBG) reserves, Massachusetts Housing Partnership's (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 2014 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, three rental projects with seventy-one (71) affordable units were completed; there are four projects with one hundred six (106) affordable units underway; and new commitments totaling $775,000 were made to four projects that could create one hundred fifty-seven (157) affordable units. Three hundred thirty-four (334) affordable rental units have been created or are in the pipeline.**

1) Housing Production Program:

	# Projects	# Rental Projects	# Afford-able Rental Units	# Owner-ship Projects	#Afford-able Owner-ship Units	HOME Funds Com-mitted
Projects Com-pleted	3	3	71	0	0	$480,000
Prior Years' Commit-ments That Closed and Have Construc-tion Underway	4	4	106	0	0	$800,000
FFY 12-14 Commit-ments Not Closed	4	4	157	0	0	$775,000
Totals	11	11	334	0	0	$2.055 million

a) During this reporting period, three (3) projects that created seventy-one (71) affordable units were completed.

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 was fully leased up by October 2014.

Great Cove Community- Mashpee

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 completed rehab by August 2014. The building was fully leased up by November 2014.

20 Shore Street- Falmouth

Simpkins School 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 was substantially completed by August 2014 and on the new addition by September 2014. The building achieved sustained occupancy by October 2014.

Simpkins School Residences- Yarmouth

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.

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. Despite the harsh winter, substantial completion was achieved by April 2015. The project was partially leased up by the end of the program year.

Notantico Woods- Falmouth: The non-profit Falmouth Housing Corporation (FHC) received a total HOME commitment of $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 closed with all the public funders and started construction in December 2014. Construction was underway by the end of the program year with substantial completion expected by August 2015.

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 was 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 with the public and private lenders was completed by November 2014. Construction was underway by the end of the program year with substantial completion expected by February 2016.

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. CHR secured its DHCD funding that included federal low income tax credits, state HOME, state HSF, and state AHTF. In addition, CHR received funding both from Provincetown's AHTF and CPA. CHR closed with its public and private funders in May 2015. Construction was underway by the end of the program year with substantial completion expected by February 2016.

c) Four projects received conditional commitments of HOME funds totaling $775,000 during this reporting period and have not yet closed.

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) will be for individuals or households who earn less than thirty percent (30%) AMI. There will be 8 project-based MRVP's and 4 non rent assisted units at $483 per month for the 30% AMI households. Six of the units will be reserved for homeless individuals or families.

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 April 2015 funding round. Additional state funding in the round was requested from HOME, HSF, and AHTF.

Village Green II- 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. Village Green- Phase II is a new construction affordable apartment complex located off Independence Drive in Hyannis. The project was permitted under Chapter 40B. This request is for the second phase of the project that will result in a total of 120 units. The unit mix of Phase II of the project is the same as Phase I and consists of 60 units: 14 one bedroom units; 42 two bedroom units; and 4 three bedroom units. As with Phase 1, there will be two buildings of three stories each with 30 apartments in each. Forty-five (45) units will be leased to families earning less than 60% AMI; seven (7) units to households earning less than 50% AMI via project-based MRVP's; and eight (8) will be leased to families earning less than 30% AMI for Barnstable County via Section 8 PBV's. These fifteen project-based units will be

reserved for individuals or families who are homeless or at risk of homelessness. Phase I involves two apartment buildings of three stories each, a community building and approximately 70% of the total infrastructure. Phase II will consist of 60 units within two three story buildings identical to those in Phase I along with the remaining 30% of infrastructure. Dakota requested federal low income tax credits, state HOME, HSF, and AHTF as well as the state and federal project-based vouchers as part of its DHCD application in the April 2015 funding round.

Gull Pond Road- Wellfleet: The for-profit Community Housing Resource, Inc. (CHR) received a $200,000 HOME commitment for its Gull Pond Road project-a six (6) unit new construction family rental development located at 250 Gull Pond Road in Wellfleet. Four (4) of the units will be affordable to households at or below 60% AMI and will be HOME-assisted; the remaining two units will be market units for households with incomes at or below 100% AMI.

The 2.27 acre parcel was taken by the Town in a tax taking and designated for affordable housing and transferred to the Housing Authority in 2003. CHR was awarded designated developer status in 2006 and proceded to secure its Chapter 40B permit for a 5 home ownership development in 2008. Because of the recession, DHCD stopped funding ownership developments; however, CDBG infrastructure funding was secured in 2011 and that work completed by mid 2012. CHR acquired the deed to the property in April 2014. Marketing commenced in mid 2014; however, not enough eligible buyers were found, and the Housing Authority and CHR made the joint decision to convert the development into six rental units. The Zoning Board of Appeals approved the amendment to the 40B permit to change to rental in May 2015.

There will be three buildings constructed, each with a one bedroom and two bedroom apartment. Two of the units will have project-based Section 8 vouchers (PBV) for households at or below 30% of area median income (AMI); two units will be available to households at/below 60% AMI; and there will be 2 market rate units for households at/below 100% AMI. CHR has secured Town CDBG reserves for the infrastructure work and commitments of Town AHTF and CPA funds. CHR state HSF as part of its DHCD application in the April 2015 funding round.

Canal Bluffs III- Bourne: Preservation of Affordable Housing (POAH), in partnership with HAC, received a $200,000 HOME commitment for Canal Bluffs- Phase III to assist in the new construction of 10 buildings that will produce forty-four (44) family rental apartments, thirty-five (35) of which will be affordable to households at or below 60% AMI and eleven (11) of which will be HOME-assisted. There will be twenty-four (24) two bedroom apartments and twenty (20) three bedroom apartments. Seven (7) of the units will have project-based Section 8 vouchers available for households at or below 30% AMI.

Canal Bluffs III will be the final phase of a Chapter 40B development on a 17.1 acre site that HAC and POAH have been working on since 2005. There is currently a 28 unit family rental development and a 45 unit age restricted rental development on the site.

POAH and HAC submitted a funding application in the April 2015 DHCD round for the remaining funding needed for this final phase: federal low income tax credits, state HOME, state HSF, state AHTF along with the allocation of project-based Section 8 vouchers.

Since its inception, the Consortium has funded 74 projects that have been completed and occupied that have resulted in 1,301 affordable units: 54 rental projects with 1,175 affordable units and 20 ownership projects with 126 affordable units. HOME-funded projects represent approximately 22.8% 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 11 projects described in this section (8 of which are in the pipeline) will result in the creation of three hundred thirty-four (334) affordable units, of which one hundred five (105) 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 $2,055,000 in local HOME funds has been committed to these projects.

2. <u>Down Payment Closing Cost Assistance (DPCC) Program</u>:

For this reporting period twelve (12) low–income first–time homebuyers received assistance totaling $94,725- an average loan amount of $7,894. 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.

Eight (8) loans were for market rate single family homes with an average purchase price of $253,500 with a range from $207,000- $287,000. Four (4) loans were for market rate condos with an average purchase price of $131,000 and with a range from $100,000- $150,000. All twelve households had incomes of between 51% - 80% of median income. **To date six hundred twenty-seven (627) 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.

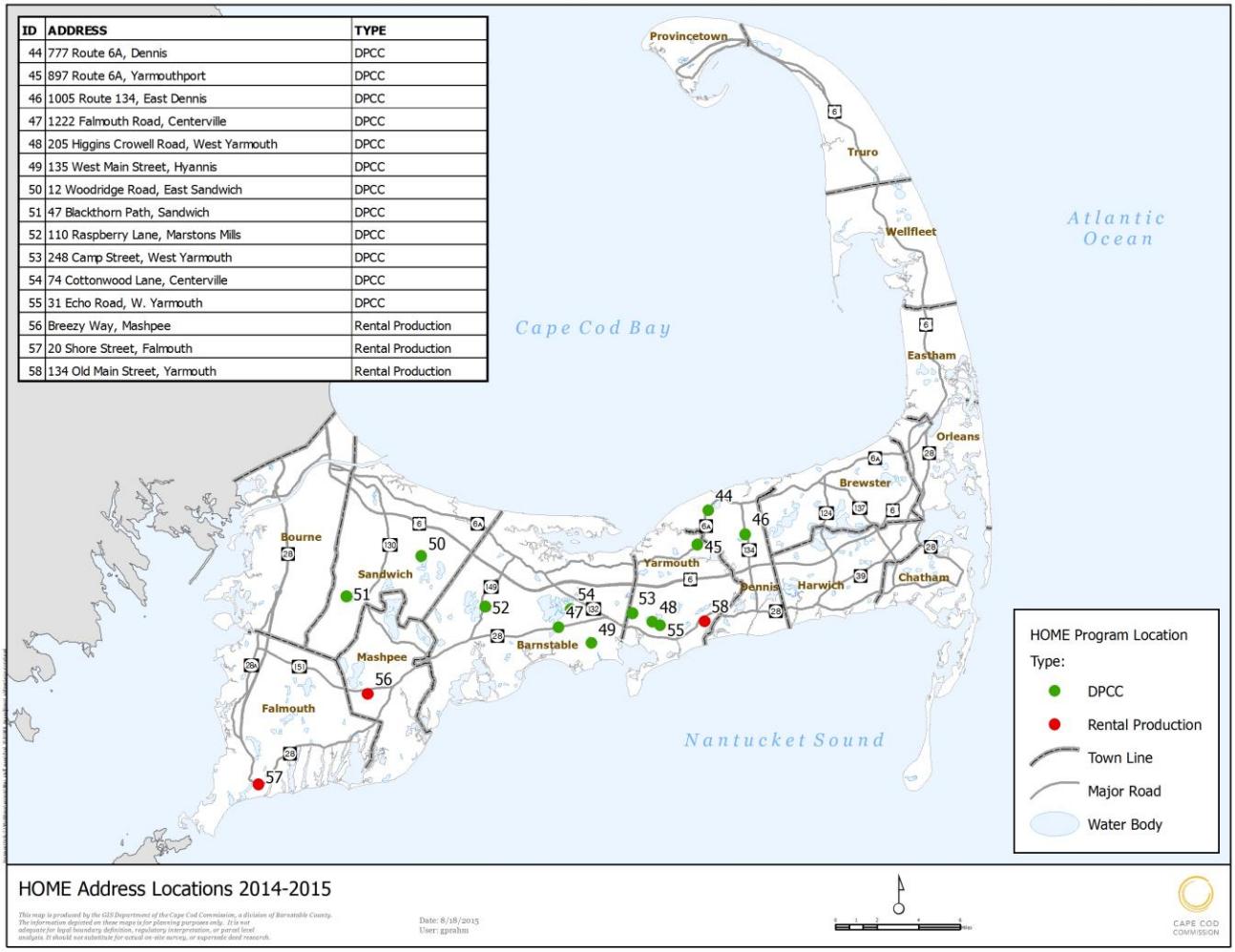
	Households Assisted- FFY 2014	**Households Assisted- Total Program**
Down Payment/Closing Cost Program	12	627

DPCC loans were made in the following communities: Barnstable (4), Dennis (2), Sandwich (2), and Yarmouth (4).

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 15 identifies the locations of HOME-assisted activities that were completed and closed out during the FFY 2014 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 29.

ID	ADDRESS	TYPE
44	777 Route 6A, Dennis	DPCC
45	897 Route 6A, Yarmouthport	DPCC
46	1005 Route 134, East Dennis	DPCC
47	1222 Falmouth Road, Centerville	DPCC
48	205 Higgins Crowell Road, West Yarmouth	DPCC
49	135 West Main Street, Hyannis	DPCC
50	12 Woodridge Road, East Sandwich	DPCC
51	47 Blackthorn Path, Sandwich	DPCC
52	110 Raspberry Lane, Marstons Mills	DPCC
53	248 Camp Street, West Yarmouth	DPCC
54	74 Cottonwood Lane, Centerville	DPCC
55	31 Echo Road, W. Yarmouth	DPCC
56	Breezy Way, Mashpee	Rental Production
57	20 Shore Street, Falmouth	Rental Production
58	134 Old Main Street, Yarmouth	Rental Production



SECTION II. PERFORMANCE MEASUREMENTS

The following table summarizes the major FFY 2014 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 2014 Goals	FFY 2014 Accom-plishments	% Com-pleted
Housing Production	1, 3, 4 and 5	Affordability for the purpose of providing decent housing	$289,097	$417,082	33 units	71 units	215%
Down Payment/ Closing Cost	4	Affordability for the purpose of providing decent housing	$75,000	$96,956	5 house-holds	12 house-holds	240%

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-2014	Goal-2010-2014	Units-2010-2014
1.	Rental Housing Objectives					
1a)	Create affordable rental housing.	Number of units	30/year	71	150	486
		Number of units for HH at or below 30% AMI	3/year	14	15	193
		Number of units for HH between 30-50% AMI	3/year	29	15	117
		Number of minority HH assisted	10% of assisted HH	15.5% (11 of 71)	10% of assisted HH	9.4% (29 of 309)

Obj #1	Specific Objectives	Performance Measure	Annual Goal	Units-2014	Goal-2010-2014	Units-2010-2014
		Number of newly built units that are accessible under Section 504	10% of newly built units	10% (1 of 10)	10% of newly built units	10.8% (20 of 186)
		Number of newly built units that meet Energy Star standards	100% of newly built units	100% (10 of 10)	100% of newly built units	100% (186 of 186)
		Number of newly built units that are LEED certified	25% of newly built units	0% (0 of 10)	25% of newly built units	6.5% (12 of 186)

Explanation of Rental Housing Outcomes

Objective 1a) The Consortium met 6 of its 7 rental housing objectives in 2014 and met 5 of 7 over the five years of the Con Plan period with the LEED and minority targeting objectives not met. The Consortium exceeded its production goal for the year with 71 completed units and far exceeded its production goal for the 2010-2014 Con Plan period with 486 affordable rental units completed.

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 6/30/15, over 79.5% of households in HOME-assisted units have incomes below 50% of area median income and over 46% have incomes below 30% of area median income. The Consortium just fell short (9.4%) of its 10% minority targeting goal- a new performance measure added three years ago as a result of the April 2012 Con Plan amendments. The Consortium notes that the minority % of occupants in the 209 new units created in the eight new construction projects over these three years (one large project was preservation of existing units) was 13.9%.

The Consortium achieved its 10% accessibility target this year, and it met its goal for the five 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 did not achieve its goal over the five 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-2014	Goal-2010 - 2014	Units/HH-2010-2014
4a)	Create affordable ownership housing.	Number of units	3/year	0	15	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	12	25	34
		Number of minority HH assisted	10% of assisted HH	16.7% (2 of 12)	10% of assisted HH	20.6% (7 of 34)

Explanation of Ownership Housing Outcomes

Objective 4a) The Consortium did not meet any of its homeownership production objectives in 2014; however, it met 3 of the 6 performance measures over the five 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's August 2010 moratorium on accepting any new ownership production funding requests will continue.

Objective 4b) Despite being limited to market sales by the HOME/universal deed rider conflict, the Consortium's down payment assistance program exceeded its goal this year and made 12 loans and met its Con Plan five year goal by making 34 loans. However, this accomplishment is tempered by the fact that the Consortium made 46 loans just 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 2014 as well as for the five 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-2014	Goal-2010-2014	Units-2010-2014
3.	Homeless Objectives					
3a)	Create permanent supportive housing for homeless individuals or families.	Number of units	1/year	0	5	1

Explanation of Homelessness Outcomes

Objective 3a) The Consortium did not achieve its homelessness production objective in 2014 nor during the five years of the Con Plan period. Some of the rental projects in the pipeline have units reserved for homeless individuals and families; therefore, the Consortium expects to improve its performance in this area during the 2015-2019 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 participated 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-2014	Goal-2010-2014	Units-2010-2014
5.	Special Needs Objectives					
5a)	Create rental housing for any of the high priority special needs populations.	Number of units	1/year	1	5	17

Explanation of Special Needs Outcomes

Objective 5a) The Consortium met its special needs target for 2014 as the Great Cove Community development included one (1) unit 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 also far exceeded its special needs housing goal over the five 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 increased its funding award limits for Rental Housing development and amended its existing DPCC Eligibility and Underwriting Policy and Conflict of Interest policy.

2. Program Administration:

Overall administration was provided by the Cape Cod Commission's Affordable Housing Specialist and the Program Coordinator. 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 2015-2019 Consolidated Plan and FFY 2015 Annual Plan to the HUD Regional Office on May 15, 2015. The FFY 2015-2019 Consolidated Plan and 2015 Annual Plan were subsequently approved by HUD on _____ __, 2015.

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 during calendar years 2013-2015, the Consortium has not made any awards from the FFY 2012, FFY 2013, or FFY 2014 CHDO set aside funds as of 6/30/15. Because of the lack of CHDO projects in the pipeline, the Consortium has submitted a request to HUD to allow those funds to be available to non-CHDO housing development projects. **Through its history, however, 26% 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 Program Coordinator oversees the annual project income and rent certification process, the property standards review, the annual project financial performance assessment, the newly required annual approval of project rents, 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 an 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 seventeen (17) Consortium rental housing development projects had their units inspected; fourteen (14) rental projects had on-site monitoring visits; and three (3) newly completed rental projects (Great Cove, 20 Shore Street, and Simpkins) 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 August 14, 2015 that there was $325,468 in regional 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 $122,179. The Consortium will carry forward a match surplus of well over $21.9 million into FFY 2015.

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 $1,280,000 in HOME funds for the seven projects that were completed and/or still under construction during this period resulted in over $55.4 million in leveraged public and private funds (a 43 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 25% (9 of 36) of the households receiving HOME assistance were minorities; for the 2010-2014 Con Plan years, 18.3% (28 of 153) 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).

As part of the 2015 Point in Time Count and Housing Inventory Count, the Network identified

the following unmet need in the region: Permanent Supportive Housing- 29 beds for Individuals and 21 beds for households with at least one adult and one child.

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 57 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 at least quarterly and is comprised of staff from the 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 271 in 2015. 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 362 in 2015 (192 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 $1,697,949 in funding for various ongoing homelessness efforts and programs- including continued funding for 161 permanent supportive housing beds for homeless individuals- as well as for the creation of 8 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 $404,552; we expended $562,973; and we made commitments of over $775,000 toward program activities.

FFY 2014 was a productive year for rental units completed (71) and for projects under construction (4 projects totaling 106 units). The Consortium approved three new rental housing development funding requests that resulted in $525,000 of conditional commitments. This robust number of commitments was despite the fact that DHCD only conducted one funding round during this program year (April 2015). Unfortunately, none of the commitments were made from our CHDO set aside, and to date the FY 2012, 2013, and 2014 CHDO set asides remain uncommitted. As noted on page 21, the Consortium has requested that HUD allow those funds to be used for non-CHDO housing development projects. Historically however, through 6/30/15, the Consortium has committed 26% 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 2014 as it met or exceeded its goals on just 9 of its 17 measures; however, it met 11 of its 17 goals over the five years of the Con Plan period. For 2014, the Consortium met 6 of its 7 rental targets and its special needs targets; however, it met only 2 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 will not be able to support any homeownership developments. 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 25% (9 of 36) of the households receiving HOME assistance were minorities; for the 2010-2014 Con Plan years, 18.3% (28 of 153) 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.

Two rental projects that completed construction this program year submitted MBE/WBE information. The data indicates that $530,000 of the total $3,874,209 in construction contracts went to MBE/WBE companies- 13.7%.

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 2014**

	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)	4	6	0	1	11	0	0	0	0	11
Very Low-Income (31-50% MFI)	7	5	1	0	13	0	0	0	0	13
Moderate Income (51– 80% MFI)	0	0	0	0	0	0	5	7	12	12
Total	11	11	1	1	24	0	5	7	12	36

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

Ethnicity	
Hispanic	1
Non-Hispanic	35
Did Not Reply	0
Total	36

Race	
White	28
Black	3
Native American	1
Asian & Pacific Islander	0
Other	4
Did Not Reply	0
Total	36

HQS PROPERTY INSPECTIONS- 2014

2014 HQS INSPECTIONS- 8/25/15							
PROJECT	**# of HOME units**	**# of units for inspec-tion**	**Scheduled HQS**	**Units to be inspected**	**Units with inspections**	**Report Date**	**Pass/Fail**
27A Conwell Street/CHR	5	4	PHI	1,2,3,4,5		4/7/2015	
40A Nelson Ave./CHR	4	4	DHCD	1,2,3,4		6/26/2015	P
Ashley Drive/BHA	1	1	PHI	1		5/15/2014	P
Winter Street/BHA	9	4	PHI	1,2,3,4,5,6,7,8,9		various dates	P
27 Nelson Ave./CDP	2	2	PHI	27a & 27b			
Camp Street/HECH	4	4	PHI	311 & 315		6/6/14 &6/3/14	
Canal House/CDP	6	4	DHCD	1,2,3,4,5,6,7,8,9		11/19/2014	P
Harry Kemp Way/CDP	4	4	PHI	1,2,3,4	1,3,4	6/23/2015	
Helen's Way/CDP	1	1	PHI	6b		6/23/2015	P
Little Homesteads/CDP	8	4	PHI	1,2,3,4,5,6,7,8	5,7		
Shore Road/CDP	2	2	PHI	53a & 53b		6/23/2015	P
Gull Cottages/CDP	5	4	PHI	A,B,C,D			
Eastham Duplexes/OHA	8	4	PHI	65B, 5965A, 5975A,5985B			
Flynn House/FHA	7	4	PHI	1,2,3,4,5,6			P
Bridgeport/FHA	5	4	PHI	8-1,8-2,8-3,8-4,8-5	8-1, 8-4, 8-5	7/15/2015	
May Institute	4	4	PHI	1,2,3 & 4			
Telegraph	5	5	PHI	A, B, C, D & F		5/7/15-5/19/15	P

2014 MONITORING REPORT

Updated 8/26/15				2014 MONITORING				
PROJECT	**Monitor-ing**	**Total Units**	**Total HOME Units**	**Rents/ Incomes Reports received & reviewed**	**Fin. Reports received & reviewed**	**Monit. Appoint.**	**Mont. Rsp. Letter**	**Comp.**
27 Nelson Ave/CDP	Due	2	2	rec.	rec.	done	needs re-insp.	needs re-insp.
27A Conwell St/CHR	Due	5	5	rec.	rec.	done	needs re-insp.	needs re-insp.
32 Conwell St/CHR		18	11	rec.	rec.	n/a	n/a	yes
40A Nelson/CHR	DHCD	6	4	rec.	rec.	DHCD	done	yes
704 Main St./FHA		58	11	rec.	rec.	n/a	n/a	yes
Ashley Drive/BHA	Due	1	1	rec.	rec.	done	done	yes
Assisted Living/DHCD		84	11	rec.	rec.	n/a	n/a	yes
Aunt Sarahs/BHA		10	10	rec.	rec.	n/a	n/a	yes
Bridgeport/FHA	Due	8	5	rec.	rec.	done	needs re-insp.	needs re-insp.
Brush Hill Res./YHA	Due	2	1	rec.	need audit 2013 & 2014	done	need fin.	audit
Camp Street/HECH		6	4	rec.	rec.	done	Insp. Scheduled	needs insp.
Canal Bluffs/POAH		28	11	rec.	rec.	n/a	n/a	yes
Canal House/CDP	DHCD	8	6	rec.	rec.	DHCD	done	yes
CHIPs /BHA		10	4	rec.	need audit 2014	n/a	n/a	audit
Clay Pond Cove/POAH		45	11	rec.	rec.	n/a	n/a	yes
Cromwell Court/POAH		124	11	rec.	rec.	n/a	n/a	yes
Dennis Commons/		32	11	rec.	rec.	n/a	n/a	yes
Eastham Duplexes/OHA	DHCD	8	8	rec.	rec.	DHCD ltr. Needed	needs re-insp.	needs re-insp.
Edgerton Drive/FHA		24	6	rec.	rec.	n/a	n/a	yes
Fairwinds/FHA		20	10	rec.	rec.	n/a	n/a	yes
Flynn House/FHA Mang.	Due	7	7	rec.	rec.	done	done	yes
Foley House/PHA		10	10	rec.	rec.	n/a	n/a	yes
Foundations/HAC		12	6	rec.	rec.	n/a	n/a	yes
Gifford Street/FHA		28	8	rec.	rec.	n/a	n/a	yes
Great Cove/MHA	Initial	10	10	Initial	n/a	n/a	n/a	yes
Gull Cottages/CDP	Due	5	5	rec.	rec.	done	needs re-insp.	needs re-insp.
Harry Kemp/CDP	DHCD	4	4	rec.	rec.	done	needs re-insp.	needs re-insp.
HECH-Main 916-920		10	4	rec.	rec.	n/a	n/a	yes
HECH Duplexes		10	10	rec.	rec.	n/a	n/a	yes
Helen's Way/CDP	Due	2	1	rec.	rec.	done	done	yes
Kimber Woods/POAH		28	11	rec.	rec.	n/a	n/a	yes
Lake Street/TCB		47	11	rec.	rec.	n/a	n/a	yes

Little Home/CDP	Due	8	8	rec.	rec.	done	needs re-insp.	needs re-insp.
Lombard Farms/POAH		12	8	rec.	rec.	n/a	n/a	yes
May Institute	Due	4	4	rec.	rec.	done	needs re-insp.	needs re-insp.
Northside/Karam Group		46	11	rec.	rec.	n/a	n/a	yes
Osprey Lane/TCB		36	11	rec.	rec.	n/a	n/a	yes
Pine Oaks Village/MB		65	13	rec.	rec.	n/a	n/a	yes
Province Landing/TCB		50	11	rec.	rec.	n/a	n/a	yes
Rock Harbor/POAH		100	10	rec.	rec.	n/a	n/a	yes
Sally's Way/CHR		16	11	rec.	rec.	n/a	n/a	yes
Schoolhouse Green/FHC		39	11	rec.	rec.	n/a	n/a	yes
Shank Painter/CHR		15	5	rec.	rec.	n/a	n/a	yes
Shore Road/CDP	Due	2	2	rec.	rec.	done	done	yes
Stage Coach Road/BHA	Initial	12	3	Initial	n/a	n/a	n/a	yes
Sisson Road/HECH		13	4	rec.	rec.	n/a	n/a	yes
Southside/POAH		14	5	rec.	rec.	n/a	n/a	yes
Telegraph	Due	7	5	rec.	rec.	done	done	yes
Thankful Chase/CDP		12	11	rec.	rec.	n/a	n/a	yes
Wellfleet Apartments/CDP		12	11	rec.	rec.	n/a	n/a	yes
Wells Court/1st Realty Mang.		24	24	rec.	rec.	n/a	n/a	yes
Winter Street/CAM	Due	9	9	rec.	rec.	done	done	yes

MATCH REPORT

This year's HOME match requirement is $122,179. The Consortium received confirmation from DHCD on August 14, 2015 that there was $325,468 in regional 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 $21.9 million into FFY 2015.