



CAPE COD  
COMMISSION

TO: Health & Human Services Committee  
FROM: Paul Ruchinkas, Affordable Housing Specialist  
DATE: March 5, 2014  
RE: Cape Cod Commission affordable housing roles

## **BACKGROUND: REGIONAL AFFORDABLE HOUSING CONTEXT**

- Although progress has been made from 2000-2013 with addition of 1,700+ affordable units (current total of 5,460 officially designated affordable units) and increase in region's affordability % from 3.75% to 5.3%, region is still about 4,900 units short of state's 10% affordability goal
- Region's single family houses prices from 2003-2013 averaged 10% higher and 2000-2012 average wages were 30% lower than state averages
- 2013 housing wage was \$24.37/hour
- 2010-2014 Consolidated Plan reported over 4,000 households on the federal Section 8 housing voucher waiting list
- 2006-2010 Census data showed over 9,000 low income renter households with housing cost burden (pay more than 30% of their income on housing) and that 4,200 of those renter households pay more than 50% of their income on housing

## **CCC AFFORDABLE HOUSING ROLES**

### **I. REGIONAL RESOURCES AND PROGRAMS**

#### **1) Barnstable County HOME Consortium- 1994-**

- Cooperation agreement- County and 15 towns- with County, through CCC, as program administrator
- \$13.6 million in HOME funds- significant reduction in 2012-2013 and continued lower funding levels expected for near term (see Attachment A)
- 71 housing development projects completed- 1,230 affordable units (22.5% of region's total), 1,104 rental and 126 ownership (\$8 million committed)
- 615 first time homebuyers received down payment/closing cost assistance (\$3.4 million total)
- 201 homeowners received rehab program assistance (\$1.4 million total)

## **2) Soft Second Loan Program- 1993- 2008**

- 617 households assisted in purchase of first home
- \$2.6 million in subsidy funds secured directly from DHCD from 1993-2005

## **3) Regional Ready Renters Program- 2011-**

- MOA's between CCC as program administrator and participating towns (5 in 2011, 4 in 2012, and 3 in 2013-2014)
- Program enables small scale rental projects created under local affordable housing bylaws to qualify toward the 10% goal
- 12 vacancies filled
- After piloting program, CCC seeking another entity to continue administration

## **II. TECHNICAL ASSISTANCE/INFORMATION SHARING**

### **1) Studies/Reports/Data-**

- Affordable Housing Strategies- Regional Best Practices Toolkit (2008)
- Costs of Homelessness (2009)
- Fair Housing Plan (2010)
- Barnstable County Nexus Study (2005)
- Annual Chapter 40B Report (2012)

### **2) Workshops-**

- Cottage Housing (2013)
- LEED and Affordable Housing (2010)
- Municipal Affordable Housing Trusts (2009)
- Subsidized Housing Inventory (2009)
- Fair Housing (2008)

### **3) Town Technical Assistance- development project feasibility analysis, zoning bylaws, housing plans, etc.**

## **III. REGULATORY- REGIONAL POLICY PLAN (RPP)**

- Residential developments- at least 10% affordable units
- Commercial developments (new as of 2009 RPP)- affordable housing cash mitigation required depending upon size and type of project

## ATTACHMENT A

### BARNSTABLE COUNTY HOME CONSORTIUM PROGRAM

#### ANNUAL ALLOCATIONS

<b>YEAR</b>	<b>HOME ALLOCATION</b>
<b>1994</b>	<b>\$619,000</b>
<b>1995</b>	<b>\$671,000</b>
<b>1996</b>	<b>\$635,000</b>
<b>1997</b>	<b>\$619,000</b>
<b>1998</b>	<b>\$658,000</b>
<b>1999</b>	<b>\$706,000</b>
<b>2000</b>	<b>\$707,000</b>
<b>2001</b>	<b>\$784,000</b>
<b>2002</b>	<b>\$783,000</b>
<b>2003</b>	<b>\$772,797</b>
<b>2004</b>	<b>\$861,338</b>
<b>2005</b>	<b>\$773,880</b>
<b>2006</b>	<b>\$717,618</b>
<b>2007</b>	<b>\$713,764</b>
<b>2008</b>	<b>\$681,075</b>
<b>2009</b>	<b>\$753,465</b>
<b>2010</b>	<b>\$749,819</b>
<b>2011</b>	<b>\$664,528</b>
<b>2012</b>	<b>\$379,285</b>
<b>2013</b>	<b>\$389,398</b>
<b>TOTAL</b>	<b>\$13,638,267</b>
<b>AVERAGE ANNUAL ALLOCATION</b>	<b>\$681,913</b>