



CAPE COD
COMMISSION

TO: Barnstable County Commissioners
FROM: Paul Ruchinkas, Affordable Housing Specialist
DATE: April 3, 2013
RE: FFY 2011- FFY 2012 Commission affordable housing efforts

BACKGROUND: REGIONAL AFFORDABLE HOUSING CONTEXT

- Although progress made from 2000-2010 with addition of 1,700+ affordable units (current total of 5,285 officially designated affordable units) and increase in region's affordability % from 3.75% to 5.1%, region is still about 5,100 units short of state's 10% affordability goal;
- Region's single family houses prices in 2012 are 11% higher and 2011 average wages are 32% lower than state averages;
- 2013 housing wage of \$24.37/hour;
- 2010-2014 Consolidated Plan reported over 4,000 households on the federal Section 8 housing voucher waiting list;
- Homeownership affordability gap disappeared for 2nd year in a row- primarily because of record low interest rates;
- Significant reduction in HOME allocation to the County (see Attachment A);
- Towns willing to allocate CPA \$ for community housing efforts.

BACKGROUND: STATE AFFORDABLE HOUSING CONTEXT

- Proposal for regionalization of housing authorities;
- Goal of 10,000 new multi-family housing units created per year;
- In 2012 DHCD adopted pre-application process and also all projects needed to meet at least one of four state priorities in order to qualify for funding;
- 5 tax credit and 2 non-tax credit projects from the region submitted in the August 2012 pre-application round. 4 projects, 3 of which were tax credit, were selected to apply in the October 2012 round. Two tax credit projects were selected for funding: Village Green in Barnstable and the Mashpee Village preservation and renovation project. There are thus 5 regional rental projects that are all expected to submit for DHCD's May 2013 pre-application round;

- Only one DHCD rental funding round in 2013 as opposed to the typical two rounds per year. This will further lengthen the queue for rental projects from the region. Virtually no DHCD funding for homeownership development.

1. BARNSTABLE COUNTY HOME CONSORTIUM

FFY 2011 (7/1/11- 6/30/12): \$664,528

Rental Projects Completed: 2 projects- 163 units

- Cromwell Court- Hyannis- 124 family units- rehab & preservation
- School House Green- Falmouth- 39 age restricted units- new construction

Down Payment Program: 4 households

FFY 2012 (7/1/12- 6/30/13): \$379,258

Rental Projects Completed: 3 projects- 110 units

- Clay Pond Cove- Bourne- 45 age restricted units- new construction
- Province Landing- Provincetown- 50 family units- new construction
- 83 Shank Painter Road- Provincetown- 15 efficiency/one bedroom units- redevelopment

Rental Projects Under Construction: 4 projects- 193 units

- Rock Harbor Village- Orleans- 100 age restricted units- rehab & preservation
- Simpkins School- Yarmouth- 65 age restricted units- redevelopment
- Sally's Way- Truro- 16 family units- new construction
- Stage Coach Road- Barnstable- 12 family units- new construction

Rental Projects in Closing Process: 1 project- 10 units

- Great Cove Community- Mashpee- 10 family units- new construction

Down Payment Program: 4 households

Historical

Completed Development Projects:

- 70- 50 rental; 20 ownership
- 1,104 affordable units- 978 rental and 126 ownership
- HOME funds involved in 21% of all affordable housing in the region

Down Payment Program: 618 households assisted

HOME Consortium has been CCC's most effective and productive affordable housing initiative.

2. OTHER INITIATIVES

Regional Ready Renters Program- 2011-

- MOA's between CCC as program administrator and participating towns (5 in 2011 and 4 in 2012)
- Program enables small scale rental projects created under local affordable housing bylaws to qualify toward the 10% goal
- 8 units filled through 12/31/12
- After piloting program, CCC seeking another entity to continue the program administration

3. TECHNICAL ASSISTANCE/INFORMATION SHARING

Studies/Reports/Data

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

Workshops

- Fair Housing (2008)
- Subsidized Housing Inventory (2009)
- Municipal Affordable Housing Trusts (2009)
- LEED and Affordable Housing (2010)
- Chapter 40B (2012)
- Cottage Housing (Planned- May 2013)

ATTACHMENT A

**HISTORIC BARNSTABLE COUNTY HOME CONSORTIUM PROGRAM
ANNUAL ALLOCATIONS**

YEAR	HOME ALLOCATION
1994	\$619,000
1995	\$671,000
1996	\$635,000
1997	\$619,000
1998	\$658,000
1999	\$706,000
2000	\$707,000
2001	\$784,000
2002	\$783,000
2003	\$772,797
2004	\$861,338
2005	\$773,880
2006	\$717,618
2007	\$713,764
2008	\$681,075
2009	\$753,465
2010	\$749,819
2011	\$664,528
2012	\$379,285
TOTAL	\$13,248,869
AVERAGE ANNUAL ALLOCATION	\$697,309