BARNSTABLE COUNTY HOME CONSORTIUM ADVISORY COUNCIL
THURSDAY, APRIL 19, 2012
CAPE COD COMMISSION OFFICE
MEETING MINUTES

Members Present: Richard Carroll, Jillian Douglass, Vicki Goldsmith, Jon Holt, Bernie Kaplan, Gerry Loftus, Mary McDermott, Elaine McIlroy, Sandee Perry, Judith Riordan,

Members Not Present: Lee Berger, Lorri Finton, Art Hultin, Michelle Jarusiewicz, Marlene McCollem,

Staff Present: Paul Ruchinskas, Michelle Springer

Introduction- Paul welcomed the three new members who were appointed in the past month: Richard Carroll-Yarmouth; Mary McDermott-Chatham; and Elaine McIlory-Wellfleet.

MINUTES-

Gerry made a motion to approve the minutes of February 14, 2012. Sandee seconded the motion, 3 members in favor, 0 opposed, 4 abstained.

Correction: Jillian was listed as being present for the meeting, but was absent.

Sandee made a motion to approve the minutes of March 15, 2012. Gerry seconded the motion, 4 members in favor, 0 opposed, 3 abstained.

Correction: Page 6 next to last paragraph should be "these people" not "there people". Page 4, the second paragraph, "there" should have been "their".

HOME Program-

Funding Request-Barnstable Housing Authority-Stage Coach Road-$150,000

We haven't had a project for a while that involves one of our HOME Consortium members being the applicant for the funding request. Our practice in the past has been to allow the member to stay in the room for the discussion but they are not able to vote. Paul asked if there was anyone who would be more comfortable having Sandee leave during the discussion? Nobody in the Consortium had an issue with Sandee staying for the discussion.

Paul explained the process for reviewing the funding application to the new members. He explained that first he and Michelle review the project and work with the applicant to answer any questions. Then it goes to the project review committee and they meet to do an initial review. The committee then votes on whether or not they think the project

should be funded. Paul then reports to the HOME Consortium what the committee has recommended and the Consortium then votes.

Barnstable Housing Authority started planning this project in 2006. They submitted a funding request to the Consortium in May of 2010 for $125,000, which we awarded. We made a conditional reservation based on their getting DHCD funding. They did not get funded by DHCD so we withdrew our funding commitment. They came back again in October 2010 to the Consortium for funding, but we said no based on their comprehensive permit being under appeal by the abutter. It did not look like the appeal would be settled by the time DHCD funding round happened. BHA came back again in 2012 once the legal appeal had been settled with the abutter. We also have a scoring system checklist for applicants when they submit an application, which dictates the amount of funding they can receive. A score of 55 is the minimum to be considered for funding. If you receive 90 points or more you are eligible for an additional $5000 per unit. This project scored 103 points, which made them eligible to apply for $30,000 per unit up to our project maximum of $150,000.

This project will consist of twelve family housing rental units with six HOME units. It will consist of three quadplexes with six one-bedroom units and six two-bedroom units. Half of the units will be for people at 60% or below the median income, three units will be for people at or below 50% or below median income, and three will be for people at 30% or below median income including one that will be reserved for a homeless family. Seventy percent of the site is reserved for the Eastern Box turtle habitat. The major difference between this funding application and the other two that were submitted is that the budget has gone up $700,000. It was a little over $3 million in 2010 and it is roughly $3.7 million now. A little under $200,000 of that is due to an increase in soft costs primarily the additional legal expenses including the court appeals. Engineering and architectural expenses have also gone up due to some redesign. BHA also hired a development consultant to help them with the application that they submitted to DHCD. Construction cost went up about $425,000 from the original submission. BHA has gone through a much more intense look at construction costs vs. two years ago including an architect, construction contractor, and a third party estimator to work on the construction budget, which gives a higher level of confidence that this is a realistic construction budget. Unfortunately, $310,000 per unit is what we have be seeing over the last four years for new construction projects and what it costs to create affordable housing on basically free land. Nine of the units will be visit able and one unit will be accessible. The basement will be in the middle of each of the three buildings.

The development review committee met last week and vote to recommended approval of the $150,000 in funding.

Judy asked if there is going to be storage.

Paul responded that it was not included in the construction estimates, but there is space there for it.

Richard asked if the other funding sources are committed?

Paul responded that other than DHCD the other sources are committed. Due to the fact we have less money to allocate, we aren't able to fund homeownership projects, and we haven't had many new projects come through, that is why we are committing the funding before DHCD comes back with their commitment.

Vicki asked what the rents will be for the tenants or are there subsidies that will be involved?

Sandee explained that there will be six Section 8 project vouchers and the other six will be income based. The subsidy comes from the underwriting through MHP and will be affordable rentals that are listed in the application.

Jon asked who the other funders are.

Paul responded that there is $350,000 in CPA funds. The town of Barnstable also has an Affordable Housing and Economic Development Trust Fund that has committed $275,000 which was originally a loan, but has now been changed to a grant. They received funding from MassHousing called Priority Development Funding along with Cape Cod Commission mitigation funds as a result of BJ's project directed towards the Barnstable Housing Authority. BHA will also be putting in $100,000 of their developer fee into the project.

Vicki made a motion to approve the $150,000 in funding for Stage Coach Road, Gerry seconded the motion, 10 in favor, 1 abstained, 0 opposed.

2012 Annual Plan and Con Plan Amendments-

The comment period runs through May 9th if anyone has comments that would like to submit. After the plan was published our HUD rep sent out an email with the checklist they use for plan submission review. Paul reviewed the checklist and found some new information in regards to homelessness that HUD is requiring this year about one year goals. It's tied to the new Federal plan on ending homelessness. Paul will need to incorporate part of the information from the plan that Paula Schnepp presented to us at our last meeting. It will not impact our funding at all; Paul will just have to incorporate the information into the plan and hopes to have it done in time for the deadline.

Project Status Update-

Paul reviews the list of projects and their status.

Projects closed and under way are- Veterans Park, Clay Pond Cove, 83 Shank Painter, and Province Landing.

Projects on hold are- Barnstable HOP.

Projects with commitments in the closing process are- Breezy Acres and Rock Harbor.

Projects with conditional funding commitments are- Community Green, Simpkins School Residences, Sally's Way, and Village Green.

For full details on the project status, see attached memo.

Homelessness Count-

Paul stated that the homelessness numbers keep going down based on the report from the Cape Cod and Islands Regional Network to Address Homelessness. He feels that the region has gotten better in terms of collaborating and working together to help the homeless.

Jill stated that she thinks that there are people that move a lot and might have a place to stay for one night and aren't considered included in the count.

Available housing has increased for the homeless and is helping to get the homeless into housing and then trying to provide support services if needed to keep people stable. The region gets McKinney funds every year for the homeless and it provides for one or two for vouchers and/or supportive services. The region received $1.5 million this past year for homelessness housing and all but $43,000 of that was to support existing programs.

Richard asked what category does the hotel evictions in Yarmouth fall under? The report shows a zero for evictions in 2012.

Paul responded that HUD took that off the list as counting towards the homeless count. The report shows 49 for the number of individuals living in motels covering the Cape and Islands.

Vicki asked what methodology was used in the count.

Paul responded that the methodology used is outreach workers going out to the streets and speaking with people, letters sent to the motels and their response, the Homelessness Prevention Council, and whatever networks they have to help get the information.

Elaine asked how does someone receive housing services? Do they need to be living in a shelter? She explained that there are people in Wellfleet that have received eviction notices and have gone to the Homeless Prevention Council for help. She believes their makeup might make the shelter a very hard place to be but she has heard that often you need to be living in a shelter to receive the services.

Sandee replied that they have a lot of people that come to BHA looking for services and they refer them out to places other than the shelter like Champ Homes which is a nice alternative to the shelter. It's very hard because there are not enough resources and when

people apply at BHA they go on a waiting list. Sandee explained that they can apply for emergency status, which would boost them up on the waiting list but the problem is there are not enough vacant units to fill the need that's out there. BHA does a lot of referral work. They advise people to come in and they try to assist them the best way they can.

Elaine asked if a person has to go to each housing authority to apply?

Sandee responded yes in most cases they do have to go to each individual housing authority. BHA uses the Housing Assistance Corporation's Section 8 Regional waiting list so if you want to get on Section 8 for the region people should go to the Housing Assistance Corp. and apply there.

Vicki asked if it would make sense to produce another kind of counter analysis by a methodology that we develop that would give a picture of the housing needs are on the Cape.

Sandee responded that there are several types of homeless, the chronically homeless, people living with relatives, people who are living in family shelters, and some who are not declaring themselves homeless because there is a stigma attached. These people are not getting counted in this count. Maybe there are two types of homeless counts that need to be done? You could use the waiting list and sort it by the people that received emergency preference for vouchers.

Bernie explained that during the Depression there were housing units occupied by people who didn't pay rent, but they weren't evicted because there was nobody to take their place that could pay rent. The landlord would anticipate being paid back when the tenants were able. As things began to pick up homelessness also increased due to higher housing cost. The homelessness count report is valuable information but very complicated and will be affected by economic trends and the demographic picture of the Cape.

Paul went on to say that the numbers have gone down, but we have added less than 100 units of permanent supportive housing.

The National Low Income Housing Coalition publishes a study every year called the Out of Reach, which reports the housing wage. Paul questioned it seeing that it had gone down more than it should have and they had the wrong fair market rents for the region. Paul emailed them and asked them to look at the numbers. There was an issue in the coding and they will be correcting the information.

State Legislative Update-

Nothing new on the federal budget and Paul feels that there won't be until after the election. The State Legislative passed an act relative to Community Housing and Services. They are trying to create community based housing with supportive services.

Developers/applicants need to apply separately for subsidies to build, vouchers, and funding for supportive services. This legislation directs DHCD to try and get all the agencies together to try and figure out a way to make one funding stream so you would only go to one place to create this kind of housing. It doesn't include any new funding but has a goal to create 1000 new supportive housing units over the next three years. It gives DHCD until the end of this year to create a plan to make this happen. The Governor has not signed this as of yet.

Affordable Housing Efficiency is an act that would enable MassHousing to administer an energy efficiency program and would direct Mass Technology Collaborative to set aside $5 million for the program. Mass Technology Collaborative had been the big funder of the Cape Light Compact in regards to solar panels for a number of the affordable housing projects. Two years ago M.T.C changed their priority and started looking at wind projects.

Another piece of legislation would require towns to provide multi- family zoning for people at median income.

The House gave initial approval to smoke free elderly housing for State funded units. Any authority with more than 100 units would be required to designate 20% of the units to be smoke free. Any housing authority with less than 100 units would be exempt.
On the Cape it would impact Barnstable, Dennis, and Orleans.

Sandee responded that BHA already has a 100% smoke free policy although they have grandfathered in people who are current smokers. She went on to say an important thing would be to have DHCD back the housing authority to have a smoke free policy..DHCD stand is that smoking is a legal activity and that if housing authorities want to make their housing smoke- free to go ahead, but that DHCD will not back them if it is challenged in court, which would be very difficult for a smaller housing authority. The tenants are happy the units will be smoke- free, but they are not happy that BHA has grandfathered some people in. Sandee explained that to be fair when people leased up with BHA 10 years ago they were told they could smoke in their units. The grounds and commons areas are smoke- free even for the tenants that have been grandfathered in. There has been very little resistance and people understand that second hand smoke is very harmful to your health. Of the three fires BHA has had at their multi-family complexes, two were caused by smoking; both resulted in the people passing away in the fire.

Jon commented that they have also gone smoke-free in Orleans and have received a good response. They have also grandfathered people in. There is a chance of their getting sued, but more of a chance of people dying if they don't.

The proposed CPA legislation would guarantee a 75% State match and expand what you can spend on rehabbing recreational projects. An amendment has been added that would incorporate the CPA legislation into the House budget. The original funding was going to come through an increase in the deeds recording fees, but it now be funded through an

annual transfer of$25 million from the States end of year budget surplus. Elaine noted that this approach would mean about a 50% State match.

Other Business-

Habitat for Humanity has opened a Re-Store off of Whites Path in Yarmouth and is open to the public. They have all kinds of building supplies such as windows, appliance less than 7 years old, etc.

Habitat is investigating the possibility of starting a homeowner rehab program.

Jill responded that there are residents in Brewster looking for information on a home rehab program. She is looking for any programs and/or information on potential programs that would help people with much needed deferred maintenance.

Paul announced that we will be hosting a 40B Workshop here at the Cape Cod Commission on May 1st.

Meeting enclosures-

1. Funding request for Barnstable Housing Authority-Stage Coach Road
2. Project Status Report
3. Homelessness Count

Meeting adjourned- 9:40 am