

BARNSTABLE COUNTY HOME CONSORTIUM ADVISORY COUNCIL
THURSDAY, OCTOBER 16, 2014
CAPE COD COMMISSION OFFICE
MEETING MINUTES

Members Present: Carl Brotman, Richard Carroll, Lorri Finton, Vicki Goldsmith, Bernie Kaplan, James Kyrimes, Paul Lagg, Elaine McIlroy, Cindy Maule, Laura Shufelt

Members Not Present: Jillian Douglass, Michelle Jarusiewicz

Staff Present: Patty Daley, Gail Coyne, Paul Ruchinskas, Jeffrey Ribeiro, Michelle Springer

Barnstable County Staff Present- Beth Albert- Director of Human Services

Minutes-

Upon a motion by Richard Carroll, second by James Kyrimes, the minutes of August 21, 2014 were approved with 8 in favor, 0 opposed, 2 abstentions.

County Affordable Housing Program and Consortium Staff-

Patty Daley, Deputy Director of the Cape Cod Commission began the meeting by explaining that Paul Ruchinskas will be retiring at the end of October. The Cape Cod Commission Act requires there be an Affordable Housing Specialist on staff and that position will be filled. The Affordable Housing Specialist's role is to run the HOME program, draft 40B comment letters, review Developments of Regional Impact, and as part of the Regional Policy Plan work on housing planning. As a result of the County's last strategic plan, the County is considering the possibility of better coordinating the HOME program with the County Human Services Department. The Commissioners will be discussing this in the coming months. Until a decision is made, the Commission will continue to staff the HOME program; Jeffrey Ribeiro, one of the Commission's Regulatory Officers, will be taking on some of the position's planning responsibilities; and Paul will be available on a consulting basis through the end of the fiscal year. Once there is a better idea of where the HOME program will be stationed, the Commission will move forward to fill the vacancy with the appropriate credentials.

2015-2019 Consolidated Plan-

Cape Cod Commission staff met with the consultant that will be working on the Consolidated Plan, OKM Associates. The consultant felt that as long as we have a broad set of goals included in the plan, it will be flexible enough to support other coordinated efforts that might arise in the future. The Consortium can maintain its current goals of new housing production as well as identify potential other uses of the HOME funds.

Leslie Richardson, Chief Economic Development Officer, will be managing the development of the plan with assistance, as needed, from Paul. Over the next several months, staff will assist with data gathering as well as consultations with housing authorities, social service providers,

etc. The November and December Consortium meetings may be canceled, as there are no new funding applications anticipated.

The consultant hopes to have a draft document to the Consortium prior to the January meeting for consideration of funding priorities, which will be followed by a public hearing. The final plan will go back to the Consortium in March for a vote before a 30 day public comment period. Public comments are expected by the end of April so that they may be included in the final report and submitted to HUD by the May 15th deadline.

Staff Report-

Rental Development Update-

- Simpkins School/Yarmouth- They have resolved their issues with the contractor and about half the units are leased. Winn is the property management company for the development.
- Great Cove/Mashpee- They have repaired the water damage and the development is fully leased.
- Village Green I/Barnstable- The pre-built units will be placed on the foundations by the end of the month.
- Notantico Woods/Falmouth- They hope to close by the middle of November.
- Shore Street/Falmouth- Two of the three units have been leased and the third should be leased by the end of the month.
- Route 134/Dennis- They hope to close at the beginning of November.
- Stable Path/Provincetown- They hope to start the closing sometime in November.
- Coady School/Bourne- They are expected to be in the early 2015 DHCD funding round.
- Village Green II/Barnstable- They are expected to be in the early 2015 DHCD funding round.

The only project likely to submit other than Coady and Village Green II is the Community Housing Resources (CHR) Gull Pond development in Wellfleet. CHR had a lottery for five ownership condos on Gull Pond Road in Wellfleet but the lottery only produced 3 qualified responses out of the 50 applications that were requested. CHR is considering changing the project to a rental development and may be coming to the HOME Consortium for funding.

The Consortium will need to commit around \$250,000 of the 2013 fiscal year by August 2015 or lose the funds.

HAC has found an eligible purchaser for the deed restricted home at 56 Osprey Lane in Sandwich.

A deed restricted home in Woodside Village in Sandwich is for sale. The town has the right of first refusal to purchase the home and the Consortium has the 2nd; as neither will be purchasing the home, HAC will look for an eligible buyer.

Paul is looking for a new attorney to speak with about the Alton Lane condo unit in Falmouth whose owner is living in Florida and renting the unit. The goal is to get the \$10,000 in HOME funds back. Bank of America has the first mortgage.

Paul submitted the Annual Report to HUD.

MHP is having a Lower Cape Summit that the CDP organized to talk about affordable housing issues on the Lower Cape. It also ties into what MHP is trying to do in terms of getting more of a policy focus on the State level with rural housing issues on the Cape and western Massachusetts in terms of allocation of resources and properties.

The Continuum of Care grant renewal application is up again and applications need to be submitted by the end of October. About \$97,000 was reallocated from existing grants that they knew would not be spent and made available for a new project. HAC requested to use the \$97,000 for vouchers for 8 studio apartments. If successful, the \$97,000 that would have been returned to HUD will be used for more vouchers. This will include eight supportive housing voucher units that will be added for homeless individuals to the SHI.

HUD allows a certain amount of funds for new projects and in recent years it has been about \$40,000 that has been available to the region. HAC or Duffy Health Centers was able to create two new vouchers for homeless individuals. This year, because HUD used last year's Point in Time Count for Homeless Needs and because the Vineyard reported 120 homeless individuals (significantly more than previously reported), the Cape & Islands scored really high for needs. There is \$234,000 available from HUD for the region and HAC submitted a proposal for 18 new units for homeless individuals/families.

State/Federal Policy Issues-

Congress recently passed a continuing resolution for the federal fiscal year. There could be a continuing resolution based on last year's funding for fiscal 2015.

Public Housing Reform Legislation-

Massachusetts is one of only four States in the Country that have state funded public housing. The 240 local housing authorities in the Commonwealth will now be required to have a tenant representative on its board, technical assistance will be offered through the state to board members/tenant organizations, annual resident surveys for tenants will be used in planning, and there will be a centralized wait list application within the year. There will be four Regional Capital Planning Teams that will look at capital renovations/rehab needs for properties. This is a critical resource especially for the elderly and handicap to make units adaptable to their needs.

There is a proposed pilot program to create four regional entities that will provide shared services, resources, etc. to housing authorities. Local housing authorities will not be replaced but the project expects to demonstrate efficiencies on a regional basis. This DHCD proposal is contingent upon funding.

Announcements/Other Business-

Habitat has two homes in Falmouth that will be receiving certificates of occupancy and deeds. The homes were located in the B flood zone when the building permit was issued but with the change in flood maps they are now located in zone AE, resulting in project savings of \$2,500.

Habitat also has another property in Provincetown located in a flood zone that they will have to research. Vicki explained that this is an issue for building affordable housing with the changes in flood maps and the cost to insure a home within some of these areas.

Habitat will be building seven homes in Harwich; 80 families applied following two information sessions.

Meeting materials distributed:

1. Minutes of August 21, 2014
2. HOME Development Project Status Update
3. Consolidate Plan Timeline and summary