

BARNSTABLE COUNTY ASSEMBLY OF DELEGATES

In the Year Nineteen Hundred and Ninety-Nine

Resolution 99-9

To request reconsideration by the Department of Housing and Urban Development regarding the reduction to Section 8 Fair Market Rent Assistance for Barnstable County not be implemented.

WHEREAS, In Barnstable County there are 2000 or more households of struggling young and senior citizens families, who participate in Section 8 assistance for a two-bedroom dwelling unit who would be cut by 6.6%. These families are already suffering from the combined effects of low income and removal of many rental properties from the previously available housing stock. This proposed cut would accelerate the rise in homelessness at worst and at least increase the use of substandard and marginal dwelling units;

WHEREAS, Landlords who had participated in the Section 8 program have sold their properties to new owners, many of whom have purchased the homes for personal seasonal use and removed them from the supply of rental housing stock;

WHEREAS, There has been an increasing trend noted between 1990 and 1998 that saw only 400 housing units out of 14,223 permitted under the Massachusetts 40B subsidized affordable housing program in Barnstable County;

WHEREAS, No town among the 15 Barnstable County meets the target of 10% of the Housing stock in the affordable housing criteria. Most towns are substantially below the 5% level; many are below 3%;

WHEREAS, Barnstable County citizens live in an area that has significant seasonal differences in population and demand for shelter. It is not uncommon for rental property to have one rate from October to May and another substantially higher rate from May to October. Camp grounds are used for family shelter in the tourist season because of this differential as well as the increased use of already overcrowded homeless shelters to assist these families; and

WHEREAS, The passage of the Land Bank Bill as well as property values in Massachusetts has greatly affected land suitable and available for affordable housing development.

BE IT HEREBY RESOLVED by the Barnstable County Assembly of Delegates:

- 1) There must be a serious design flaw in the collection of the survey data if it did not take seasonal variation into effect;
- 2) The findings if imposed will pose a serious threat to the health and well being on struggling families and their children in Barnstable County; and
- 3) That this study was based on a premise that Barnstable County was a homogeneous area. It is neither a total urban area nor a rural one and as a result the imposition of either criterion on the region as a whole will be itself lead to a faulty conclusion.

The Assembly of Delegates requests:

- 1) That HUD consult with the 15 Housing Authorities in Barnstable County;
- 2) That HUD Consult with the Housing Assistance Corporation of Barnstable County;
- 3) That HUD review the recently completed County funded affordable housing needs analysis

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enclosed; and

4) That HUD who have the responsibility for the approval of the findings will do diligence to see the special characteristics of Barnstable County and reverse their recommendations to reduce Section 8 Fair Market Rent Assistance for Barnstable County.

The foregoing resolution was adopted by unanimous voice vote of the Barnstable County Assembly of Delegates, with Delegates representing 83.21% of the population of Barnstable County present and voting at a meeting held on June 16, 1999.

Attested by:



Diane C. Thompson, Clerk
Assembly of Delegates