



Barnstable County HOME Consortium Program Year 2023 Annual Action Plan

July 1, 2023

AP-05 Executive Summary

1. INTRODUCTION

The Barnstable County HOME Consortium (BCHC) includes each of the fifteen communities on Cape Cod: Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, and Yarmouth. Barnstable and Yarmouth are also Community Development Block Grant (CDBG) Entitlement Communities. The BCHC was created so Barnstable County could be a Participating Jurisdiction of the federal HOME Investment Partnerships Program administered by the United States Department of Housing and Urban Development (HUD). The Consortium is a way for local governments that would not otherwise qualify for funding to join with other contiguous units of local government to directly participate in the HOME Investment Partnership Program. The Barnstable County Commissioners designated the Human Services Department (HSD) to act as the program’s lead agent. The HSD also administers the regional Cape and Islands Continuum of Care (CoC) program under the McKinney-Vento Homeless Assistance Act. The consolidation of responsibility for these programs and services has resulted in greater efficiency and coordination in managing affordable housing and human services in the region. The priorities that the BCHC has established for this Five-Year (2020-2024) Consolidated Plan are:

- Develop and maintain an adequate supply of safe, decent rental housing that is affordable and accessible to residents with a range of incomes and household needs,
- Preserve and maintain the existing affordable housing stock for extremely low-, low-, and moderate-income households,
- Reduce individual and family homelessness by providing a viable continuum of care that implements a “Housing First” strategy for permanent supportive housing and to help people transitioning out of homelessness to remain in permanent housing, and
- Ensure that Barnstable County residents with long-term support needs have accessible, safe, affordable housing options in the community.

2. SUMMARIZE THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, and/or the strategic plan.

The BCHC's primary objectives are providing affordable rental housing, growing the number of year-round households, diversifying the housing stock to provide more options for all ages and household types, and increasing job opportunities. The outcomes being sought are affordability, availability /accessibility, and sustainability. Specific, yet common, indicators will subsequently be used to measure progress toward outcome achievement. Based on the above, the BCHC has adopted the following:

- **Affordable Rental Unit Creation:** Develop and maintain an adequate supply of safe, decent rental housing that is affordable and accessible to households with a range of income levels and needs.
- **Fund a Community Housing Development Organization (“CHDO”):** Develop and maintain an adequate supply of safe, decent rental housing that is affordable and accessible to households with a range of income levels and needs by funding a CHDO in order to draw into the HUD restricted fifteen (15%) percent of annual allocation CHDO set-aside.

3. EVALUATION OF PAST PERFORMANCE

This is an evaluation of past performance that helped lead the BCHC to choose its goals or projects.

The BCHC has been actively participating in the development of multi-family affordable rental housing with many projects being completed, in the process of being completed, beginning construction, conditionally funded, and applications for funding filed.

Rental Housing Development Activity July 1, 2022 through June 30, 2023:

- Yarmouth Gardens, Yarmouth – eleven HOME Units, forty total units – completed and leased
- Brewster Woods, Brewster – eleven HOME Units, thirty total units – substantially constructed, completion pending
- LeClair Village, Mashpee - eleven HOME Units, thirty-nine total units – construction started
- Scranton Main, Falmouth – eleven HOME Units, forty-eight total units – breaking ground soon
- Cloverleaf, Truro – eleven HOME Units, thirty-nine total units – conditionally committed
- Jerome Smith, Provincetown – eleven HOME Units, sixty-five total units – application filed
- Juniper Hill, Wellfleet – eleven HOME Units, forty-six total units – application filed
- Cape View Way, Bourne – eleven HOME Units, forty-two total units – application filed
- Wing School, Sandwich (Phase I) – eleven HOME Units, thirty-eight total units – notice of intent filed

The above represents 55 HOME Units (196 total units) of projects from conditional commitment to completion; another 33 HOME Units (153 total units) with applications filed; and another 11 HOME Units (38 total units) pending an application for a total of 99 HOME Units (387 total units). Additionally, there are numerous other affordable rental housing developments in the pipeline. Affordable rental housing is a much needed activity in Barnstable County and there are numerous projects being developed and in the pipeline. BCHC's limited funding of annual allocation of approximately \$450,000 to \$500,000, with 15% CHDO restricted set-aside and 10% Administration allowed set-aside, leaving approximately \$337,500 for project development allocation, is insufficient to grant funding awards to all the projects listed above and in the pipeline. Additional funding is greatly needed. BCHC being the recipient of approximately \$1,556,508.00 under the HOME-ARP Program and due to the dire need of available and affordable rental housing, especially for very-low income households, BCHC has designated HOME-ARP funds for the development of affordable rental housing for the qualifying population of homeless, at risk of homelessness, and other vulnerable populations as allowed for under the HOME-ARP Program to assist the development of these rental units to address the Cape's housing crisis.

CHDO Housing Goal: Currently, there are no certified CHDOs in Barnstable County. The BCHC continues to seek a local organization that is willing and has the resources to qualify as a CHDO under the HOME regulations. Opportunities for CHDO rental development in the region have proven to be nonexistent. The last CHDO development for Barnstable County was initiated in 2013 and completed in March 2016. As the cost of construction has skyrocketed over the years, almost all non-profit affordable rental housing development is now being undertaken by a collaboration of two or more non-profits, or requires a for-profit entity to join in a private/public partnership with a non-profit entity, joining together to acquire the necessary funding and to share in the risk of development. This necessary collaboration disqualifies the development as a CHDO. The BCHC hopes that in the future, HUD suspends the CHDO set-aside requirement to allow use of the funds for non-CHDO greatly needed affordable rental housing production as it did during the COVID Pandemic.

Downpayment/Closing Cost Program (DPCC) Goal: Exceedingly high housing prices on the Cape has rendered the HOME DPCC Program unfeasible. The 95 percent moderate home price under the HOME regulations for a one-unit dwelling is currently \$442,000 after rehabilitation. However, in meeting the 80% AMI limit as a qualifying household, for a 3-bedroom home in Yarmouth (for example), the purchase price would have to be \$255,000 or less. There is a non-existence of inventory of 3 bedroom homes for sale in Barnstable County for under \$255,000 that meets housing quality standards.

4. SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

In accordance with the Citizen Participation Plan of the Consolidated Plan and Annual Action Plan, as amended (see attachment A.) the following actions were taken to solicit and respond to comments on the 2023 Annual Action Plan:

- **April 7, 2023:** The notice of public hearing, document availability and comment period is published in the Cape Cod Times.
- **April 7, 2023:** Notice of public hearing, document availability and comment period emailed to regional town clerks requesting to be posted in their respective towns; notice sent in English, Spanish and Portuguese.
- **April 7, 2023:** The notice of public hearing, document availability and comment period and a link to the draft Annual Action Plan is published on the Barnstable County Department of [Human Services HOME Program website](#) and emailed to: the HOME Advisory Council, the Assembly of Delegates, the Cape & Islands Legislative Delegation, County Commissioners, HOME housing partners (advocates, various affordable housing developers, etc.), the Regional Network (human services networking group email), the Health and Human Services Advisory Council (HHSAC), town housing authorities including the Mashpee Wampanoag Tribe Housing Division, town managers/administrators, and town planners.; notices are published and emailed in English, Spanish and Portuguese.
- **April 7, 2023:** The notice of public hearing, document availability and comment period along with a link to the draft Annual Action Plan is published in the [Barnstable County Human Services E-Newsletter](#) which has a subscriber list of over 2,800 individuals, generally in the human services fields across Cape Cod and the Islands, including minority organizations and organizations working with low-income residents; notice is published in English, Spanish and Portuguese.
- **April 10, 2023:** Comment period begins.
- **April 24, 2023:** In-person public hearing is held.
- **May 11, 2023:** The public comment period is closed.
- **After May 11, 2023:** The 2023 Annual Action Plan is submitted to HUD.

5. SUMMARY OF PUBLIC COMMENTS

One comment received, summarized: The Cape clearly needs more emergency shelter capacity and we should have specific definitions for emergency sheltering and work force housing.

6. SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM

None.

7. SUMMARY

The BCHC prioritizes citizen participation, taking steps to ensure each town and its service agencies can participate in the Annual Action Plan process. The most significant aspect of the Barnstable County HOME Program is the establishment of the Advisory Council via an ordinance of the County Legislature in 1992. The Council consists of representatives from each community and two at-large members and the Cape Cod Commission's Affordable Housing Specialist serving as an ex officio member. Council membership is open to individuals representing public and private institutions,

and any organizations with an interest in affordable housing. It plays an advisory role in the development of BCHC programs, plans and policies, and acts as the deciding body for funding awards. The Advisory Council has become an essential regional forum for discussing and acting on housing and community matters where all members share their ideas, successes, and obstacles. Meetings are open to the public.

Additionally, Barnstable County staff from the Human Services Department and the Cape Cod Commission regularly engage with regional housing advocates and local legislative bodies on various housing issues.

PR-05 Lead & Responsible Agencies

1. AGENCY/ENTITY RESPONSIBLE FOR PREPARING/ADMINISTERING THE CONSOLIDATED PLAN/ANNUAL ACTION PLAN

The following are the agencies/entities responsible for preparing the 2023 Annual Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
HOME Administrator	Barnstable County	Department of Human Services

TABLE 1 (PR-05) – RESPONSIBLE AGENCIES

NARRATIVE

The Barnstable County HSD is designated to administer the HOME Program and act as BCHC's lead agent responsible for reporting all administrative functions related to the operation of BCHC to HUD. The HSD also administers the regional Continuum of Care (CoC) program under the McKinney-Vento Homeless Assistance Act. The consolidation of responsibility for these programs and services has resulted in greater efficiency and coordination in managing affordable housing and addressing homelessness via the new HOME-ARP Program in the region.

CONSOLIDATED PLAN/ANNUAL ACTION PLAN PUBLIC CONTACT INFORMATION

Interested people and/or organizations who wish to contact the Barnstable County HOME Consortium concerning the Annual Action Plan, Consolidated Plan, or any of its related activities are invited to do so through the following:

Website: <https://www.capecod.gov/departments/human-services/initiatives/housing-homelessness/home-program/>

Email: HomeProgram@barnstableCounty.org

Phone: 508-375-6622

AP-10 Consultation

1. INTRODUCTION

BCHC followed the public outreach procedures included in their Citizen Participation Plan (see attachment A).

The Annual Action Plan process included consultation with agencies concerned with affordable housing and homelessness and gleaning information provided by housing advocate E-Newsletters and local media articles. A Notice of Public Meeting, Document Availability and Comment Period was published in the Cape Cod Times on April 7, 2023; a Public Hearing was held on April 24, 2023 and the Comment Period ran from April 10, 2023 through May 11, 2023.

Section PR-10 of the 2020-2024 Consolidated Plan outlines information gleaned through the consultation process during the development of the of the Five-Year (2020-2024) Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies.

The HOME and HOME-ARP Program is administered by the Barnstable County HSD, assisting with coordination efforts with the Continuum of Care (CoC), and other vital housing, social service, and health agencies. The Barnstable County Health & Human Services Advisory Council (BC-HHSAC) operates in conjunction with the HSD. The Council consists of approximately 28 organizations, including the Barnstable County Human Rights Commission, Cape Cod Child Development, Cape Cod Healthcare Community Benefits, the Cape Cod Hunger Network, and the Cape & Islands District Attorney's Office. During PY22, the Barnstable County HSD developed a comprehensive engagement plan to guide the consultation and participation process required for the HOME-ARP Allocation Plan which resulted in contacting over 320 individuals/organizations to participate in discussions of housing, mental health, and supportive services. This process, although required by the HOME-ARP Program, provided valuable data and insight for the HOME Program in general. *See Attachment B; the Consultation Process from the HOME-ARP Allocation Plan.*

Additionally, the HSD creates and distributes a monthly [E-Newsletter](#) that includes various human service topics and information about affordable housing, health clinics, upcoming workshops, and numerous local services for residents of Cape Cod. The Department also makes data and recent publications available for each of its initiatives and maintains a calendar of events.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Barnstable County HOME and HOME-ARP Program and the Cape Cod and Islands Continuum of Care (CoC) are both under the direction of the HSD, allowing the programs to coordinate action and implement resources to address the needs of homeless and those at-risk of homelessness. The Barnstable County HSD is the convening agency and the collaborative applicant for the Cape Cod and Islands Continuum of Care (CoC) grant, providing staff assistance to the Regional Network on Homelessness (as with the HOME program).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The HOME Program does not work with the CoC to determine the allocation of ESG funds, nor does it evaluate outcomes of ESG-funded or HMIS programs. The CoC and ESG programs work closely together to refer eligible clients for services; they do this via the Coordinated Entry System (CES) for ESG-eligible households. The administering agency for ESG grants is the Housing Assistance Corporation (HAC). As part of the contractual arrangement with the Massachusetts Department of Housing and Community Development (DHCD), HAC submits an annual report tracking utilization and outcomes of the ESG programs it administers. Additionally, during the COVID pandemic, Duffy Health Center was awarded ESG funds to support the In From the Streets project, its seasonal emergency shelter. In conjunction with the CoC, Duffy submits a Consolidated Annual Performance and Evaluation Report, which provides an account of utilization, client characteristics, homeless status, and other reporting categories required by DHCD and HUD. HAC Leadership sits on the Regional Network on Homelessness Policy Board and Executive Committee and provide regular updates on ESG utilization and outcomes to all stakeholders. Duffy is represented on the Regional Network Policy Board and also reports regularly to the Emergency Response Committee on ESG funding and project capacity, utilization, and outcomes.

The Barnstable County HSD maintains the Homeless Management Information System (HMIS), implementing the Coordinated Entry System (CES), and managing the annual Point in Time (PIT) Count for the CoC. Participation in the Cape and Islands Regional Network on Homelessness/CoC is how the BCHC determines priorities when addressing homelessness prevention and transitioning out of homelessness, including the types of housing and project location.

Agencies, Groups, Organizations and Others Who Participated in the Process and Consultations.

1.	Agency/Group/Organization	Cape Cod Commission (CCC)
	Agency/Group/Organization Type	Regional Planning Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Accessory Dwelling Units (ADUs) / Zoning Climate Resiliency Regional Housing Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Collaboration on the implementation of a proposed Shared Regional Housing Coordinator. CCC is in the process of conducting a Regional Housing Strategy and collaborating that data with other departments and agencies. CCC was part of the County ARPA housing discussions with the ARPA Advisory Committee which included roundtable discussions of the housing crisis. Designated Affordable Housing Specialist attends monthly Advisory Council meetings
2.	Agency/Group/Organization	Housing Assistance Corporation of Cape Cod (HAC)
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Accessory Dwelling Units (ADUs) / Zoning Market Analysis Rental Assistance information Regional Permanent Housing Environment and Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HAC is collaborating with HPCC initiative and summit. HAC was also part of the County ARPA housing discussions with the ARPA Advisory Committee which included round table discussions of the housing crisis.
3.	Agency/Group/Organization	Housing to Protect Cape Cod (HPCC)
	Agency/Group/Organization Type	Non-Profit / Advocacy
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HPCC is a new initiative in the region and held their first housing summit with over 300 attendees and continues to hold breakout sessions and engage a range of advocates including housing, homelessness, financial, economic, environmental, supportive services, etc. to discuss barriers and resources in addressing the housing crisis of the region.
4.	Agency/Group/Organization	The Community Development Partnership (CDP)
	Agency/Group/Organization Type	Non-Profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Information regarding housing issues pertaining to lower/outer Cape and the specific need for workforce housing. CDP was part of the County ARPA housing discussions with the ARPA Advisory Committee which included roundtable discussions of the housing crisis.
5.	Agency/Group/Organization	Barnstable County Department of Human Services / Cape & Islands CoC
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Homeless Needs Homelessness Strategy Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Human Services Department, who administers the Continuum of Care (CoC) grant for the region, was consulted in development and implementation on this Plan and specifically regarding the development of the HOME-ARP Allocation Plan and the accompanying outreach consultation.
6.	Agency/Group/Organization	Barnstable County Administration
	Agency/Group/Organization Type	Other Government – County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Accessory Dwelling Units (ADUs) / Zoning Homelessness Workforce Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Barnstable County implemented an ARPA Advisory Committee for the purpose of distributing county ARPA funds. Housing was determined to be a priority for the use of ARPA funds and several Committee meetings were held with advocates and stakeholders to discuss the housing crisis.
7.	Agency/Group/Organization	BCHC Municipalities
	Agency/Group/Organization Type	Other government – Town
	What section of the Plan was addressed by Consultation?	All sections of the Annual Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The draft Annual Action Plan was discussed by the BCHC Advisory Council which each town has a member representative. Additionally the draft Annual Action Plan was sent via email group to all town managers/administrators and town planners for comment. Any comments received are stated in Section AP-05 (5.) “Public Comments” and have been incorporated herein.

8.	Agency/Group/Organization	Public Housing Authorities and Mashpee Wampanoag Tribe Housing Division
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public and Assisted Housing (PHA) Public Housing Accessibility and Involvement Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The BCHC sent a survey to all PHA's in the region asking two questions: (1) What actions, if any, is your PHA planning during the next year to address the needs to public housing and (2) What actions, if any, is your PHA doing to encourage public housing residents to become more involved in management and participate in homeownership. Responses are included in Section AP-6o "Public Housing".
9.	Agency/Group/Organization	Barrett Planning Group (BPG) – HOME-ARP Program
	Agency/Group/Organization Type	Consultant
	What section of the Plan was addressed by Consultation?	Homeless Needs Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BPG performed outreach consultation in preparation of the HOME-ARP Allocation Plan. As part of the consultation process, BPG met with residents of St. Joseph's Shelter and Homeless Not Hopeless and contacted. Additionally, two surveys were distributed; one for the general public and one for service providers and numerous breakout sessions and public meetings were held.

TABLE 2 (AP-10) – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Identify any agency types not consulted and provide rationale for not consulting.

N/A

Other Local/Regional/State/Federal Planning Efforts Considered when Preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Barnstable County Human Services	Homeless Needs
HOME-ARP	Barnstable County Human Services	Homeless and at-risk of Homelessness

TABLE 3 (AP-10) – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

NARRATIVE

BCHC constantly consults with numerous organizations and municipal staff on an ongoing basis throughout the year. Additionally, BCHC engages in topical discussions at monthly HOME Advisory Council meetings. Advisory Council members discuss various initiatives and ideas on solving the affordable housing crisis on Cape Cod. BCHC follows up with outreach to other organizations and state legislation delegates to advocate for funding and assistance.

During the past year, Barnstable County has engaged in a process to provide county ARPA funding for housing initiatives. The county enacted an ARPA Advisory Committee that held round table discussions on housing needs in the region.

Additionally HSD staff has been engaged in the Housing to Protect Cape Cod (HPCC) effort which consists a large group of advocates from a spectrum of areas to address the housing crisis including housing, finance, economic, environmental, and support agencies. Staff attended the initiating summit and subsequent breakout sessions which is ongoing. Information provided by HPCC was taken into consideration in the development of this plan.

AP-12 Participation

1. SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION.

See section AP-05 (4), “Summary of Citizen Participation Process and Consultation Process” for actions taken to broaden Citizen Participation.

Summarize citizen participation process and how it impacted goal-setting.

See section AP-35 “Projects” for how information obtained impacted goal-setting.

The Draft Annual Action Plan was available for review and comment on April 10, 2023, and the Public Comment Period ran through May 11, 2023.

CITIZEN PARTICIPATION OUTREACH

This section to be updated before submission

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1.	BCHC Advisory Council virtual meeting March 16, 2023 to discuss resources and funding activities	Non-targeted broad community BCHC Advisory Council representing the fifteen communities of the region.	13 Advisory Council members attended. A PowerPoint presentation was conducted. No members of the public attended	The Advisory Council members voted unanimously to approve the resources and funding activities.	N/A	
2.	Publication of Notice of Public Meeting, Document Availability	Non-targeted broad community	Notice of Public Meeting, Document Availability and Comment Period was	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
	and Comment Period (April 7, 2023)	Persons with disabilities	published in the Cape Cod Times			
3.	Publication of Notice of Public Meeting, Document Availability and Comment Period (April 7, 2023)	Non-targeted broad community Minorities / Non-English Speaking: Spanish and Brazilian Portuguese Persons with disabilities	Notice of Public Meeting, Document Availability and Comment Period was published on the Barnstable County HOME Program webpage. Notice published in English, Spanish and Brazilian Portuguese	N/A	N/A	
4.	Publication of Notice of Public Meeting, Document Availability and Comment Period (April 7, 2023)	Non-targeted broad community Minorities / Non-English Speaking: Spanish and Brazilian Portuguese Persons with disabilities	Notice of Public Meeting, Document Availability and Comment Period was sent to all fifteen Town clerks to be posted and published in their respective towns. Notice published in English, Spanish and Brazilian Portuguese	N/A	N/A	
5.	Internet Outreach: Emails, Barnstable County Human Services Department E-Newsletter, and Human Services Department websites (April 7, 2023)	Non-targeted broad community Minorities Non-English Speaking: Spanish and Brazilian Portuguese Persons with disabilities Native American: Wampanoag Tribe	Notice of Public Meeting, Document Availability and Comment Period along with a link to the Draft PY2023 Annual Action Plan was (a) emailed to the Assembly of Delegates, the Cape & Islands legislative delegation, County Commissioners, HOME Housing Partners – (advocates, various affordable housing developers, etc.), the Regional Network	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
		Housing and Community Development Organizations/Agencies Housing and Social Service Providers Housing and Social Services Advisory Councils Local Officials – State, County and Town Government Private Housing Developers Public Housing Authorities Regional Planning Agency	(human services networking group email), the Health and Human Services Advisory Council (HHSAC), town housing authorities including the Mashpee Wampanoag Tribe Housing Division, town managers/administrators, and town planners; (b) published in the Human Services E-Newsletter which has a subscriber list of over 2,800 people generally in the human services fields, including minority organizations and those working with low-income residents, and (c) posted on the Barnstable County Human Services HOME Program webpage and (d) published on county social media platforms (facebook, twitter, Instagram). Notice available in English, Spanish and Portuguese			
6.	In Person Public Meeting on Draft PY 2023 Annual Action Plan held on April 24, 2023	Non-Targeted/Broad Community	An in-person public meeting A PowerPoint Presentation was conducted. 0 members of the public attended.	No comments received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
7.	Document Availability and Comment Period	Non-targeted broad community	Draft Annual Action Plan was available for review and comment on April 10, 2023, and the Public Comment Period ran through May 11, 2023	One comment was received summarized: more emergency shelters needed and should define emergency sheltering and work force housing.	N/A	

TABLE 4 (AP-12) – CITIZEN PARTICIPATION OUTREACH

Expected Resources

AP-15 Expected Resources

INTRODUCTION

The BCHC expects the following resources to be available for project activity.

EXPECTED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public - Federal	Acquisition Multifamily rental new construction	\$500,251.00	\$109,696.00	\$831,273.73	\$1,441,220.73	\$500,000	Funds expected to be used for: Rental Housing Production (\$1,120,437.98); CHDO (\$270,757.65); and Administration (\$50,025.10)

TABLE 1 (AP-15) – EXPECTED RESOURCES – PRIORITY TABLE

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.

The region has experienced a substantial increase in cost of construction over the recent past years. Over the past several projects, the total development cost per unit is in excess of \$600,000 per unit. The substantial increase in cost of construction has resulted in a need to leverage additional funding sources. Financial feasibility to develop affordable rental projects now require at least ten to fifteen federal, state and local subsidized funding sources: Some of the state and local fundings sources are as follows:

State LIHTC or Historic Tax Credits: Investments in the Low-income Housing Tax Credit (LIHTC) or Historic Tax Credit projects with private funding and/bond financing can assist in the creation of new affordable housing units. The LIHTC applies to the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households (under 60% AMI). The vast majority of BHC affordable rental developments are LIHTC sponsored projects.

Other State Programs: All development projects in the region are funding by DHCD via a funding round which consists of not only LIHTC, but also Affordable Housing Trust Fund (AHTF) and Housing Stabilization Funds (HSF). Additional funding sources are Massachusetts Housing Partnership (MHP) and Community Economic Development Assistance Corporation (CEDAC). And DHCD is now providing notice of funding availability for high readiness projects utilizing state ARPA funds.

MassWorks Infrastructure Grants: MassWorks Infrastructure Grants provide much-needed capital funds to municipalities and other eligible entities for public infrastructure projects that support and accelerate housing production, spur private development, and create jobs throughout the Commonwealth. The MassWorks grant program has provided necessary funds for several current and proposed affordable rental developments in the region. This state grant is a welcomed source of funding for affordable rental developments on the Cape.

Local Funding Sources: Development projects leverage subsidized funding through local Community Preservation Act (CPA) funds and Affordable Housing Trust (AHT) funds. In some instances, several towns provide CPA funds to an affordable rental development in a nearby town thus leveraging additional local sources.

Other Funding Sources: Recently, development projects have been awarded funding through the Passive House Incentives Program, the Cape Light Compact Program, the Rural Small Town Infrastructure Programs, and MassSaves and Solar Credits Equities. Additionally, Barnstable County has designated \$6.9 million in county ARPA funds for high readiness affordable housing projects.

HOME Match requirements are satisfied as follows:

To satisfy HOME Match requirements, BCHC relies mostly on the MVRP match. DHCD has made MRVPs available as project-based vouchers targeted to homeless individuals and families under the Massachusetts Rental Voucher Program (MRVP). The state also provides MRVP vouchers for project-based and tenant-based opportunities throughout BCHC by working with local PHAs. PHAs and the state can provide up to 20 percent of their Housing Choice Vouchers for specific projects. Additionally, BCHC may utilize Local CPA and AHT funds along with land donations for HOME Match requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Almost all towns on the Cape have been actively seeking public land to be used for affordable housing and are planning to continue to do and several RFP are anticipated in the near future. For the current project activity, out of the nine projects listed in Section 3. above, 7 are being developed on publicly owned land. Additionally, there are at least four other projects in the region being developed on publicly owned land. The use of publicly owned land for affordable rental housing development is a major activity in the region.

DISCUSSION

The BCHC actively seeks opportunities to match federal HOME funds with local and state funding opportunities to create and preserve affordable housing across the jurisdiction. As HUD's annual allocation of HOME funds is insufficient to provide funding for all the current and anticipated projects, BCHC will seek out other local and state funding sources to fill that gap to assist in obtaining enough sources of funds to bring these important projects to fruition.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

The BCHC expects the following resources to be available for project activity.

GOALS SUMMARY INFORMATION

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	Rental Housing Production	2023	2024	Affordable Housing	Barnstable County	Develop and Maintain Adequate Supply of Housing; Preserve and Maintain Existing Affordable Housing Reduce Individual and Family Homelessness	HOME: \$1,120,437.98	Development of 33 affordable rental HOME units in three projects
2.	CHDO Rental Production	2023	2024	Affordable Housing Homelessness	Barnstable County	Develop and Maintain Adequate Supply of Housing Preserve and Maintain Existing Affordable Housing Reduce Individual and Family Homelessness	HOME: \$270,757.65	Development of 11 affordable rental HOME units in one project, or other purposes as allowed by HUD

TABLE 2 (AP-20) – GOALS SUMMARY

GOAL DESCRIPTIONS

1.	Goal Name	Rental Housing Production
	Goal Description	To create affordable rental housing units.
2.	Goal Name	CHDO Rental Production
	Goal Description	To create affordable rental housing units.

AP-35 Projects

INTRODUCTION

The Barnstable County HOME Program will be dedicating all of its available 2023 project funding allocation to rental housing development. BCHC will continue to seek out opportunities for CHDO development although this has been proven to be unsuccessful in the past. BCHC hopes HUD will consider unrestricting these funds so they may be used for other activities. Ten (10%) percent of funds will be used for Administration of the HOME Program.

Ranking	Project Name
1.	Rental Housing Development
2.	CHDO Rental Housing Development
3.	Down Payment and Closing Cost Assistance
4.	Administration

TABLE 3 (AP-35) – PROJECT INFORMATION

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The allocation priorities are based on information provided by affordable housing partners, public input efforts, public media data, and the HOME-ARP outreach process. Overall, rental housing was identified as a top priority due to the limited availability of rental housing on the Cape. Additionally, during the HOME-ARP outreach process, the creation of affordable rental housing was overwhelmingly stated as the most urgent need. The lack of available and affordable rental housing has been exacerbated by the COVID-19 Pandemic. With the new remote working environment in place, many wealthy new homeowners saturated the housing market causing the median price of a single-family home to rise significantly from \$479,000 in 2020 to \$638,500 in 2022. This created a whirlwind seller’s market and many landlords chose to

sell their year-round rental home to cash-in on the significantly overvalued real estate market. This sell off of rental units depleted the year-round rental market and caused other unit rents to rise considerably leaving numerous households of all sizes, age demographics, and income levels without adequate affordable housing.

The obstacles to the development of more affordable rental housing are the exorbitant construction cost at over \$600,000 per unit coupled with the lack of funding subsidies to cover these escalating construction costs. Additionally, as Cape Cod is a well-known tourist destination, the attractiveness of the short-term seasonal rental market (Air B&B, VRBO, etc.) is another major obstacle to providing affordable year-round rental options as property owners stand to earn significantly more through short-term rentals than year-round rentals.

Currently, there are no certified CHDOs in Barnstable County. BCHC continues to seek a local non-profit affordable housing development organization that is willing and has the resources to qualify as a CHDO under the HOME regulations and use the CHDO set-aside funds for an approvable project. However, opportunities for CHDO rental development in the region have proven to be non-existent. As the cost of construction has increased substantially over the last years, almost all non-profit affordable rental housing development is now being undertaken by a collaboration of two or more non-profits, or requires a for-profit entity to join in a private/public partnership with a non-profit entity, to acquire the necessary funding and to share in the risk of development. This necessary collaboration disqualifies the development as a CHDO. The BCHC hopes that in the future, HUD suspends the CHDO set-aside requirement to allow use of the funds for non-CHDO greatly needed affordable rental housing production.

As explained above in Section 3, exceedingly high prices on the Cape has rendered the HOME DPCC Program unfeasible.

AP-38 Project Summary

PROJECT SUMMARY INFORMATION

1.	Project Name	Rental Housing Development
	Target Area	Region
	Goals Supported	Rental Housing Production
	Needs Addressed	1. Develop and Maintain Adequate Supply of Rental Housing 2. Provide Access to Affordable Housing for those with Long-Term Support Needs 3. Reduce Individual and Family Homelessness
	Funding	\$1,120,437.98
	Description	This funding will be dedicated to new construction of affordable rental housing.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The goal is to create four rental projects for a total of 33 HOME units (approximately 100 total units) within PY2023 within three projects. These units will be a variety of bedroom sizes including 1, 2 and 3 bedrooms to assist LMI families making 60 percent AMI or less. These units will also be for elderly and disabled populations.
	Location Description	Barnstable County
	Planned Activities	The Barnstable County HOME program will continue to review and approve applications for rental development project funding by non-profit and for-profit affordable housing developers.
2.	Project Name	CHDO Rental Housing Development
	Target Area	Region
	Goals Supported	CHDO Rental Production
	Needs Addressed	1. Develop and Maintain Adequate Supply of Housing 2. Reduce Individual and Family Homelessness 3. Provide Access to Affordable Housing for those with Long-Term Support Needs
	Funding	\$270,757.65
	Description	This funding will be used to develop affordable rental housing in conjunction with a non-profit CHDO.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The goal is to create one CHDO rental project of 11 HOME units in one project or as otherwise allowed by HUD. These units will be a variety of bedroom sizes including 1, 2 and 3 bedrooms to assist LMI families making 60 percent or less than the AMI. These units will also be for elderly and disabled populations.
	Location Description	Barnstable County
	Planned Activities	The BCHC will continue to foster relationships with regional non-profit affordable housing development organizations in the hopes of locating a viable CHDO development.

3.	Project Name	Down Payment and Closing Cost Assistance
	Funding	Project Discontinued – See AP-05 Section 3 for discussion.
4.	Project Name	Administration
	Target Area	Region
	Goals Supported	Rental Housing Production CHDO Rental Production
	Needs Addressed	1. Develop and Maintain Adequate Supply of Housing 2. Preserve and Maintain Existing Affordable Housing 3. Reduce Individual and Family Homelessness 4. Provide Access to Affordable Housing for those with Long-Term Support Needs
	Funding	\$50,025.10
	Description	This funding will be used for administration of the Barnstable County HOME program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The funds are to be used for the Administration of HOME program’s rental development and CHDO rental housing development activities.
	Location Description	Barnstable County
Planned Activities	Administration of the Barnstable County HOME program.	

AP-50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

HOME funds are invested equally throughout Barnstable County.

GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Barnstable County	100

TABLE 5 (AP-50) – GEOGRAPHIC DISTRIBUTION

Rationale for the Priorities for Allocating Investments Geographically.

Due to the all-encompassing need for more affordable rental housing, the limited availability of land/property, and the high cost of development, BCHC prioritizes funding distribution within/across all neighborhoods of Barnstable County.

DISCUSSION

Barnstable County consist of fifteen individual municipalities in the following subregional categories:

- Upper Cape: Bourne, Falmouth, Sandwich, and Mashpee
- Mid-Cape: Barnstable, Yarmouth & Dennis
- Lower Cape: Brewster, Harwich, Chatham, and Orleans
- Outer Cape: Eastham, Wellfleet, Truro and Provincetown

AP-55 Affordable Housing

INTRODUCTION

The BCHC’s goal for PY2023 is to conditionally commit funding for three affordable rental housing projects consisting of a total of 33 HOME units (approximately 100 total units) and one CHDO rental housing project consisting of 11 HOME units.

One-Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	44
Special-Needs	
Total	44

TABLE 5 (AP-55) – ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	44
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	44

TABLE 7 (AP-55) – ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

Discussion

AP-60 Public Housing

INTRODUCTION

Most housing authorities in Barnstable County do not have federally-funded housing. PHA units on Cape Cod are mainly state-funded and/or receiving subsidies through state programs. PHA units utilize various types of federal housing vouchers including Mobility Vouchers, Single Room Occupancy (SRO), Section 8 Mod Rehab Vouchers, Mainstream voucher program, and vouchers under the Fair Share Program. A survey seeking information on the following two questions were sent to all PHA on the Cape.

1. What Actions, if any, is Planned During the Next Year to Address the Needs to Public Housing.

Three responses were received; in summary: (1) Waiting list is over 8,235 and we provide housing units when they become vacant; (2) continue to apply for additional Section 8 vouchers as they become available and continue to strive for 100% utilization of the vouchers; and (3) issuing more Section 8 vouchers without glutting the market.

2. What Actions, if any, is Planned to Encourage Public Housing Residents to Become More Involved in Management and Participate in Homeownership.

Four responses were received, in summary: (1) scheduled speakers throughout the year; (2) none; (3) encouraging residents to take the first-time homebuyers program and to apply for lotteries with Habitat for Humanity of Cape Cod; and (4) we have always directed participants to avail themselves of First Time Homebuyer classes and watch for lottery opportunities, but right now the market is too cost-restrictive.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

There are no troubled PHAs in Barnstable County.

DISCUSSION

Barnstable County continues to work with PHAs in the region to further affordable housing goals and to service those most in need of housing and specialized housing services including LMI populations, the homeless, those at risk of homelessness, and non-homeless special-need populations. As PHA provide housing and services to the qualifying populations under the proposed HOME-ARP program (homeless and at-risk of homelessness, domestic violence victims, veterans, special needs households, etc.), PHAs were contacted as part of the HOME-ARP engagement outreach process in preparation of the HOME-ARP Allocation Plan.

AP-65 Homeless and Other Special Needs Activities

INTRODUCTION

The Barnstable County HSD is the HOME program's lead reporting agent to HUD for all administrative functions related to the operation of the BCHC. The Department administers important programs and services for the residents of Cape Cod. These programs are the HOME Investment Partnership Program (HOME and HOME-ARP), the Cape and Islands Regional Network on Homelessness/CoC, Healthy Aging Cape Cod, the Regional Substance Use Council, and SHINE (Serving the Health Insurance Needs of Everyone). Consolidation of responsibility under the HSD for all programs and service-management related to affordable housing and human services has advanced housing stability and special needs activities in the region. Additionally, BCHC has conducted comprehensive outreach and consultation of Barnstable County service providers as part of the preparation of the HOME-ARP Allocation Plan. Once an Allocation Plan is approved by HUD, the HOME-ARP program will also be administered under the Barnstable County HSD along with the Cape and Islands Continuum of Care program.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

BCHC has an overarching goal of providing a viable CoC that implements a Housing First strategy for permanent supportive housing across the region. There is an increasing need for partnership between shelters, services, and health care providers to address chronic homelessness, which is often the result of other factors contributing to housing instability. The most recent PIT Counts published by HUD confirm that 24 percent of chronically homeless people are diagnosed with a mental health condition, and 29 percent are suffering from chronic substance abuse in the region's CoC. There is an understanding among professional service providers in BCHC that on-street outreach connects unsheltered and chronically homeless individuals with emergency shelter, physical and mental health services, and case management for benefits enrollment, housing placement, and other services targeted to individual needs.

Several participating CoC agencies incorporate street outreach programs, including Vinfen, Duffy Health Center, HAC, and the Homeless Prevention Council. Outreach staff interact with unsheltered populations and assess them for services utilizing the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), for which they have specialized training. VI-SPDAT is a survey administered both to individuals and families to determine risk and prioritization of need. Street outreach providers engage those with the most severe service needs and follow a low-barrier engagement approach to connect those experiencing homelessness to resources based on their preferences.

The Cape and Islands Regional Network on Homelessness is a collaborative effort of state, county, and local government, social service providers, health care agencies, housing agencies, faith-based organizations, the business community, individuals working together to prevent and end homelessness and other key stakeholders. Through its broad-based public-private partnership, the Regional Network

identifies and implements creative solutions to preventing and ending homelessness on Cape Cod, Martha's Vineyard, and Nantucket. The Regional Network Policy Board meets quarterly and is comprised of representatives from Duffy Health Center (the federal Healthcare for the Homeless provider), local and state governments, mental health and substance abuse agencies, homeless providers, the Council of Churches, veterans' services providers, the house of corrections reintegration team, and homeless or formerly homeless individuals. This Consortium develops strategies to increase access to permanent housing for chronically homeless individuals. It evaluates and recommends changes to discharge policies for individuals exiting behavioral health, criminal justice, and health care systems ensuring collaboration between agencies assisting those who are leaving these systems.

The Regional Network on Homelessness/CoC organizes an ad hoc Emergency Services Committee comprised of numerous local agencies. The Committee works to address the need for emergency shelter options for the unsheltered homeless during extreme weather events when overflow beds at emergency shelter are filled/occupied. Additionally, resources have been developed for those with physical or mental health conditions that prevent them from utilizing the congregate shelter and for unaccompanied homeless youth and young adults (YYA) under age 21. Strategies include leveraging local resources for the short term (i.e., one-night motel vouchers, designated regional shelters, housing provider vacancies) so service providers can engage homeless individuals in accessing resources for stable housing. The Committee continues to plan for sustainable solutions to build the capacity of existing systems to address the need to shelter all of the homeless during weather-related events and other emergent situations such as the COVID-19 pandemic.

2. Addressing the emergency shelter and transitional housing needs of homeless persons.

The emergency shelter and transitional housing programs of the Cape and Islands CoC participate in the Homeless Management Information System (HMIS). HMIS tracks demographic data, client assessments, numbers and configurations of beds, client utilization, services provided, length of time homeless, and current openings/availability. St. Joseph's House, the only individual shelter in the region, operates with a low-barrier threshold and coordinates services to assist adult shelter guests transitioning into housing. HAC operates three family shelters with entry through DHCD. A fourth family shelter is administered by Community Action Committee of the Cape and Islands (CACCI) in Hyannis. With a target population of domestic violence victims, this 52-bed shelter accepts referrals through the Department of Transitional Assistance (DTA). Independence House, the largest Victim Service Provider in the CoC region, offers emergency shelter and wraparound services for individuals and families fleeing domestic violence. The Independence House DV shelter has a capacity of 13 and operates year-round.

Each shelter provides services to assist clients in becoming self-sufficient and securing permanent housing. HAC also receives Emergency Solutions Grant (ESG) funding from HUD to operate a four-bed rapid re-housing facility for adult individuals. Homeless Not Hopeless operates four transitional housing projects in Hyannis (two men's houses and two women's houses, for a total of 45 beds), Catholic Social Services operates St. Clare's House in Hyannis, a transitional housing project which provides five beds for formerly incarcerated women, the Cape and Islands Veteran's Outreach Center operates a five-bed house for veterans in Dennis, and CHAMP Homes operates O'Neil House, a 32-bed

facility in Hyannis. In the FY2021 HUD Notice of Funding Opportunity (NOFO) Competition, Independence House, the region's only Domestic Violence Service provider, was awarded funds to create a new project combining joint transitional housing and rapid rehousing components for a total of eight beds

The focus of the CoC continues to be the provision of permanent supportive housing, especially for the chronically homeless. While not expanding the capacity of current shelters, there is an ongoing effort to continue to provide emergency shelters and transitional housing for the homeless and continue to support the efforts of providers within the CoC.

3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

As indicated above, a variety of programs and partnerships among local, regional, state, and federal agencies have facilitated the work of providers in the BCHC communities by assisting homeless people and families in transitioning to independent living and in preventing reoccurrences of homelessness. ESG funds, RAFT, and HomeBASE funding, among other resources have helped in this effort. The Cape and Islands Veterans Outreach Center (CIVOC) has received rapid re-housing funds along with funding for transitional housing and permanent supportive housing to address the needs of homeless/at-risk veterans and their families. CIVOC has also recently opened a 5-bed program for homeless Veterans utilizing subsidies from the Barnstable Housing Authority. Rental subsidies, including Mainstream vouchers, State (MRVP), and Federal vouchers have been allocated with priorities for chronically homeless.

The CoC administers a Coordinated Entry System (CES) to link vulnerable households with available CoC-funded permanent supportive housing. The CES covers the entire geographical area through 13 identified "access points," or service organizations with staff trained to conduct assessments and referrals to available housing and services. While certain access points specialize in particular populations/groups (e.g., individuals without children, unaccompanied youth, families with children, households fleeing domestic violence, people at-risk of homelessness), the CES follows the principle of No Wrong Door. No Wrong Door states that households arriving at any access point, regardless of whether it is an access point dedicated to the population to which the household belongs, can access an appropriate assessment process that provides the CoC with enough information to make prioritization decisions about that household. Several access point agencies offer outreach services to unsheltered individuals and are specially trained to access and enroll these populations into CES. The Cape and Islands CoC has established the following priority populations for permanent supportive housing for individuals and families:

- 1st Priority—Chronically homeless individuals and families with the longest history of homelessness and with the most severe service needs.

- 2nd Priority—Chronically homeless individuals and families with the longest history of homelessness but without severe service needs.
- 3rd Priority—Chronically homeless individuals and families with the most severe service needs.
- 4th Priority—All other chronically homeless individuals and families not already included in priorities 1 through 3.
- 5th Priority—Homeless individuals and families who are not chronically homeless but do have a disability and severe service needs.
- 6th Priority—Homeless individuals and families who are not chronically homeless but do have a disability and a long period of continuous or episodic homelessness.
- 7th Priority—Homeless individuals and families who are not chronically homeless but do have a disability and are coming from places not meant for human habitation, Safe Havens, or emergency shelters.
- 8th Priority—Homeless individuals and families who are not chronically homeless but have a disability and are coming from transitional housing.
- 9th Priority- Individuals and families identified by state or local entities as priority populations due to homelessness or being at risk of homelessness and having severe service needs.
- Tie Breaker—When two households in the same priority are scored equally on the Prioritized List, the following tiebreakers will be used in this order:
 - a Veteran household
 - longest length of homelessness
 - lowest household income

(NOTE: In the event of an emergency declaration, the Cape and Islands CoC/CES will consider guidance and waivers of regulations promulgated by the U.S. Department of Housing and Urban Development, its state designee or local emergency management entity, in modifying CES Policies and Procedures.)

HAC operates a private homeless-prevention financial assistance program to help people stay housed and avoid entering emergency shelter. Individuals or families can apply for a variety of financial resources that can be paid directly to their landlords or other vendors to stay housed. Through new regional, state and federal funding streams to address the impact of the COVID-19 pandemic, individuals and families now have expanded options to preserve tenancy and avoid mortgage foreclosure.

The Department is the lead agency for the Massachusetts Executive Office of Health and Human Services (EOHHS) Unaccompanied Homeless Youth and Young Adult grant. The six sub-grantees- Champ Homes, Fairwinds Nantucket Counseling, HAC, Homeless Prevention Council, Martha's Vineyard Community Services and Duffy Health Center – provide services and resources for those between the ages of 16 and 24 who are unstably housed. Through community outreach, case managers coordinate support with youth groups, associations, schools, and other organizations to identify YYA in need of assistance and engage them to explore long-term housing solutions. For those under the age of 18, HPC will coordinate case management services in collaboration with a parent/guardian or will refer youth to an appropriate support service for minors. The Council also offers a Resident Services program to ensure residents maintain their housing by helping them understand leases, securing resources to pay rent, and meeting other basic needs.

4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

With the exception of vouchers, most of the funding discussed above addresses both the homeless and those at-risk of becoming homeless. As the HOME Program is under the direction of the HSD, there is coordination which provides for an overall view of housing need of all groups, including low-income individuals and families. Monthly staff meetings provide the opportunity to discuss the various needs.

HUD introduced the DedicatedPLUS Permanent Supportive Housing designation to provide CoC's with flexibility to serve vulnerable populations and to more effectively and immediately address the needs of people experiencing chronic homelessness, those at-risk of experiencing chronic homelessness, or those who were chronically homeless prior to being housed and who have recently become homeless again. HUD encourages CoC's to continue adopting prioritization standards, such as those outlined above, that are based on the length of time a potential program participant resided on the streets, in an emergency shelter, or in a Safe Haven, along with the severity of their service needs.

The CoC and Unaccompanied Homeless YYA sub-grantees partner with the McKinney-Vento School Liaisons in every school district on the Cape and the Islands, as well as with Cape Cod Community College to identify unaccompanied homeless youth and offer housing and stabilization services.

The Department is partnering with the Falmouth Housing Authority and the Dept. of Children and Families to provide HUD funded Fostering Youth to Independence (FYI) vouchers for YYA exiting the DCF and Foster Care systems. YYA receiving vouchers who remain on the Cape receive housing stabilization support through HAC as part of the Unaccompanied Homeless YYA grant. YYA leaving children's services often lack independent living skills and the stabilization supports provided by HAC are critical to sustain housing and prevent homelessness.

Additionally, the state-funded YYA homeless program has received funding to support a 1.0 FTE DCF Liaison position which will work exclusively with YYA aging out of children's protective services.

Provider organizations in the CoC, such as the Duffy Center and Champ Homes, work closely with the House of Corrections Reintegration Team to assist those leaving incarceration with finding housing and community-based supports.

Housing authorities in Barnstable County continue to seek out Mainstream voucher opportunities for tenants where eligible. These vouchers are dedicated to people with disabilities who are leaving institutions and are paired with community-based services to increase the likelihood of a successful housing placement and housing stability. Falmouth and Sandwich currently offer the program. Households are referred by service providers, who then provide assistance; referrals must be otherwise HCVP eligible.

The Regional Network on Homelessness created the *Cape and Islands Regional Plan to Address Homelessness*, which identifies the action areas of education, advocacy, and facilitation to increase access to safe, accessible, affordable housing, improve the health and stability of target populations, and support economic security. The vision of the Regional Network is that all individuals and families on Cape Cod and the Islands will have safe, affordable housing with the support needed to maintain that housing.

DISCUSSION

The Regional Network on Homelessness is a collaborative effort of government, social service providers, housing agencies, faith-based organizations, the business community, and homeless and formerly homeless individuals. BCHC consulted with CoC staff, members, and partners when preparing sections of the Consolidated Plan and the Annual Action Plan that describe the region's homeless strategy and resources available to address homeless needs (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth). The coordination of programs under the HSD provides a detailed overview of housing need in the region. Housing needs and issues are addressed as they are identified and solutions are discussed during monthly staff meetings.

AP-75 Barriers to Affordable Housing

INTRODUCTION

The barriers to affordable rental housing are reduced funding for the HOME program, limited alternative funding sources, skyrocketing construction and development costs (currently in excess of \$600,000 per unit), regulatory constraints, and the continuing increase in the cost of property on Cape Cod due to the pandemic and the influx of short-term rentals in this tourist region.

COVID-19 Pandemic effect: With the new remote working environment in place, many wealthy new homeowners saturated the housing market causing the median price of a single-family home to rise significantly from \$479,000 in 2020 to \$638,500 in 2022. This created a whirlwind seller's market and many landlords chose to sell their year-round rental home to cash in on the significantly overvalued real estate market. This sell-off of rental units depleted the year-round rental market and caused other unit rents to rise considerably leaving numerous households of all sizes, age demographics, and income levels without adequate affordable housing.

The obstacles to the development of more affordable rental housing are the exorbitant construction cost at over \$600,000 per unit coupled with the lack of funding subsidies to cover these escalating construction costs. Additionally, as Cape Cod is a well-known tourist destination, the attractiveness of the short-term seasonal rental market (Air B&B, VRBO, etc.) is another major obstacle to providing affordable year-round rental options as property owners stand to earn significantly more through short-term rentals than year-round rentals.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Many Consortium member towns have several initiatives in place to encourage affordable housing development. These initiatives include purchasing available properties for housing purposes, enacting zoning amendments to allow for a diversity of housing types including multi-family development and accessory dwelling units (ADUs), also by enacting tax policies, including transfer tax fees on high-end real estate, for affordable housing. Additionally, Barnstable County and all individual towns have been the recipient American Rescue Plan Act (ARPA) funds which can be used to address the housing crisis. The County has designated \$11.4 million of these ARPS funds specifically to Address Housing Challenges (<https://www.capecod.gov/barnstable-county-federal-american-rescue-plan-act-arpa/>).

The BCHC Advisory Council will also continue to work to address affordable housing development issues across the County. Several towns have recently hired a Housing Coordinator and now mostly all of the fifteen Towns on Cape Cod have a Housing Coordinator. These Coordinators assist town staff in removing barriers around affordable housing, including land-use policies, neighborhood and community resistance. Additionally, The HSD applied for, and was awarded, Barnstable County ARPA funding to implement a temporary (two-year) Shared Regional Housing Coordinator position to provide the fifteen municipalities with additional staff capacity.

The Cape Cod Commission is actively working on a regional housing strategy. Through engagement with the public, municipal representatives, housing advocates, builders, employers, and others, the strategy will identify appropriate areas for housing development as well as actions to alleviate the region's housing challenges. This will likely include identifying models or tools for financing affordable housing, increasing education and awareness around the region's housing needs, and zoning changes to promote housing diversity and to increase stock to meet year-round needs and affordability. Many towns have adopted or are examining zoning amendments to allow for the growth of a more diverse housing supply. Most communities have been successful in adopting ADU bylaws. The Cape Cod Commission is also working with communities to increase housing affordability in the region overall. This includes enforcing a percentage threshold for affordable and/or workforce housing units in certain developments subject to regional review.

The BCHC has initiated round table discussions at its HOME Advisory Council meetings to discuss housing issues across the region. These discussions enable the Advisory Council to determine regional solutions to known barriers. Suggested topics include addressing short-term rental bylaws, purchasing deed restrictions, and navigating local preference.

DISCUSSION

Barnstable County government as a whole will continue to work closely with housing providers and stakeholders and other state and federal entities to work to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing and to support affordable housing initiatives and provide necessary funding.

AP-85 Other Actions

INTRODUCTION

BCHC will incorporate the following strategies to address the obstacles to affordable housing in the region.

Actions Planned to Address Obstacles to Meeting Underserved Needs.

Resource Allocation

With respect to public subsidies, BCHC will continue to advocate for a larger share of budgetary resources to be devoted to housing production, housing voucher programs, and rental assistance programs at the local, state, and federal level. BCHC will also attempt to streamline and reduce costs of development by participating in the MassDocs program and by collaborating with DHCD on required environmental reviews. In addition, BCHC will assist towns and regions in applying for and obtaining state, county, and town ARPA funds to be devoted towards affordable housing initiatives and will advocate for other sources of funding such as transfer fees on high-end real estate sales. Barnstable County will also through its newly created Regional Shared Housing Consultant and Housing Initiative Manager work to bring towns together to collaborate on grant applications and funding sources for regional housing development.

Housing Policy

BCHC will continue to revise and supplement programmatic requirements to align to the greatest extent possible with those of other public funders, especially DHCD for consistency purposes. HSD staff will continue to provide guidance to other Barnstable County departments and other housing providers and stakeholders regarding regional housing policy. Barnstable County is increasing its resources and engagement in addressing housing policy in the region and has recently received ARPA funds to implement a regional Housing Initiative Manager to centralize housing policy in the region.

Land Use Policies

BCHC will advocate that towns adopt local affordable housing bylaws, including ADU bylaws and multi-family zoning districts. BCHC will also assist in locating appropriate properties to be developed or redeveloped for affordable housing in collaboration with other non-profit or governmental entities.

Climate Initiatives and Housing

Climate change is a key challenge facing the natural, built, and community systems of Cape Cod. Cape Cod is vulnerable to climate-related hazards, such as sea level rise, storm surge and flooding, erosion, and damaging winds. These hazards put vulnerable populations at risk. In

2019, the Cape Cod Commission held community meetings of stakeholders to provide input on planning priorities, concerns, and barriers to implementing climate-related actions. The work of these stakeholders resulted in a Climate Action Plan which can be found at: (<https://www.capecodcommission.org/our-work/climate-action-plan/>)

In May of 2021, the Cape Cod Commission awarded a \$150,000 grant to a joint proposal from the Association to Preserve Cape Cod (APCC) and the Housing Assistance Corporation (HAC) to work together on a two-year project to identify areas where the development of housing and the protection of priority natural resource areas would be most beneficial. This resulted in a Tailored Smart Growth Map to determine priority areas for housing and priority areas for natural resources. (<https://haconcapecod.org/blog/hac-and-apcc-create-cape-tailored-smart-growth-maps/>)

Actions Planned to Foster and Maintain Affordable Housing.

BCHC Staff will continue to prioritize and fund affordable rental development properties where possible throughout the region, as well as to continue to seek out a regional non-profit CHDO to certify a viable CHDO project in the future. As BCHC has dwindling, limited HUD HOME funds, BCHC Staff will seek out additional local funding sources.

All fifteen Towns on Cape Cod either have, or are hiring, a Housing Coordinator. Coordinators assist staff in removing barriers such as land-use policies, neighborhood and community resistance to development, and funding resources as well as engage the general public in housing questions. Additionally, Barnstable County has received ARPA funding to implement a Shared Regional Housing Coordinator position to provide the fifteen municipalities with additional staff capacity to assist towns in retaining and maintaining deed restricted properties. Barnstable County has also been provided with ARPA funds to fund a Housing Initiative Manager to collaborate with other departmental staff in seeking solutions to foster and maintain affordable housing.

Actions Planned to Reduce Lead-Based Paint Hazards.

While the cost of lead paint removal can potentially be prohibitively expensive, BCHC will vigorously enforce the revised 2002 lead-based paint regulations for all its program activities and will continue to support efforts to attract lead paint removal resources to the region.

Actions Planned to Reduce the Number of Poverty-Level Families.

HOME program staff encourage setting aside housing vouchers for the homeless/at risk and dedicating HOME Program funds to rental housing for LMI households. BCHC supports the creation of affordable rental housing for those making below 60 percent of the AMI to lessen cost burden and enable these households to have the resources to meet other pressing needs. Now that HUD has initiated a new HOME-ARP

Program specifically for the qualifying population of homeless, at-risk of homelessness and other vulnerable populations, BCHC will use those funds for the development of affordable rental units.

While BCHC's programs and resources have some impact on moving households out of poverty, there are other agencies in BCHC that work with the HSD and who specialize in this issue. PHAs in the County must adhere to legislation outlined in Chapter 235 of the Acts of 2014, An Act Relative to Housing Authorities, which includes Local Housing Authority Mandatory Board Member Training, Performance Management Review (PMR), and participation in the Regional Capital Assistance Team (RCAT) Program. Monitorization such as this will help PHAs improve programming to assist more families in moving out of poverty.

The region's anti-poverty agency, the Community Action Committee of Cape Cod and the Islands, has a number of programs and resources that attempt to move households toward economic self-sufficiency including:

- A childcare services network that provides information, referrals, and access to childcare subsidies;
- Advocacy for low-income immigrants;
- Housing search services;
- Access to health care and public insurance enrollment;
- Homeless prevention and emergency shelter; and
- Educational support services for seniors and their caregivers.

Actions Planned to Develop Institutional Structure.

The institutional structure of the delivery system to develop and manage BCHC's HOME funds is broadly-based and integrates key organizations. Funded recipients utilize services and resources from government agencies, private lenders, non-profits, and for-profit organizations to meet goals. Federal, state, and local government agencies provide a major portion of gap funding and support for affordable housing and community development activities across the region. They guide these activities through their policies, program guidelines, and through the direct provision of housing units, rental vouchers, and services (in the case of the local housing authorities). Government agencies typically act as "investors" in housing and community development services provided by nonprofit and for-profit organizations.

State and federal LIHTCs play a role in funding development projects. Due to increasing high construction costs and the limited income derived from such projects, funding from numerous sources (ten to fifteen) is now needed to move forward. The nonprofit and for-profit developers and service providers, in turn, develop affordable housing projects, offer supportive services, and influence the type of affordable housing projects built and the services offered. Private lenders also play an essential institutional role by providing financing and acting as a conduit for the delivery of mortgage services to investors. The relationship among these stakeholders forms the basis of the housing/community

development delivery system and impacts the efforts of the BCHC. Major coordination is carried out by the organizations receiving funds through BCHC, and BCHC provides coordination and support of these efforts to leverage and manage resources.

The HOME Program along with the soon to be initiated HOME-ARP Program and the CoC program are under the authority of the HSD; the CoC includes each of BCHC communities as well as Nantucket and Martha's Vineyard. The Housing Assistance Corporation (HAC) is the agency responsible for administering the Homeless Management Information System (HMIS) within the CoC. The Cape Cod Commission's Affordable Housing Specialist participates in Advisory Council and monthly staff meetings. Consortium communities contact the HOME Program Manager and/or the Cape Cod Commission to seek guidance and assistance with any affordable housing issues or questions.

The BCHC has administered the federal HOME funds for its fifteen member communities since the adoption of the program in 1992. Member communities choose a representative to serve on the BCHC Advisory Council to speak for their interests. The responsibilities of the Advisory Council include establishing housing policies; approving all actions; determining the allocation of funds; and to remain current on local, state, regional, and federal housing policies and issues and advocate for policies that will promote the creation and preservation of affordable year-round housing. The Advisory Council members also act as a liaison with their respective towns and local housing partnerships/committees and reports back to them on relevant housing policies. This ensures there is a comprehensive regional approach in place for identifying priorities and delivering services.

Actions Planned to Enhance Coordination Between Public and Private Housing and Social Service Agencies.

Actions planned to enhance coordination between public and private housing and social service agencies that supplement those activities:

- Utilizing the HOME Advisory Council as a vehicle for the following purposes: securing federal, state, and other funds; maintaining communication between the towns; and serving as an information resource center for the Cape;
- Retaining a Housing Initiative Manager using ARPA funds to coordinate efforts between public and private housing and social service agencies.
- Engaging with HPCC to foster relationships with public and private housing and social service agencies.
- Advocating for and working with DHCD and HUD to resolve inconsistencies in programmatic requirements, funding programs, and within agency policies; and
- Remaining engaged with private housing and social service agencies by attending agency meetings and conferences and coordinating on related housing issues.

DISCUSSION

BCHC and Barnstable County are fully engaged in the addressing the housing crisis on Cape Cod. Within the county structure, the county administers the HOME and HOME-ARP Program, the Cape and Islands CoC, retains an affordable housing specialist under the Cape Cod Commission, has allocated over \$12 million dollars in ARPA funds for housing initiatives, and created two new positions at the county: a Shared Regional Housing Consultant and a Housing Initiative Manager funded with ARPA funds. Additionally, BCHC and county staff are participating in the HPCC round table discussion and regional group activities focused on Housing to Protect Cape Cod.

Program Specific Requirements

AP-90 Program Specific Requirements

INTRODUCTION

Below is a description of how BCHC is meeting HUD's Requirements for the Program.

HOME Investment Partnership Program (HOME)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

There are no other forms of investment.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The BCHC has discontinued the DPCC homebuyer program activity.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds is as follows:

N/A.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Home rehabilitation or debt refinancing assistance are not currently included in program activities.

Homeownership Limits

BCHC doesn't currently include any homeownership programs. If a homeownership program is reintroduced, HOME funds for homebuyer assistance or rehabilitation of owner-occupied single-family housing will use the HOME affordable homeownership limits provided by HUD.

Possible Beneficiary Limits or Preferences

BCHC reserves the right to fund rental projects that may limit beneficiaries or set preferences for low-income populations based on certain criteria, such as people with mental and/or physical disabilities or the elderly population in accordance with the Fair Housing Laws.

Rental Housing

Applications are accepted from non-profit or for-profit entities for the creation or preservation of affordable rental units for very low / low-income families and individuals. BCHC incentivizes targeting rental units to serve homeless, special needs groups, and/or persons with disabilities. BCHC accepts applications for rental development projects concurrent with the release of funding from DHCD. Due to the limited allocation and staff resources, projects in their second round of the DHCD funding process will be given priority. However, depending upon availability of funds, number of applications, and potential special circumstances, first-round applicants may be accepted. For projects not seeking DHCD funding in conjunction with an application for BCHC funding, applicants may contact the HOME Program Manager regarding the application process at homeprogram@capecod.gov. In the event DHCD has not issued a Notice of Funding and BCHC has available funds, BCHC may issue an Notice of Funding Availability soliciting project applications. When staff deems the application complete, an Underwriting Risk Analysis will be prepared in accordance with program guidelines. The BCHC Advisory Council will review the application and underwriting and make the final determination on the funding request. BCHC Rental Housing Development Policies and Guidelines and Applications are available at <https://www.capecod.gov/departments/human-services/initiatives/housing-homelessness/home-program/> or by contacting HOME Project Manager: homeprogram@capecod.gov / 508-375-6622.

TBRA Program

The BCHC does not engage in a TBRA program activity.