



BARNSTABLE COUNTY HOME PROGRAM

CONSOLIDATE ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

FOR PROGRAM YEAR 2023
July 1, 2023 – June 30, 2024

*Public Comment Period: **September 5, 2024 through September 25, 2024***

*Virtual Public Meeting held **September 16, 2024 @ 3:00 p.m.***

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U.S. Department of Housing and Urban Development (HUD) for the HOME Investment Partnership Program

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

AFFORDABLE RENTAL HOUSING PRODUCTION

The Barnstable County HOME Consortium (BCHC) has been actively participating in the development of multi-family affordable rental housing with many projects being completed, under construction, and conditionally committed funds. This activity has proven to be an effective use of Barnstable County's limited HOME funds. It is noted that for the purposes of this Consolidated Annual Performance Evaluation Report ("CAPER") only those projects that have been **completed** with a meaning of obtaining certificates of occupancy and being substantially leased up within a program year are counted for that program year. As rental development activities take up to two to four years from initial funding date to completion date, it is important to note the current and pending development projects in order to provide a complete picture of Barnstable County HOME activities.

In Program Year 2023 (PY23), no units met the **completed** criteria. However, currently four affordable housing development projects are under construction representing 44 HOME-assisted units / 167 total units, and three projects have been conditionally committed funds and are in the process of financial closing and will be starting construction soon representing an additional 33 HOME-assisted units / 150 total units. These seven projects represent a total of 77 HOME-assisted units / 317 total units.

BCHC completed PY23 with a total of all available funds (Entitlement, Program Income, and CHDO set-aside) of \$7,161.63 and were unable to conditionally commit funds to two additional projects that had sought BCHC funding. Additionally, with the limited amount of total annual allocation for PY24 of approximately \$404,000, the BCHC will have extremely limited funds to commit to any projects moving forward

Under Construction:

LeClair Village, Mashpee: a 39 unit (11 HOME units) affordable rental housing project currently under construction was awarded a \$300,000 in BCHC funds; 99% completed.

Scranton on Main, Falmouth: a 48 unit (11 HOME units) age-restricted affordable rental housing project currently under construction was awarded \$300,000 in BCHC funds; 92% completed.

Cape View Way, Bourne: a 42 unit (11 HOME units) affordable rental housing project under construction was awarded \$300,000 in BCHC funds; 51% completed.

Wing School, Sandwich: a 38 unit (11 HOME units) age-restricted affordable rental housing project under construction was awarded \$300,000 in BCHC funds; 10% completed.

Conditionally Committed:

Province Post, Provincetown: a 65 unit (11 HOME units) rental housing project was awarded a conditional commitment of \$300,000 in BCHC funds; construction commencement scheduled for September 2024.

Lawrence Hill, Wellfleet: a 46 unit (11 HOME units) rental housing project was awarded a conditional commitment of \$300,000 in BCHC funds; construction commencement scheduled for December 2024.

Cloverleaf, Truro: a 39 unit (11 HOME units) affordable rental housing project was awarded a conditional commitment of \$300,000 in BCHC funds; construction commencement scheduled for January 2025.

The Rental Housing Production expected goal of the 2020 – 2024 Strategic Plan is 88 HOME affordable rental units (includes CHDO); approximately 17.5 units per program year. For PY23, the goal was the development of 44 HOME affordable rental units (includes CHDO) based on available funding. Although no HOME units were completed during PY23, forty-four (44) HOME-assisted rental units are currently under construction and an additional thirty-three (33) HOME-assisted rental units will be commencing construction soon. This represents a total of seventy-seven (77) HOME-assisted units online for completion in the next couple of years.

CHDO'S

The BCHC set a five-year Strategic Plan goal of 11 CHDO HOME rental units. The BCHC has been unable to meet this goal as due to the CHDO regulations and the current economics of housing development, certifying a CHDO is infeasible. During PY23, BCHC re-allocated \$147,100.50 of set-aside CHDO funds from PY20 and PY21 to project entitlement funds to be used for rental housing production as approved.

CHDO funds continue to be used for rental housing production.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual – Program Year	Percent Complete
CHDO Housing Production	Affordable Housing Homeless	HOME: \$375,000	Rental units constructed	Household Housing Units	11	0	0.00%	11	0	0.00%
Rental Housing Production	Affordable Housing	HOME: \$1,775,000	Rental units constructed	Household Housing Units	77	48	62.34%	33	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The BCHC believes affordable housing rental development is a priority for Cape Cod and will continue to provide funding for development of affordable rental housing units for families earning less than 50% to 60% AMI. As described above and in the 2020-2024 Consolidated Plan and PY23 Annual Action Plan, this is an effective and beneficial use of the BCHC's limited HOME funds. Barnstable County does not administer CDBG funds.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	HOME
White	0
Black or African American	0
Multi-Racial	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	0
Hispanic	0
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

There were no completed activities for PY23 to report, however, currently four affordable housing development projects are under construction representing 44 HOME-assisted units / 167 total units, and three projects have been conditionally committed funds and are in the process of financial closing and will be starting construction soon representing an additional 33 HOME-assisted units / 150 total units.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
HOME	public - federal	\$1,441,220.73	\$444,865.42

Table 3 - Resources Made Available

Narrative

Funds in the total amount of \$444,865.42 were expended in PY23 as follows:

Affordable Rental Housing Development:	\$405,000.00
Administration of HOME Program:	\$39,865.42
Total:	\$444,865.42

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Barnstable County	100	100	Region

Table 4 – Identify the geographic distribution and location of investments

Narrative

Affordable Rental Housing Development funds of \$405,000 were requisitioned by two projects during PY23: LeClair Village, Mashpee (\$270,000) and Scranton Main, Falmouth (\$135,000).

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

HUD has allowed HOME Consortia in Massachusetts to use the Massachusetts Rental Voucher Program (MRVP) expenditures in the consortia communities as a source to count toward the 25% match requirement. The BCHC has over \$25 million in excess match credit through the MRVP administered by the Housing Assistance Corporation that has been accumulated over the history of the Barnstable County HOME Program. Additionally, the HOME Program's federal funds leverage state and local fund as follows: Mostly all of BCHC's affordable rental housing developments receive various state (*EOHLC affordable housing funding, low-income tax credits, MassWorks grants, etc.*) and local (*CPA and AHT funds, and land donation*) funding to subsidize the development of the affordable rental housing project. It is a collaborative funding effort of federal, state, and local funds. Based on the foregoing, BCHC's match far exceeds the required match.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	25,188,191
2. Match contributed during current Federal fiscal year	0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	25,188,191
4. Match liability for current Federal fiscal year	80,419.50
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	25,107,772

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income Report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$383,726.93	Amount received during reporting period \$121,966.00	Total amount expended during reporting period \$41,007.60	Amount expended for TBRA \$0	Balance on hand at end of reporting period \$464,685.33

Table 7 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0		0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	44	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	44	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	44	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	44	0

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The BCHC set a one-year goal of the production of forty-four (44) new HOME rental units; eleven (11) of which was to be created by a CHDO development based on available funding. Although no HOME units were completed during PY23, forty-four (44) HOME-assisted rental units are currently under construction and an additional thirty-three (33) HOME-assisted rental units will be commencing construction soon. This represents a total of seventy-seven (77) HOME-assisted units online for completion in the next couple of years. The BCHC views the overall goal of developing affordable rental units throughout the region a success.

The BCHC set a goal of 11 CHDO HOME rental units. The BCHC has been unable to meet this goal as due to the CHDO regulations and the current economics of housing development, certifying a CHDO is infeasible. BCHC anticipates re-allocating CHDO set-aside funds after the two-year set-aside period pasts to entitlement funds for rental housing development. Thus, CHDO funds will continue to be used for the intended activity of rental housing development.

Discuss how these outcomes will impact future annual action plans.

During the last several years, the production of affordable rental housing on the Cape has increased as the need has increased and the development of affordable rental units has been a successful activity for the BCHC. Thus the production of rental units will continue to be a top priority for the Cape Cod region.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Several participating CoC partner agencies operate street outreach programs, including Vinfen, Duffy Health Center, Housing Assistance Corporation, AIDS Support Group of Cape Cod, and Homeless Prevention Council. Outreach staff are specially trained to interact with unsheltered populations and to assess them for services utilizing standardized assessment tools. Street outreach providers are expected to engage those persons that have been resistant to accepting an offer of housing or services and to follow a low barrier engagement approach. A new outreach program was launched in 2024 targeting unstably housed youth and young adults.

Addressing the emergency shelter and transitional housing needs of homeless persons

Four local emergency assistance shelters (one for individuals and three for families) and nine transitional housing programs (including a project dedicated to veterans) participate in the CoC's HMIS. The emergency shelter for individuals (St. Joseph's House) operates with a low barrier threshold and coordinates with health care and social service providers to assist shelter guests in transitioning out of shelter into housing. One family emergency shelter is dedicated to individuals and families who are currently homeless due to fleeing domestic violence and coordinates with the MA Department of Transitional Assistance to provide financial stabilization and resources to prepare for moving into safe housing. Client level demographic data, client assessments, numbers and configurations of beds, client utilization, and current openings / availability are tracked through HMIS. Independence House, the region's Victim Service Provider (VSP), operates an Emergency Shelter for individuals and families who are homeless due to fleeing domestic violence. Because the program operates under the auspices of the Violence Against Women Act (VAWA), the location of the shelter and personal information regarding shelter clients are confidential. Additionally, the Mashpee Wampanoag tribe recently opened an emergency shelter for tribal members fleeing domestic violence.

The Regional Network on Homelessness/CoC has organized an ad hoc Emergency Services Committee attended by numerous local service agencies to address the need for emergency shelter overflow beds during extreme weather events. Strategies have been developed to leverage local resources for the short term (i.e., one-night motel vouchers, designated regional shelters). The availability of additional Emergency Solutions Grants (ESG) funds through the CARES Act enabled both year-round and seasonal individual Emergency Shelters in Barnstable County. A six bed medical respite pilot program was launched in early 2024 to provide a transitional option for those leaving hospital level of care who were experiencing sheltered or unsheltered homelessness prior to a medical facility admittance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

With the increase of multi-family affordable housing rental development in recent years on the Cape, the BCHC has been able to leverage their funds with other federal, state, and local funding sources to provide rental opportunities for our extremely low-income and low-income families. Most of the multi-family affordable rental housing developments consists of a high number of their rental units being set aside for extremely low-income and low-income families and include project-based Section 8 vouchers, Section 811 vouchers, and CBH units. To address the needs of homeless women exiting correction facilities, Catholic Social Services of Fall River operates St. Clare's House, a Transitional Housing program in Barnstable. As the convenor of the Regional Network on Homelessness and the Collaborative Applicant/Lead Agency for the MA-503 Continuum of Care, BCDHS maintains extensive partnerships with community agencies and local state offices including but not limited to; the Massachusetts Depts. of Mental Health (DMH), Children and Families (DCF), Youth Services (DYS), Rehabilitation (Mass Rehab) and MassHire; the Reintegration Team from the Barnstable County House of Corrections; the Probation Dept. for the Barnstable District Court; the Healthcare for the Homeless provider Duffy Health Center; the Cape Cod Chapter of the National Alliance on Mental Illness and; a number of psychiatric treatment facilities including the only inpatient unit on the Cape managed by Cape Cod Healthcare. The CoC has signed on to a Memorandum of Understanding with Sandwich Housing Authority and DCF to provide Transitional Housing subsidies to young persons exiting the DCF system. All CoC-funded projects must follow the Housing First approach (low barrier, low threshold), so that homeless individuals are not denied access to shelter and housing due to substance use, mental health issues, etc., and the CoC encourages all collaborative housing providers to adopt the approach.

The BCDHS is also the lead agency for the Massachusetts Executive Office of Health and Human Services (EOHHS) Unaccompanied Homeless Youth and Young Adult (YYA) grant. The four sub-grantees for these funds- Champ Homes, Housing Assistance Corporation, Homeless Prevention Council and Martha's Vineyard Community Services- provide flexible and person-centered services to anyone 24 years of age or younger experiencing housing instability across the entire region. This grant funds a DCF Liaison Case Manager who receives referrals directly from the state for youth leaving foster placements to identify housing options prior to "aging out". As part of the grant EOHHS also included "Flex Funds" that can be used to meet the immediate needs of YYA including food, transportation, cell phones, clothing, re-housing expenses, back rent, and utilities. These funds assist Case Managers to engage with YYA who have minimal trust in caregivers because of past trauma and foster belief in long term connections. Additional resources funded through the grant include an Emergency Response which provides

motel rooms during inclement weather or an emergency declaration if a YYA has no other options for a safe place to stay.

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

In 2017 HUD introduced the housing grant project category of DedicatedPLUS to provide CoCs with more flexibility to serve vulnerable populations and to more effectively address the needs of persons who are chronically homeless, who are at risk of becoming chronically homeless, or who were chronically homeless prior to being housed and have recently become homeless again. HUD encourages CoCs to continue adopting prioritization standards 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. All CoC-funded projects must follow the Housing First approach (low barrier, low threshold), so that homeless individuals are not denied access to shelter and housing due to substance use, mental health issues, etc., and the CoC encourages all collaborative housing providers to adopt the approach.

The CoC partners with the McKinney-Vento School Liaisons in every school district on the Cape and Islands and with the Cape Cod Community College in order to identify unaccompanied homeless youth and to offer them housing and stabilization services. Provider organizations in the CoC (e.g. Duffy Health Center, a health care for the homeless agency) also work closely with the House of Corrections on a re-entry task force to assist those leaving the House of Correction find housing and community-based supports.

During FY24, the Unaccompanied Homeless YYA grant provided services and resources to 149 YYA and successfully housed 38 individuals who maintained their housing a minimum of 3 months. The EOHHS eligibility criteria for “At-Risk” YYA includes those who are couch surfing, those who are in danger of losing housing because of caregiver abuse or substance use, previous experience of homelessness by the YYA or their family and several other areas that allow for resources to be dedicated to prevention, diversion or other problem-solving techniques.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

This question was asked of all the local housing authorities during the preparation of the PY23 Annual Action Plan and received the following three responses, 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.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

This question was asked of all the local housing authorities during the preparation of the PY23 Annual Action Plan and received the following four responses, 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.

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in Barnstable County.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Many Consortium member towns have been pursuing several initiatives including 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), and enacting tax policies for affordable housing. Member towns along with the Consortium itself engaged in discussions around the negative effects of short-term rental properties in the region and are exploring regulation options to minimize the negative effect. Several

member towns and the county are researching purchasing deed restrictions for year-round restrictions to off-set the negative effect of short-term rentals.

Recently, the Commonwealth of Massachusetts passed a sweeping Affordable Homes Act that authorizes approximately \$5.16B of spending statewide over the next five years over 49 policy initiatives. Several initiatives will have direct impact on Barnstable County including but not limited to: statewide establishment that makes all ADUs by right, unmerges merged lots thereby converting unbuildable lots to buildable status for housing, and creating a designation of ‘seasonal communities’ allowing for preference for housing community workers and permitting undersized lots to be used for attainable year-round housing. Nine of the fifteen communities of Barnstable County qualify for a seasonal community designation.

Additionally, Barnstable County being the recipient of approximately \$41 million of ARPA funds has allocated \$11.4 million of these ARPA funds to address housing challenges. Additional ARPA funds were used for the development of a Cape Cod Commission Regional Housing Strategy and funded a two-year Regional Shared Housing Service pilot program to provide technical housing services to all fifteen municipalities.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Currently, the two most significant obstacle on Cape Cod is the high cost of residential units due to a higher percentage of second home ownership and short-term rental properties which drives up the home prices. Additionally, construction and development cost continue to increase and total development cost are currently in excess of \$650,000 per unit. To address the high cost of housing, communities are considering creating and dedicating revenue streams through the Community Preservation Act, Community Impact Fee, expanding the occupancy room tax to include a short-term rental tax, and creating other property tax revenue sources and using these funds to purchase real property for the development of affordable year-round housing. Additionally, several member towns and the county are researching purchasing deed restrictions for year-round restrictions to off-set the negative effect of short-term rentals.

BCHC continues 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 also streamlines and reduces costs of development by participating in the MassDocs program and by collaborating with EOHLC¹ on required environmental reviews. In addition, BCHC assists towns and regions in applying for and obtaining state, county, and town ARPA funds and grants to be devoted towards affordable housing initiatives and advocates for other sources of funding such as transfer fees on high-end real estate sales. Barnstable County will also, through its newly

¹ Executive Office of Housing and Livable Communities formerly Department of Housing and Community Development (DHCD)

created Regional Shared Housing Service pilot program work to bring towns together to collaborate on grant applications and funding sources for regional housing development. In addition, BCHC is in the process of implementing the HOME-ARP Program which will provide approximately \$1.3 million in funds for affordable rental housing development with units restricted to the qualifying population of homeless / at-risk of homelessness, etc.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In addition to dedicating BCHC funds to rental housing for extremely low-income households ($\leq 30\%$ AMI) and encouraging the set aside of housing vouchers for homeless or at risk homeless individuals/households, the BCHC supports all efforts in the region, and works with individual towns, to protect low income households in deed-restricted ownership units from losing their affordable restricted units through foreclosure.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The HOME Program, the HOME-ARP Program, and the Cape and Islands CoC program are all under the administration of the Department of Human Services. 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. Additionally, Barnstable County has recently provided funding for a Regional Shared Housing Service pilot program. Barnstable County continues to foster relationships with all fifteen towns to address housing including collaborating on grant applications and funding sources for regional housing development, implementing housing initiatives, and advocating for change to restrictive and/or onerous regulations.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The HSD maintains communication between the fifteen towns and serves as an information resource center for the Cape for several housing initiatives addressing housing and homelessness (visit: <https://www.capecod.gov/departments/human-services/initiatives/housing->

[homelessness/](#) . Barnstable County staff will continue to meet with town staff, regional affordable housing advocates, and social service agencies throughout the region over the course of the year to discuss the changing needs of the region and on the barriers to meeting those needs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

The BCHC requires all affordable housing rental developers and project managers to have an approved Affirmative Fair Housing Marketing Plan (AFHMP) and Tenant Selection Plan (TSP) which includes a list of criteria that will be used in the selection of tenants complying with Fair Housing regulations. Compliance with adherence to this Plan is monitored by the BCHC Monitoring agent.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

BCHC utilizes a Rental Housing Development Monitoring Policy and retains the services of, and works closely with, FinePoint Associates in rental housing monitoring. Additionally, the BCHC requires as a condition of funding that all HOME projects must have Section 3 and MBE/WBE outreach and reporting plans in place before the financial closing. The HOME Program also requires as a condition of funding that the developer submit an AFHMP & TSP as stated above. BCHC, through its monitoring agent FinePoint Associates, provides free virtual training seminars for all of its program managers so they can stay current on all regulations and requirements and as a refresher course for monitoring procedures.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Per the BCHC Citizen Participation Plan: HOME Program staff will notice the availability of the Consolidated Annual Performance Evaluation Report (CAPER) by placing a legal advertisement in the Cape Cod Times, or in other local newspapers of general circulation (if available); **and/or** by posting a notice on the Barnstable County Human Services or HOME Investment Partnership Program website, other Barnstable County websites, and at Barnstable County buildings. Additional notices may be posted on Barnstable County social media sites; included in

Barnstable County ENewsletters; and sent via email to specific group listservs; and may be posted with other local government offices, town halls, libraries, and senior centers, as deemed appropriate. The CAPER Notice is emailed to all fifteen Town Clerks for posting. The public will have not less than fifteen (15) days (*unless said 15-day requirement is reduced for emergency temporary reasons by HUD*) to submit written and/or oral comments on the CAPER.

The Notice of Public Meeting, Document Availability and Comment Period was published in the Cape Cod Times on August 30, 2024 and the Notice (English, Spanish and Brazilian Portuguese) was sent to all fifteen (15) Town Clerks for posting in each individual town on August 30th. Additionally, the Notice (English, Spanish and Brazilian Portuguese) along with the draft PY23 CAPER was posted on the Barnstable County HOME Investments Partnership Program's website (August 30th); emailed to group listservs (August 30th); and included in the Barnstable County Human Services ENewsletter (September 6th). A virtual public meeting was held on September 16, 2024 and a presentation of the draft PY23 CAPER was conducted. No members of the public attended.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

BCHC has a Rental Housing Development Monitoring Policy and retains the services of, and works closely with, FinePoint Associates in rental housing monitoring. There were no projects that should have been inspected but were not inspected. The results of on-site inspections for PY23 are submitted herewith; see attachment. There were no emergency VAWA transfers for the Program Year.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Notices of Public Hearings and Document Availability of the Barnstable County's HOME Consortium's Annual Action Plans, CAPERS, and Consolidated Plans are provided in English, Spanish, and Brazilian Portuguese and posted on the Barnstable County's website and in the Barnstable County Human Services Department E-Newsletter that has a subscriber list of over 2,800 individuals who are generally in the Human Services fields across Cape Cod and the Islands including minority organizations and organization working with low-income residents

and is provided to all local housing authorities, non-profit advocates and local housing partners. The Notices are also provided to all fifteen towns (Town Clerks, Administrators/Managers, Planners, and Affordable Housing Committees) for posting and distributing in their local community.

Additionally, as part of the scheduled monitoring of rental development projects, the monitoring agent reviews the property management's implementation of policies and procedures to affirmatively further fair housing and for compliance with an approved Affirmative Fair Housing Marketing Plan and Tenant Selection Plan.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The BCHC expended \$41,007.60 of program income for the LeClair Village, Mashpee project which is the development of 39 total units / 11 HOME units. All units are under 60% AMI.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The BCHC staff notifies individual towns, local housing authorities, and local affordable housing advocates when potential loss of affordable housing units due to foreclosure, bankruptcy, or other financial distress is brought to the County's attention in an effort to bring together the necessary stakeholders to attempt to save the affordability of the units. Barnstable County has recently provided funding for a Regional Shared Housing Service pilot program. Additionally, using funding provided by Barnstable County via ARPA, the Shared Regional Housing Service pilot program developed a first ever database of all deed restricted affordable units in all fifteen towns. This database is available to each community to be used for monitoring and compliance of deed restricted units. This will assist communities to be pro-active in retaining and maintaining deed restricted affordable housing. In the development of affordable housing in the region, state and federal LIHTC play the major funding role. However, due to the extremely high development costs (over \$650,000 per unit), funding from numerous (12 to 15+) sources is now required to subsidize the development.

CR-58 – Section 3

Narrative: There were no completed activities for PY23 to report Section 3 information.



U.S. Department of Housing and Urban Development

MASSACHUSETTS STATE OFFICE, NEW ENGLAND AREA
Office of Community Planning and Development
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street - Fifth Floor
Boston, Massachusetts 02222-1092

Phone (617) 994-8350

CPD website: https://www.hud.gov/program_offices/comm_planning

Renie Hamman
HOME Program Manager
Barnstable County, Department of Human Services
P.O. Box 427 – 3195 Main Street
Barnstable, MA 02630

Subject: Consolidated Annual Performance and Evaluation Report
Program Year 2023

Dear Ms. Hamman:

As a recipient of grant funds provided by the U.S. Department of Housing and Urban Development (HUD), each jurisdiction that has an approved Consolidated Plan shall annually review and report to HUD on the progress it has made in carrying out its Consolidated Plan and Annual Action Plan. The performance report is submitted to HUD's Office of Community Planning and Development (CPD) in the form of the Consolidated Annual Performance and Evaluation Report (CAPER). Furthermore, the Consolidated Plan regulations at 24 CFR § 91.525 require the Department to evaluate and report to the public on a community's overall progress in the management of its program funds, compliance with the Consolidated Plan, the accuracy of performance reports, and the extent to which progress has been achieved toward the statutory goals identified in Section 91.1.

This letter serves to acknowledge your Program Year 2023 CAPER submission and to apprise you of our assessment of Barnstable County's overall progress. HUD acknowledges the Barnstable County's programmatic accomplishments during the program year. Based on our Office's review of your Program Year 2023 CAPER, we have concluded that the Barnstable County has the capacity to carry out its CPD programs and has met its reporting requirements.

Thank you for your continued commitment to strengthen your community through CPD programs. Please submit any comments regarding the contents of this letter to this Office within 30 days of the date of this letter. If you have any questions concerning the progress summary or wish to request additional consultation regarding your performance, please contact Alex Jette, CPD Representative, at 617 994-8404 or Alexandra.b.jette@hud.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam C. Ploetz", is positioned above the printed name.

Digitally signed by:
ADAM PLOETZ
Date: 2024.12.16
09:42:32 -05'00'

Adam C. Ploetz, Director
Office of Community Planning
and Development