



# **BARNSTABLE COUNTY HOME PROGRAM**

## **CONSOLIDATE ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)**

**FOR PROGRAM YEAR 2020**

**July 1, 2020 – June 30, 2021**

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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 Program (BCHP) has been actively participating in the development of multi-family affordable rental housing with many projects being completed, in the process of being completed, or starting construction. Additionally, there are several other affordable rental housing developments in the pipeline. 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 may take up to two to three 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 2020 (PY20), 15 HOME units were **completed** with the developments of Cape Cod Village in Orleans and Little Pond Place in Falmouth. Additionally, three affordable rental developments consisting of a total of 33 HOME units are under construction, and two additional projects have filed applications for HOME funds and are under project review.

**Completed:**

Cape Cod Village, Orleans: a four-unit group home (*all 4 HOME units*) for autistic adults completed construction and leasing in May 2021. This project was awarded \$250,000 in BCHP funds.

Little Pond Place, Falmouth: a 40 unit (*11 HOME unit*) affordable rental housing development was completed in May 2021. This project was awarded \$140,000 in BCHP funds.

**Under Construction (to be completed in Program Year 2021):**

Terrapin Ridge, Sandwich: is a 30 unit (11 HOME units) affordable rental housing project. \$250,000 of BCHP funds has been conditionally committed to the project.

Yarmouth Gardens, Yarmouth: is a 40 unit (11 HOME units) affordable rental housing project. \$250,000 of BCHP funds has been conditionally committed to the project.

Brewster Woods, Brewster: Is a 30 unit (11 HOME units) affordable rental housing project. \$250,000 of BCHP funds has been conditionally committed to the project.

***The Rental Housing Production expected goal of the 2020 – 2024 Strategic Plan<sup>1</sup> is 88 HOME rental units; approximately 17.5 units per program year. For PY20, the first year of the Strategic Plan, the BCHP accomplished the completion of 15 HOME rental units. However, it should be noted that an additional 33 HOME rental units are currently under construction. Assuming all 33 of these HOME rental units complete construction in the current PY21, the BCHP will accomplish the completion of 48 HOME rental units in two years thereby surpassing its two-year Strategic Plan goal of 35 HOME rental units. It is noted that for the 2020 Annual Action Plan, BCHP had a goal of creating a total of 25 HOME rental units based on the available funds; those funds have been conditionally committed to the three under construction projects listed above.***

**CHDO'S**

The BCHP set a five-year Strategic Plan<sup>1</sup> goal of 11 CHDO HOME rental units and a one-year goal of 3 HOME rental units per year. The BCHP has been unable to meet this goal due to a lack of possible CHDO entities seeking project funding. The last CHDO development was initiated in 2013 and completed in May of 2016. The BCHP has been actively attempting to recruit a CHDO to collaborate with however, BCHP has thus far been unable to locate a viable CHDO that could meet all of HUD's requirements for the allocation of funds. In April 2020, in response to the COVID-19 Pandemic, HUD issued a Notice of "Availability of Waivers and Suspensions of HOME Program Requirements in Response to COVID-19 Pandemic"<sup>2</sup> (HUD General Notice) which suspended the required 15% CHDO set-aside for PYs 2017, 2018, 2019, and 2020; totaling \$262,678. As the BCHP has been unable to recruit a CHDO in many years, the restricted CHDO funds for these program years were

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<sup>1</sup> As a part of the 2020-2024 Consolidated Plan

<sup>2</sup> Original HUD Notice issued April 10, 2020, Extended December 5, 2020

reallocated. The release of these restricted set-aside CHDO funds pursuant to the HUD General Notice provided vital funds to be conditionally committing for the development of critically-needed affordable rental units.

***Based on the above, the BCHP does not believe that the CHDO Rental Housing Production project activity is a practical use of BCHP's limited HOME funds. The HUD General Notice that suspended the customary 15% CHDO set-aside allowing those funds to be used for other project activities was applauded and the BCHP would welcome the continued suspension of the restricted 15% CHDO set-aside in the future so Participating Jurisdictions who have difficulty locating viable CHDO's in their region may use the allocated funds for other much-needed affordable housing projects.***

### **Downpayment Closing Cost Assistance (DPCC)**

As explained in the 2020-2024 Five-Year Consolidated Plan / PY20 Annual Action Plan, due to recent significant increase in housing prices throughout Barnstable County (the median sales price as of June 2020 was \$420,000 now climbing to \$515,000<sup>3</sup>), it has proven difficult to assist homeowners seeking first-time homes under the DPCC program. The 95% moderate price restriction required by HUD at \$352,000<sup>4</sup> after rehabilitation coupled with finding a qualifying household making 80% of the AMI has been extremely challenging, especially in the lower and outer Cape regions. An analysis of historic DPCC activity revealed that over the last five years, 90% of the DPCC funds were allocated to very small, low-income areas of the mid and upper-Cape regions. Consequently, the DPCC program is not effective for the entirety of the region. For these reasons, the BCHP has suspended the DPCC program indefinitely as it is not an effective use of HOME funds.

### **Tenant Based Rental Assistance (TBRA)**

The BCHP initiated an a short-term TBRA program in August 2020 under HUD's Notice of "Suspensions and Waivers to Facilitate Use of HOME-Assisted Tenant-Based Rental Assistance (TBRA) for Emergency and Short-term Assistance in Response to COVID-19 Pandemic"<sup>5</sup> (HUD TBRA Notice). This short-term TBRA program will run until September 30, 2021 as allowed pursuant to the HUD TBRA Notice. The BCHP conditionally committed \$100,000 of HOME funds to the program and set a goal of assisting 20 rental households during this time period (August 2020 through September 2021). For PY20, the TBRA program assisted 11 rental households.

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<sup>3</sup> Barnstable Registry of Deeds recording information June 2021

<sup>4</sup> For PY20; for PY21 moderate price restriction is \$372,000

<sup>5</sup> Original HUD Notice issued April 10, 2020, Extended December 5, 2020

**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
<b>CHDO Housing Production</b>	Affordable Housing Homeless	HOME: \$375,000	Rental units constructed	Household Housing Units	11	0	0.00%	3	0	0.00%
<b>Rental Housing Production</b>	Affordable Housing	HOME: \$1,775,000	Rental units constructed	Household Housing Units	77	15	19.48%	25	15	60.00%
<b>Short-Term Tenant Based Rental Assistance</b>	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$100,000	Short-Term Tenant-based rental assistance	Households Assisted	20	11	55.00%	20*	11	55.00%

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

*\*Twenty households assisted was the goal for the term of the short-term program of August 2020 thru September 30, 2021.*

**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 BCHP 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 / PY20 Annual Action Plan, this is an effective and beneficial use of the BCHP’s limited HOME funds. The BCHP has indefinitely suspended the DPCC program as it has been shown to be ineffective in mostly all areas of region. The BCHC will continue the emergency short-term TBRA program until September 30, 2021 as permitted under the HUD TBRA Notice. The BCHP hopes that in the future, HUD again suspends the 15% CHDO set-aside requirement to allow use of the funds for non-CHDO affordable rental housing production. 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	19
Black or African American	4
Multi-Racial	1
Asian	0
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>25</b>
Hispanic	3
Not Hispanic	22

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

**Narrative**

A total of 26 households was assisted in PY20; 15 rental units developed and 11 household assisted under TBRA. However, one rental unit remains vacant in the Cape Cod Village project. As this is a group home for autistic adults, leasing up of all the bedrooms stalled due to COVID-19 health and safety concerns. This unit will be updated with beneficiary information when it is leased.

## 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	\$975,822.79	\$324,590.56

Table 3 - Resources Made Available

### Narrative

Resources available were determined based on HUD's 2020 allocation of \$462,132.00 plus prior year's resources of \$329,391.42 plus actual program income received during PY19 of \$184,299.37 for a total of \$975,822.79.

Funds in the total amount of \$324,590.56 were expended in PY20 as follows:

Affordable Rental Housing Development:	\$218,940.64
TBRA activity: Assistance (\$54,025.00) and Admin (\$2,413.19)	\$56,438.19
Administration of HOME Program:	\$49,211.73
<b>Total:</b>	<b>\$324,590.56</b>

### Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

### Narrative

## 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.

*Note: Matching funds are calculated according to Federal Fiscal Year and not HOME Program Year, thus matching funds herein calculated are for the time period of October 1, 2019 to September 30, 2020.*

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 BCHP 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 BCHP's affordable rental housing developments receive various state (*DHCD 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.

**NOTE:** Pursuant to the HUD General Notice, the matching contribution requirement for funds expended between October 1, 2019 and September 30, 2021 has been reduced to zero. Thus, no matching funds were required for the Barnstable County HOME Program PY20.

<b>Fiscal Year Summary – HOME Match</b>	
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	0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	25,188,191

**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	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$270,627.50*	\$155,822.00	\$35,704.92	\$0	\$390,744.58
<p>* This figure has been slightly adjusted upward from the PY19 CAPER's balance on hand at end of period reporting due to a miscalculation in PI expended. PY19 listed a PI expended amount of \$3,220.41; however that expenditure amount was erroneously calculated out of the existing balance on hand so was therefore subtracted twice. To correct \$3,220.41 has been added back into the balance on hand for the beginning of reporting period.</p>				

Table 7 – Program Income

The amount of \$35,704.92 was expended for affordable housing project development projects currently under construction. Additionally, it is noted that in PY20, \$234,209.10 of PI funds has been committed to affordable housing development.

**HOME MBE/WBE report**

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	14,927,458	0	0	0	0	14,927,458
Number	2	0	0	0	0	2
<b>Sub-Contracts</b>						
Number	61	0	0	0	2	59
Dollar Amount	11,127,531	0	0	0	1,705,519	9,422,012
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	14,927,458	0	14,927,458			
Number	2	0	2			
<b>Sub-Contracts</b>						
Number	61	3	58			
Dollar Amount	11,127,531	1,028,575	10,098,956.57			

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	2	0	0	0	0	2

Dollar Amount	390,000	0	0	0	0	390,000
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**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.

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	48	22
Number of Special-Needs households to be provided affordable housing units	0	4
<b>Total</b>	<b>48</b>	<b>26</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	20	11
Number of households supported through The Production of New Units	28	15
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>48</b>	<b>26</b>

**Table 12 – Number of Households Supported**

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

The BCHP set a one-year goal of the production of 28 new HOME rental units; three of which was to be created by a CHDO development. For PY20, the BCHP completed 15 new HOME rental units; none of which were CHDO developments. The production of 15 new HOME rental units were from two projects that were completed in PY20; Little Pond Place in Falmouth (11 HOME units) and Cape Cod Village in Orleans (4 HOME units). The Cape Cod Village project was a unique development in that it was a four unit group home with each unit housing four bedrooms for autistic adults which assisted a specific special needs group. It is noted that although we missed our goal of creating 25 non-CHDO affordable rental HOME units, an additional 33 HOME rental units have been conditionally committed HOME funds, all of which are currently under construction. The BCHP views the overall goal of developing affordable rental units throughout the region a success.

Unfortunately, we were not able to meet our goal of the creation of three CHDO rental units as there are currently no CHDO development opportunities in Barnstable County as discussed above in Section CR-05 – Goals and Outcomes.

Under the TBRA program, the BCHP had a goal of assisting 20 households experiencing financial hardship due to the COVID-19 Pandemic. BCHP assisted 11 households. However, this program activity is ongoing and has been extended by HUD to September 30, 2021. BCHP anticipates meeting its goal of an additional 9 households assisted during this time-frame.

**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 BCHP. Thus the production of rental units will continue to be a top priority for the Cape Cod region. The BCHP has not been able to locate a CHDO applicant that meets all the HUD regulations to qualify as a CHDO, however, as the CHDO funds are restricted to that specific activity, BCHP will continue to attempt to foster CHDO opportunities in PY21. Due to the substantial increase in housing prices, assisting first-time homeowners acquire homeownership property under the DPCC has proven to be extremely difficult if not impossible in almost all areas of the Cape. Thus this program activity has been suspended indefinitely. As to the emergency short-term TBRA activity, the BCHP will continue the activity until the HUD deadline of September 30, 2021.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	11
Low-income	0	5
Moderate-income	0	10
<b>Total</b>	<b>0</b>	<b>26</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The above table represents the Little Pond Place project with 3 units at 50% AMI or below and 8 units at 60% AMI or below; the Cape Cod Village project which is a group home for autistic adults of 4 units at 30% or below; and 11 TBRA units of 7 units at or below 30% AMI, 2 units between 30+% and 50% AMI, and 2 units between 50+% and 60% AMI.

**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, and Homeless Prevention Council. Outreach staff are specially trained to interact with unsheltered populations and to assess them for services utilizing standardized assessment tools specifically designed for adults 25 and older, youth and young adults 24 and under, and families. 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.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Five local emergency assistance shelters (one for individuals and four for families) and six 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.

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 options for unsheltered homeless individuals during extreme weather events when overflow beds at the emergency shelter are filled/occupied. Strategies have been developed to leverage local resources for the short term (i.e., one-night motel vouchers, designated regional shelters). Additionally, this committee collaborated to supply resources and services needed during the response to the COVID-19 pandemic. In order to account for a loss of beds at the Individual Shelter due to de-population, the Emergency Planning group coordinated a testing, isolation and quarantine response using a local motel to safely ensure any individual entering a shelter or transitional housing program had completed protocols to minimize the risk of exposing others to COVID. 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 to provide 12,455 bed nights to 270 unduplicated individuals during the period from November 1, 2020 through April 30, 2021. The Committee continues to plan for sustainable solutions to build capacity of existing systems to address the need to shelter all of the homeless during weather related and other emergency declarations.

**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 BCHP 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 conveyor 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), Child 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 Falmouth Housing Authority and DCF to provide Transitional Housing subsidies to young person's exiting the DCF system.

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 six sub-grantees for these funds- Champ Homes, Housing Assistance Corporation, Homeless Prevention Council, Martha's Vineyard Community Services, Duffy Health Center and Fairwinds Nantucket Counseling- provide flexible and person-centered services to anyone 24 years of age or younger experiencing housing instability across the entire region. As part of the grant EOHHS has 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 and more immediately address the needs of persons experiencing chronic homelessness, at risk of experiencing chronic homelessness, or who were chronically homeless prior to being housed and who 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.

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 FY20, the Unaccompanied Homeless YYA grant provided services and resources to 130 YYA and successfully housed 37 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 PY21 Annual Action Plan and received the following three responses, in summary: (1) PHA has been applying for and receiving additional rental vouchers to assist families in paying their rent; (2) PHA is doing due diligence on several housing-authority owned properties in hopes of moving towards development in the next year, have applied and received more VASH vouchers, and have issued and re-issued vouchers as quickly as possible extending search deadlines; and (3) PHA intends to expand its offering of information to residents regarding job training and retention services.

#### **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 PY21 Annual Action Plan and received the following three responses, in summary: (1) PHA refers tenants to take First Time Homeownership classes and if any affordable home ownership opportunities arise, PHA passes the information along to tenants; (2) PHA encourages First Time Home Buyer’s classes and refers tenants to town home buyer program; and (3) PHA plans to increase communication with prospective landlords about program participations and housing quality standards and will work with housing search agencies to reduce barriers to securing permanent housing in diverse neighborhoods.

#### **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)**

The BCHP has initiated a roundtable discussion at its monthly HOME Advisory Council meetings wherein each member provides an overview of his or her town's issues facing the development of affordable housing and its successes and failures and discuss regional policies in conjunction with the Cape Cod Commission in an attempt to provide regional solutions to known barriers. The Advisory Council is made up of a member representative from each of the fifteen towns, two at-large members, and includes the Affordable Housing Specialist of the Cape Cod Commission as an ex officio member.

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

Currently, the most significant obstacle on Cape Cod is the high cost of residential units due to a higher percentage of second home ownership which drives up the home prices. Additionally, with the substantial increase of seasonal short-term rental such as AirBnB and VRBO properties on the Cape, year-round housing has become a scarce commodity. To address some of these obstacles to meeting the needs of our low to moderate-income year-round residents, local communities are working to change their zoning, particularly in village center areas, to accommodate greater density; and to provide for the creation of year-round accessory dwelling units. Additionally, many communities are creating and dedicating revenue streams through the Community Preservation Act, expanding the occupancy 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 housing and/or committing funds to develop the property.

**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 BCHP 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 BCHP funds to rental housing for extremely low-income households and encouraging the set aside of housing vouchers for homeless or at risk homeless individuals/households, the BCHP 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)**

Barnstable County has co-located the HOME Program and the Continuum of Care program under the Department of Human Services. The Cape Cod Commission's Affordable Housing Specialist participates in the HOME Advisory Council meetings, as well as meets with HOME staff monthly to discuss local/regional affordable housing issues that are affecting the region. The member towns of the HOME Consortium are able to contact the BCHP Manager and/or the Cape Cod Commission to seek guidance and assistance with any affordable housing issues or questions which provides a regional informational source. Additionally, in PY21, the BCHP in conjunction with the Cape Cod Commission is actively pursuing the creation of a Regional Housing Coordinator for the region with the technical assistance from the Massachusetts Housing Partnership (MHP).

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

The BCHP maintains communication between the fifteen towns and serves as an information resource center for the Cape. BCHP staff will continue to meet with town staff, regional affordable housing advocates, and social service agencies over the course of the year to discuss the changing needs of the region and on the barriers to meeting those needs. Additionally, BCHP will coordinate with the CoC and local housing authorities in implementing the pending American Rescue Plan program (HOME-ARP) through its life cycle.

**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 BCHP 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 BCHP 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**

BCHP has a Rental Housing Development Monitoring Policy and retains the services of, and works closely with, FinePoint Associates in rental housing monitoring. Additionally, the BCHP 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. During PY20, with the suspension of On-Site Inspections due to COVID-19, the BCHP and FinePoint used this time to hold a training seminar for property managers in the region. This training seminar provided an overview of federal HOME occupancy compliance; see Training Session Flyer attached. This training seminar was well attended and well-received.

### **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 BCHP Citizen Participation Plan: HOME Program staff will notice the availability of the Consolidated Annual Performance Evaluation Report (CAPER) be by placing a legal advertisement in the Cape Cod Times or in other local newspapers of general circulation; **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 listserv; and may be posted with other local government offices, town halls, libraries, and senior centers, as deemed appropriate. 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 below represents the Notice schedule for the PY20 CAPER**

- Notice of Public Meeting, Document Availability and Comment Period:
  - posted on the Barnstable County Human Services and HOME Investment Partnership Program website on August 23, 2021; draft PY20 CAPER posted on September 8, 2021
  - published in the Barnstable County Human Services ENewsletter which has 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 on August 26, 2021 and republished with link to draft PY20 CAPER on September 9, 2021
  - published in the Cape Cod Times on August 27, 2021
  - request made to all fifteen Town Clerks to post Notice on August 31, 2021
  - emailed along with link to draft PY20 CAPER to group email lists including but not limited to: HOME housing partners; Regional Network on Homelessness; Health and Human Services Advisory Council, Housing Authorities including Mashpee Wampanoag tribe, Town Planners, and Cape delegation on September 3, 2021

- Comment Period: September 10, 2021 through September 27, 2021 - no comments received
- Virtual Public Meeting held September 14, 2021 - no members of the public attended
- Submission to HUD: by September 30, 2021

## **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.**

BCHP has a Rental Housing Development Monitoring Policy and retains the services of, and works closely with, FinePoint Associates in rental housing monitoring. Monitoring Reviews were completed for the projects *listed in the attached Monitoring Review for Program Year 2020 (July 1, 2020 through June 30, 2021); Monitoring conducted by FinePoint Associates.*

It is noted that due to the COVID-19 Pandemic, On-Site Inspections of HOME-assisted Rental Housing were suspended by the HUD General Notice to protect staff and reduce the spread of COVID-19 through September 30, 2021. These suspended on-site inspections are so noted in the attached report. The BCHP has carried over the contract costs of performing these on-site visits into the next fiscal year and all suspended on-site inspections will resume and be completed as required. 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 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 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 BHP expended \$35,704.92 for two affordable housing project development projects currently under construction. In PY20 it is noted that an additional \$234,209.10 of Program Income funds have been committed to these two affordable housing development along with an additional affordable housing development project.

**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 Cape Cod Commission is actively working with communities to change their zoning to accommodate greater housing options and diversity. In the past year, many Cape towns have adopted zoning to allow Accessory Dwelling Units by right. The Commission also enforces a percentage threshold for affordable/workforce housing units in certain developments subject to regional review. The BHP 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. Additionally, the BHP in coordination with the Cape Cod Commission is currently investigating the possible implementation of a Regional Housing Coordinator for the region.



**On-line Training Session on  
Federal HOME Program Occupancy Requirements  
presented by FinePoint Associates, LLC**

The Barnstable County HOME Consortium will be sponsoring an on-line training session (via zoom) on the Federal HOME program occupancy requirements. The training session, led by FinePoint Associates, LLC, will provide an overview of federal HOME occupancy compliance topics including:

- household eligibility
- tenant selection
- rent and utility allowances
- tenant leases
- ongoing occupancy requirements
- compliance monitoring process

**Tuesday, March 2, 2021 from 10:00 a.m to 12:00 p.m.**

There is no charge for the training but it is limited to 75 attendees. You must register to get your Zoom invitation to join online. Please reserve your spot for the training by emailing:

**[Laurie@FinePointAssociates.com](mailto:Laurie@FinePointAssociates.com)**

Please share this flyer with all staff involved in the management of projects supported by Barnstable County HOME Consortium funding. For questions regarding this training session or a Barnstable County HOME Consortium funded project, please contact:

Renie Hamman, Barnstable County HOME Program Manager at 508-375-6622 or

[HomeProgram@BarnstableCounty.org](mailto:HomeProgram@BarnstableCounty.org)



## Barnstable County HOME Program

**Monitoring Review for Program Year 2020 (July 1, 2020 through June 30, 2021)**

**Inspections conducted by FinePoint Associates.**

It is noted that due to the COVID-19 Pandemic, On-Site Inspections of HOME-assisted Rental Housing were suspended by HUD to protect staff and reduce the spread of COVID-19 through September 30, 2021. The following monitoring reports state that FinePoint conducted an occupancy monitoring review on behalf of the Barnstable County HOME Consortium. FinePoint reviewed financial documentation, tenant income certifications, rent and income reports, tenant leases, management physical inspection and maintenance procedures, and fair housing information to ensure compliance with program regulations and written agreements. Property Management was required to submit a HOME Owner’s Certification asserting that all buildings and HOME-assisted units in the property were suitable for occupancy and were in compliance with the property standard requirements. A physical inspection of the property has been postponed due to COVID-19 and will be scheduled at a future date.

The Barnstable County HOME Program has carried over the contract costs of performing these on-site visits into the next fiscal year and all suspended on-site inspections will resume and be completed as required.

<b>Development</b>	<b>Town</b>	<b>Property Manager</b>	<b>Finding</b>	<b>Follow-up</b>
6-8 Sachus Road	Dennis	Housing Assistance Corporation	Substantial Compliance	On-Site Inspection
Coady School	Bourne	Stratford Capital Group	Substantial Compliance	On-Site Inspection
Eastham Duplexes	Eastham	Orleans Housing Authority	Substantial Compliance	On-Site Inspection
Gull Cottages	Eastham	Community Development Partnership	Substantial Compliance	On-Site Inspection
HECH South Harwich	Harwich	Harwich Ecumenical Council for Housing	Substantial Compliance	On-Site Inspection
HECH Rental Program	Dennis, Harwich, Yarmouth	Harwich Ecumenical Council for Housing	Substantial Compliance	On-Site Inspection
Little Pond Place	Falmouth	Affirmative Investments	Substantial Compliance	On-Site Inspection
Old Ann Page Way	Provincetown	Community Housing Resource	Substantial Compliance	On-Site Inspection
Sally’s Way	Truro	Community Housing Resource	Substantial Compliance	On-Site Inspection
Shore Road	Truro	Community Development Partnership	Substantial Compliance	On-Site Inspection
Sisson Road	Harwich	Harwich Ecumenical Council for Housing	Substantial Compliance	On-Site Inspection

Stage Coach Residences	Barnstable	Barnstable Housing Authority	Substantial Compliance	On-Site Inspection
Thankful Chase Pathway	Eastham	Community Development Partnership	Substantial Compliance	On-Site Inspection
Wellfleet Apartments	Wellfleet	Community Development Partnership	Substantial Compliance	On-Site Inspection

**NOTE: *This list will be updated as more monitoring reports are being generated from FinePoint review in PY20.***



**BARNSTABLE COUNTY**

**DEPARTMENT OF HUMAN SERVICES**

3195 Main Street, Post Office Box 427  
Barnstable, Massachusetts 02630  
Office: 508-375-6628 | Fax: 508-858-5094  
[www.bchumanservices.net](http://www.bchumanservices.net)

**NOTICE OF PUBLIC MEETING,  
DOCUMENT AVAILABILITY and COMMENT PERIOD  
Barnstable County HOME Program**

**Consolidated Annual Performance Evaluation Report for Program Year 2020**

The Barnstable County HOME Program has completed its Consolidated Annual Performance Evaluation Report (CAPER) for Program Year 2020 (July 1, 2020 - June 30, 2021). The HOME Consortium was awarded \$462,132 in federal funds from the U.S. Department of Housing and Urban Development (HUD) to carry out the goals and objectives set forth in the HOME Program's 2020 - 2024 Consolidated Plan and 2020 Annual Action Plan. The CAPER is a year-end report that outlines the accomplishments and challenges of the Barnstable County HOME Program.

**NOTICE OF PUBLIC MEETING**

Barnstable County HOME staff will conduct a virtual public meeting on the draft 2020 CAPER on:

**SEPTEMBER 14, 2021 AT 3:00 P.M.**

The purpose of this meeting is to obtain comments and views from citizens, public agencies, community organizations, and interested parties on the Barnstable County HOME Program 2020 Draft CAPER. *This public meeting is being held virtually pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021.*

**To join the virtual public meeting:** [Click here to join the meeting](#)

And follow the instructions to download the windows app OR join the web version to participate.

You may also attend by phone by dialing: **1-781-469-0191** and entering Conference ID code:

**559 458 782#**

**NOTICE OF DOCUMENT AVAILABILITY and PUBLIC COMMENT PERIOD**

The draft 2020 CAPER will be available for review as of **September 10, 2021** online at: <https://www.bchumanservices.net/initiatives/home-investment-partnership-program/> or by contacting Renie Hamman at 508.375.6622 / [homeprogram@barnstablecounty.org](mailto:homeprogram@barnstablecounty.org). Interpreters are available upon advance request. Please submit written comments to the Barnstable County Department of Human Services, HOME Program, P.O. Box 427, Barnstable, MA 02630 or by email to: [homeprogram@barnstablecounty.org](mailto:homeprogram@barnstablecounty.org). Comments will be accepted through **September 27, 2021** and will be summarized in the final CAPER submitted to HUD.



## 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](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

Dear Ms. Hamman,

Subject: FY 2020 Consolidated Annual Performance and Evaluation Report

We have reviewed and approved the County of Barnstable's Consolidated Annual Performance and Evaluation Report (CAPER) for the program year July 1, 2020 to June 30, 2021. Based on the information provided, we find the FY 2020 CAPER to be consistent with the County's Five Year Consolidated Plan and One Year Action Plan for FY 2020. The narrative describes how the County is working to meet the goals identified in the plans as well as proposed versus actual outcome results.

As a result of our review, we have determined that the County of Barnstable has carried out its activities and certifications in a timely manner, consistent with the requirements and primary objective of the Housing and Community Development Act of 1974, as amended, and with other applicable laws and program requirements. Pursuant to 24 CFR 92.550, we find that the County of Barnstable has the continuing capacity to carry out its activities in a timely manner based on the information provided in the County's CAPER.

Please remember that a copy of this letter must accompany all copies of the CAPER. If you have any questions or if we can be of further assistance, please contact your CPD Representative, Alexandra Jette, at 617-994-8404 or [Alexandra.b.jette@hud.gov](mailto:Alexandra.b.jette@hud.gov)

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert D. Shumeyko".

Digitally signed by:  
Robert Shumeyko  
Date: 2021.11.18 14:  
14:50 -05'00'

Robert D. Shumeyko  
Regional Director