



# **Barnstable County HOME Consortium Program Year 2024 Annual Action Plan**

**May 9, 2024**

## AP-05 Executive Summary

### 1. INTRODUCTION

The Barnstable County HOME Consortium (BCHC) includes each of the fifteen communities on Cape Cod: Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, and Yarmouth. Barnstable and Yarmouth are also Community Development Block Grant (CDBG) Entitlement Communities. The BCHC was created so Barnstable County could be a Participating Jurisdiction of the federal HOME Investment Partnerships Program administered by the United States Department of Housing and Urban Development (HUD). The Consortium is a way for local governments that would not otherwise qualify for funding to join with other contiguous units of local government to directly participate in the HOME Investment Partnership Program. The Barnstable County Commissioners designated the Human Services Department (HSD) to act as the program's lead agent. The HSD also administers the regional Cape and Islands Continuum of Care (CoC) program under the McKinney-Vento Homeless Assistance Act. Barnstable County government also includes the Cape Cod Commission, a regional planning/regulatory agency established by The Cape Cod Commission Act of 1990 which via the Act, incorporates a purpose to develop adequate supply of fair affordable housing under the direction of an affordable housing specialist. BCHC works closely with the affordable housing division of the Cape Cod Commission on affordable housing issues and developments. The consolidation of responsibility for these programs and agencies has resulted in greater efficiency and coordination in managing affordable housing and human services in the region. The priorities that the BCHC has established for this Five-Year (2020-2024) Consolidated Plan are:

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

## 2. SUMMARIZE THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN

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

The BCHC's primary objectives are providing affordable rental housing, growing the number of year-round households, and diversifying the housing stock to provide more options for all ages and household types. The outcomes being sought are affordability, availability /accessibility, and sustainability. Specific, yet common, indicators will subsequently be used to measure progress toward outcome achievement. The BCHC's objective is to develop and maintain an adequate supply of safe, decent rental housing that is affordable and accessible to households with a range of income levels and needs.

## 3. EVALUATION OF PAST PERFORMANCE

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

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

### **Rental Housing Development Activity April 1, 2023 through March 31, 2024:**

- Brewster Woods, Brewster – eleven HOME Units, thirty total units – completed and leased
- LeClair Village, Mashpee - eleven HOME Units, thirty-nine total units – under construction
- Scranton Main, Falmouth – eleven HOME Units, forty-eight total units – under construction
- Cape View Way, Bourne – eleven HOME Units, forty-two total units – under construction
- Cloverleaf, Truro – eleven HOME Units, thirty-nine total units – conditionally committed
- Jerome Smith, Provincetown – eleven HOME Units, sixty-five total units – conditionally committed
- Wing School, Sandwich (Phase I) – eleven HOME Units, thirty-eight total units – conditionally committed
- Lawrence Hill, Wellfleet – eleven HOME Units, forty-six total units – conditionally committed

The above represents a total of 88 HOME Units / 347 total units. Affordable rental housing is a much needed activity in Barnstable County with numerous projects being developed and in the pipeline. BCHC's limited funding of annual allocation of approximately \$450,000 to \$525,000 is insufficient to grant funding awards to all the projects listed above and in the pipeline. Additional funding is greatly needed. BCHC being the recipient of approximately \$1,556,508.00 under the HOME-ARP Program and due to the dire need of available and affordable rental housing BCHC has designated HOME-ARP funds for the development of affordable rental housing for the qualifying population of homeless, at risk of homelessness,

and other vulnerable populations as allowed for under the HOME-ARP Program to assist the development of these rental units to address the Cape’s housing crisis.

#### 4. SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

In accordance with the Citizen Participation Plan of the Consolidated Plan and Annual Action Plan, as amended (see attachment A.) the following actions were taken to solicit and respond to comments on the 2024 Annual Action Plan:

- **March 29, 2024:** The notice of public hearing, document availability and comment period is published in the Cape Cod Times.
- **March 29, 2024:** Notice of public hearing, document availability and comment period emailed to regional town clerks requesting to be posted in their respective towns; notice sent in English, Spanish and Portuguese.
- **March 29, 2024:** The notice of public hearing, document availability and comment period and a link to the draft Annual Action Plan is published on the Barnstable County Department of [Human Services HOME Program website](#) and emailed to: the HOME Advisory Council, the Assembly of Delegates, the Cape & Islands Legislative Delegation, County Commissioners, HOME housing partners (advocates, various affordable housing developers, etc.), the Regional Network (human services networking group email), the Health and Human Services Advisory Council (HHSAC), town housing authorities including the Mashpee Wampanoag Tribe Housing Division, town managers/administrators, and town planners.; notices are published and emailed in English, Spanish and Portuguese.
- **April 5, 2024:** The notice of public hearing, document availability and comment period is published in the [Barnstable County Human Services E-Newsletter](#) which has a subscriber list of over 2,800 individuals, generally in the human services fields across Cape Cod and the Islands, including minority organizations and organizations working with low-income residents; notice is published in English, Spanish and Portuguese.
- **April 8, 2024:** Comment period begins.
- **April 16, 2024:** Virtual public hearing is held.
- **May 9, 2024:** The public comment period is closed.
- **After May 10, 2024:** The 2024 Annual Action Plan is submitted to HUD.

#### 5. SUMMARY OF PUBLIC COMMENTS

No public comments were received.

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

None

#### 7. SUMMARY

The BCHC prioritizes citizen participation, taking steps to ensure each town and its service agencies can participate in the Annual Action Plan process. The most significant aspect of the Barnstable County HOME Program is the establishment of the Advisory Council via an ordinance of the County Legislature in 1992. The Council consists of representatives from each community and two at-large members and the Cape Cod Commission's Affordable Housing Specialist serving as an ex officio member. Council membership is open to individuals representing public and private institutions, and any organizations with an interest in affordable housing. It plays an advisory role in the development of BCHC programs, plans and policies, and acts as the deciding body for funding awards. The Advisory Council has become an essential regional forum for discussing and acting on housing and community matters where all members share their ideas, successes, and obstacles. Meetings are open to the public.

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

## PR-05 Lead & Responsible Agencies

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

The following are the agencies/entities responsible for preparing the 2024 Annual Action Plan and those responsible for administration of each grant program and funding source.

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

TABLE 1 (PR-05) – RESPONSIBLE AGENCIES

### NARRATIVE

The Barnstable County HSD is designated to administer the HOME Program and act as BCHC's lead agent responsible for reporting all administrative functions related to the operation of BCHC to HUD. The HSD also administers the regional Continuum of Care (CoC) program under the McKinney-Vento Homeless Assistance Act. Additionally, the Human Services Department and the Cape Cod Commission regularly engage with regional housing advocates and local legislative bodies on various housing issues. The consolidation of responsibility for these programs and services all under the umbrella of Barnstable County has resulted in greater efficiency and coordination in managing affordable housing and addressing homelessness via the new HOME-ARP Program in the region.

## CONSOLIDATED PLAN/ANNUAL ACTION PLAN PUBLIC CONTACT INFORMATION

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

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

Email: [HomeProgram@capecod.org](mailto:HomeProgram@capecod.org)

Phone: 508-375-6622

## AP-10 Consultation

### 1. INTRODUCTION

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

The Annual Action Plan process included consultation with agencies concerned with affordable housing and homelessness, attending numerous housing seminars, and gleaning information provided by housing advocate E-Newsletters and local media articles. A Notice of Public Meeting, Document Availability and Comment Period was published in the Cape Cod Times on March 29, 2024; a virtual Public Hearing was held on April 16, 2024 and the Comment Period ran from April 8, 2024 through May 9, 2024.

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

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

The HOME and HOME-ARP Program is administered by the Barnstable County HSD, assisting with coordination efforts with the Cape and Islands Continuum of Care (CoC) and other vital housing, social service, and health agencies. The Barnstable County Health & Human Services Advisory Council (BC-HHSAC) operates in conjunction with the HSD. The Council consists of approximately 28 organizations, including the Barnstable County Human Rights Commission, Cape Cod Child Development, Cape Cod Healthcare Community Benefits, the Cape Cod Hunger Network, and the Cape & Islands District Attorney's Office. Additionally, the HSD creates and distributes a monthly [E-Newsletter](#) that includes various human service topics and information about affordable housing, health clinics, upcoming workshops, and numerous local services for residents of Cape Cod. The Department also makes data and recent publications available for each of its initiatives and maintains a calendar of events.

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

The Barnstable County HOME and HOME-ARP Program and the Cape Cod and Islands Continuum of Care (CoC) are both under the direction of the HSD, allowing the programs to coordinate action and implement resources to address the needs of homeless and those at-risk of homelessness. The Barnstable County HSD is the convening agency and the Collaborative Applicant for the CoC grant, providing staff assistance to the Regional Network on Homelessness (as with the HOME program). As the Collaborative Applicant for the Continuum of Care and the convening agency for the Regional Network on Homelessness, HSD coordinates services and resources identified as areas of need by those experiencing chronic homelessness and families experiencing housing instability. Additionally, as the lead agency for the state funded Unaccompanied Homeless Youth and Young Adult (YYA) grant and an awardee of HUD's Youth Homelessness Demonstration Program, HSD works directly with the Cape and Islands Youth Action Board to develop services and resources identify that meet the unique needs of YYA.

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

The Cape and Islands region no longer receives ESG funds through the MA Executive Office of Housing and Livable Communities (HLC). During the COVID pandemic, Duffy Health Center was awarded ESG funds to support the In From the Streets project, its seasonal emergency shelter. Duffy has been awarded a five-year commitment for ESG funding from HLC to continue support for In From the Streets. In conjunction with the CoC, Duffy submits a Consolidated Annual Performance and Evaluation Report, which provides an account of utilization, client characteristics, homeless status, and other reporting categories required by HLC and HUD. Catholic Charities of Fall River has also devoted ESG dollars to fund the seasonal overflow beds at St. Joseph's Shelter. Both Duffy and Catholic Charities leadership sit on the Regional Network on Homelessness Policy Board and Executive Committee and provide regular updates on winter ESG utilization and outcomes to all stakeholders. Additionally, both Duffy and Catholic Charities participate in the Regional Emergency Response Committee and regularly report on project capacity, utilization, and outcomes.

The Barnstable County HSD maintains the Homeless Management Information System (HMIS), administers the Coordinated Entry System (CES), and manages the annual Point in Time (PIT) Count for the CoC. Participation in the Cape & Islands Regional Network on Homelessness/CoC enables the BCHC to determine priorities when addressing homelessness prevention and the transition out of homelessness, including the types of housing and project location.

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

1.	<b>Agency/Group/Organization</b>	<a href="#">Cape Cod Commission (CCC)</a>
	<b>Agency/Group/Organization Type</b>	Regional Planning Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Regional Housing Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CCC has released an in-depth Regional Housing Strategy (RHS) outlining the regions unique challenges, proposed strategies and recommendations and a guide to measuring progress. Also, HSD Staff and CCC collaborate on the recently initiated two-year Shared Regional Housing Services pilot program. The designated Affordable Housing Specialist attends monthly Advisory Council meetings.
2.	<b>Agency/Group/Organization</b>	<a href="#">Housing to Protect Cape Cod (HPCC)</a>
	<b>Agency/Group/Organization Type</b>	Non-Profit / Advocacy
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HPCC is a collaborate of several non-profit agencies including Housing Assistance Corporation (HAC), CapeBuilt Development, Chamber of Commerce, Home Builders Association, and Association of Realtors. The HPCC holds several seminars providing the region with pertinent data and strategies on affordable housing issues.
3.	<b>Agency/Group/Organization</b>	<a href="#">Barnstable County Department of Human Services / Cape &amp; Islands CoC</a>
	<b>Agency/Group/Organization Type</b>	Other government – County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs Homelessness Strategy Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Human Services Department, who administers the Continuum of Care (CoC) grant for the region, was consulted in development and implementation on this Plan specifically regarding AP-65 Homeless and Other Special Needs Activities.
4.	<b>Agency/Group/Organization</b>	<b>BCHC Municipalities</b>
	<b>Agency/Group/Organization Type</b>	Other government – Town



	<b>What section of the Plan was addressed by Consultation?</b>	All sections of the Annual Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In implementing the Shared Regional Housing Services pilot program, listening sessions were scheduled held to obtain each town administration’s views on affordable housing in the region. Relevant views have been incorporated into the Annual Action Plan. Additionally the draft Annual Action Plan was sent via group email group to all town managers/ administrators and town planners for comment. Any comments received are stated in Section AP-05 (5.) “Public Comments” and/or have been incorporated herein.
5.	<b>Agency/Group/Organization</b>	<b>Public Housing Authorities and Mashpee Wampanoag Tribe Housing Division</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public and Assisted Housing (PHA) Public Housing Accessibility and Involvement Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The BCHC sent a survey to all PHA’s in the region asking two questions: (1) What actions, if any, is your PHA planning during the next year to address the needs to public housing and (2) What actions, if any, is your PHA doing to encourage public housing residents to become more involved in management and participate in homeownership. Responses are included in Section AP-60 “Public Housing”.
6.	<b>Agency/Group/Organization</b>	<a href="#"><b>Barrett Planning Group (BPG) – HOME-ARP Program</b></a>
	<b>Agency/Group/Organization Type</b>	Consultant
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	BPG, the consultant retained by Barnstable County to implement the Shared Regional Housing Services (SRHS) pilot program is in the process of preparing an in-depth region-wide housing inventory documenting deed-restricted properties.
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	BPG attended bi-monthly HOME Consortium Advisory Council meetings to gather information on the 15 towns housing needs and engaged town administration through listening sessions held on the implementation of the SRHS program.

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

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
<a href="#">Regional Housing Strategy</a>	Cape Cod Commission	Addressing Barriers to Affordable Housing
<a href="#">SRHS Implementation Plan</a>	Barnstable County Human Services	Addressing Obstacles and Other Actions
<a href="#">Continuum of Care</a>	Barnstable County Human Services	Homeless Needs
<a href="#">HOME-ARP</a>	Barnstable County Human Services	Homeless and at-risk of Homelessness

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

## NARRATIVE

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

## AP-12 Participation

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

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

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

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

The Draft Annual Action Plan was available for review and comment on or before April 8, 2024, and the Public Comment Period ran through May 9, 2024.

## CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1.	BCHC Advisory Council virtual meeting March 21, 2024 to discuss resources and funding activities	Non-targeted broad community  BCHC Advisory Council representing the fifteen communities of the region.	13 Advisory Council members attended. An overview of resources and funding activities was presented.  The Advisory Council members voted unanimously to use all available entitlement funds for rental development activity.	3 members of the public attended. No comment from public attendees was received.	N/A	
2.	Publication of Notice of Public Meeting, Document Availability and Comment Period (March 29, 2024)	Non-targeted broad community  Persons with disabilities	Notice of Public Meeting, Document Availability and Comment Period was published in the Cape Cod Times	N/A	N/A	
3.	Publication of Notice of Public Meeting, Document Availability and Comment Period (March 29, 2024)	Non-targeted broad community  Minorities / Non-English Speaking: Spanish and Brazilian Portuguese  Persons with disabilities	Notice of Public Meeting, Document Availability and Comment Period was published on the Barnstable County HOME Program webpage. Notice published in English, Spanish and Brazilian Portuguese along with a link to the draft Annual Action Plan	N/A	N/A	
4.	Publication of Notice of Public Meeting, Document Availability	Non-targeted broad community	Notice of Public Meeting, Document Availability and Comment Period was sent to	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
	and Comment Period (March 29, 2024)	Minorities / Non-English Speaking: Spanish and Brazilian Portuguese Persons with disabilities	all fifteen Town clerks to be posted and published in their respective towns. Notice published in English, Spanish and Brazilian Portuguese			
5.	Internet Outreach: Emails, Barnstable County Human Services Department E-Newsletter, and Human Services Department websites (March 29, 2024)	Non-targeted broad community Minorities Non-English Speaking: Spanish and Brazilian Portuguese Persons with disabilities Native American: Wampanoag Tribe Housing and Community Development Organizations/Agencies Housing and Social Service Providers Housing and Social Services Advisory Councils Local Officials – State, County and Town Government Private Housing Developers	Notice of Public Meeting, Document Availability and Comment Period along with a link to the Draft PY2024 Annual Action Plan was (a) emailed to the Assembly of Delegates, the Cape & Islands legislative delegation, County Commissioners, HOME Housing Partners – (advocates, various affordable housing developers, etc.), the Regional Network (human services networking group email), the Health and Human Services Advisory Council (HHSAC), town housing authorities including the Mashpee Wampanoag Tribe Housing Division, town managers/administrators, and town planners; (b) published in the Human Services E-Newsletter which has a subscriber list of over 2,800 people generally in the human services fields, including	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
		Public Housing Authorities Regional Planning Agency	minority organizations and those working with low-income residents, and (c) posted on the Barnstable County Human Services HOME Program webpage. Notice available in English, Spanish and Portuguese			
6.	Virtual Public Meeting on Draft PY 2024 Annual Action Plan held on April 16, 2024	Non-Targeted/Broad Community	A virtual public meeting was held on April 16, 2024. A PowerPoint Presentation was conducted. No members of the public attended.	No Comments received	N/A	
7.	Document Availability and Comment Period	Non-targeted broad community	Draft Annual Action Plan was available for review and comment on April 8, 2024, and the Public Comment Period ran through May 9, 2024	No Comments received	N/A	

TABLE 4 (AP-12) – CITIZEN PARTICIPATION OUTREACH

# Expected Resources

## AP-15 Expected Resources

### INTRODUCTION

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

**NOTE:** as HUD’s notice of allocation for PY2024 was not released prior to the draft of this plan; HSD staff used an estimated allocation amount of \$600,000 as the annual allocation. This allocation amount was revised with the actual allocation upon HUD’s notice of allocation of \$404,490.00 on May 9, 2024 (revised to \$404,489.63 on June 9, 2024). The annual allocation was adjusted to the activities as follows: Administration (10%); CHDO (15% set-aside); and all remaining funds (75%) dedicated to the affordable rental development activity.

### EXPECTED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public - Federal	Acquisition Multifamily rental new construction	\$404,489.63	\$61,966.00	\$791,195.63	\$1,257,651.26	\$0.00	Funds expected to be used for: Rental Housing Production (\$1,081,491.20); CHDO (\$135,711.09); and Administration (\$40,448.96)

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

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

## **INTRODUCTION**

The region has experienced a substantial increase in cost of construction over the recent past years. Over the past several projects, the total development cost per unit is in excess of \$650,000 per unit and has recently exceeded over \$750,000 per unit. Over a 2 ½ year period, construction cost on the Cape increased almost eighty (80%) percent. The substantial increase in cost of construction has resulted in a need to leverage additional funding sources. Financial feasibility to develop affordable rental projects now require at least ten to fifteen federal, state and local subsidized funding sources: Some of the state and local fundings sources are as follows:

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

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

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

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

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

***HOME Match requirements are satisfied as follows:***

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

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

Almost all towns on the Cape have been actively seeking public land to be used for affordable housing and are planning to continue to do so. For the projects under activity this past year, six out of the nine projects were located on town-own land. The use of publicly owned land for affordable rental housing development is a major activity in the region.

**DISCUSSION**

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



# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

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

### GOALS SUMMARY INFORMATION

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	Rental Housing Production	2024	2025	Affordable Housing	Barnstable County	Develop and Maintain Adequate Supply of Housing;  Preserve and Maintain Existing Affordable Housing  Reduce Individual and Family Homelessness	HOME: \$1,081,491.20	Development of 33 affordable rental HOME units in three projects
2.	CHDO Rental Production	2024	2025	Affordable Housing  Homelessness	Barnstable County	Develop and Maintain Adequate Supply of Housing Preserve and Maintain Existing Affordable Housing Reduce Individual and Family Homelessness	HOME: \$135,711.09	Development of 3 affordable rental HOME units in one project. If no CHDO exist, funds will be reallocated to Rental Housing Production on a 2-year cycle as approved by HUD.

TABLE 2 (AP-20) – GOALS SUMMARY

**GOAL DESCRIPTIONS**

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

**AP-35 Projects**

**INTRODUCTION**

The Barnstable County HOME Program will be dedicating all of its available 2024 project funding allocation to rental housing development. Ten (10%) percent of funds will be used for Administration of the HOME Program.

<b>Ranking</b>	<b>Project Name</b>
1.	Rental Housing Development
2.	CHDO Rental Housing Development – not available
3.	Down Payment Closing Cost Assistance - Discontinued
4.	Administration

TABLE 3 (AP-35) – PROJECT INFORMATION

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

The allocation priorities are based on information provided by affordable housing partners, public input efforts, public media data, the Regional Housing Strategy, and the Shared Regional Housing Services pilot program listening sessions. Overall, rental housing was identified as a highest priority due to the limited availability of rental housing on the Cape. Additionally, during the HOME-ARP outreach process, the creation of affordable rental housing was overwhelmingly stated as the most urgent need.

Currently, there are no certified CHDOs in Barnstable County and it is highly unlikely that a CHDO could be certified in Barnstable County that meets the CHDO regulations. Due to the extremely high cost of construction necessitating ten to fifteen subsidizing funders and complex management of

the property, all non-profit affordable housing projects on the Cape are developed by a collaboration of two non-profit entities; one to develop and one to manage. This in itself disqualifies the non-profits as CHDOs. BCHC will continue to use restricted CHDO funds to fund affordable rental development according to HUD guidelines.

## AP-38 Project Summary

### PROJECT SUMMARY INFORMATION

1.	<b>Project Name</b>	<b>Rental Housing Development</b>
	<b>Target Area</b>	Region
	<b>Goals Supported</b>	Rental Housing Production
	<b>Needs Addressed</b>	1. Develop and Maintain Adequate Supply of Rental Housing 2. Provide Access to Affordable Housing for those with Long-Term Support Needs 3. Reduce Individual and Family Homelessness
	<b>Funding</b>	\$1,081,491.20
	<b>Description</b>	This funding will be dedicated to new construction of affordable rental housing.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The goal is to create three rental projects for a total of 33 HOME units (approximately 90 to 100 total units). These units will be a variety of bedroom sizes including 1, 2 and 3 bedrooms to assist LMI families making 60 percent AMI or less. These units will also be for elderly and disabled populations.
	<b>Location Description</b>	Barnstable County
	<b>Planned Activities</b>	The Barnstable County HOME program will continue to review and approve applications for rental development project funding by non-profit and for-profit affordable housing developers.
2.	<b>Project Name</b>	<b>CHDO Rental Housing Development</b>
	<b>Target Area</b>	Region
	<b>Goals Supported</b>	CHDO Rental Production
	<b>Needs Addressed</b>	1. Develop and Maintain Adequate Supply of Housing 2. Reduce Individual and Family Homelessness 3. Provide Access to Affordable Housing for those with Long-Term Support Needs
	<b>Funding</b>	\$135,711.09
	<b>Description</b>	This funding will be used to develop affordable rental housing in conjunction with a non-profit CHDO if one becomes available to be certified.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If a CHDO were to become available, the goal is to create one CHDO rental project of 3 HOME units. If a CHDO is not certified, these restricted funds will be reallocated to Rental Housing Production after the 2-year restricted period. In either case, these units will be a variety of bedroom sizes including 1, 2 and 3 bedrooms to assist LMI families making 60 percent or less than the AMI. These units will also be for elderly and disabled populations.
	<b>Location Description</b>	Barnstable County
	<b>Planned Activities</b>	The BCHC will continue provide funds for rental housing development.
3.	<b>Project Name</b>	<b>Down Payment and Closing Cost Assistance</b>
	<b>Funding</b>	Project Discontinued
4.	<b>Project Name</b>	<b>Administration</b>
	<b>Target Area</b>	Region
	<b>Goals Supported</b>	Rental Housing Production CHDO Rental Production
	<b>Needs Addressed</b>	1. Develop and Maintain Adequate Supply of Housing 2. Preserve and Maintain Existing Affordable Housing 3. Reduce Individual and Family Homelessness 4. Provide Access to Affordable Housing for those with Long-Term Support Needs
	<b>Funding</b>	\$40,448.96
	<b>Description</b>	This funding will be used for administration of the Barnstable County HOME program.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The funds are to be used for the Administration of HOME program's rental housing development activities.
	<b>Location Description</b>	Barnstable County
	<b>Planned Activities</b>	Administration of the Barnstable County HOME program.

## AP-50 Geographic Distribution

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

HOME funds are invested equally throughout Barnstable County.

### GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Barnstable County	100

TABLE 5 (AP-50) – GEOGRAPHIC DISTRIBUTION

### *Rationale for the Priorities for Allocating Investments Geographically.*

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

### DISCUSSION

Affordable rental housing development projects are spread across the region. Barnstable County consist of fifteen individual municipalities in the following subregional categories:

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

## AP-55 Affordable Housing

### INTRODUCTION

The BCHC’s goal for PY2024 is to conditionally commit funding for four affordable rental housing projects consisting of a total of 33 HOME units and retain CHDO funds for a rental housing project if a CHDO becomes available to be certified.

One-Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	36
Special-Needs	
Total	36

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	36
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	36

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

### Discussion

## AP-60 Public Housing

### INTRODUCTION

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

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

Six responses were received; in summary: (1) apply for and issue more vouchers; (2) attempting to construct ADU's on existing property; (3) continue to provide housing to applicants; (4) seeking partnership with affordable housing developers and looking to explore any opportunities for federal funding and a voucher contract; (5) working on converting an elderly/handicap unit to full accessibility; and (6) serve over 400 voucher recipients through Section 8 and MRVP vouchers and will continue to assist voucher holders find safe, stable year-round housing.

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

Six responses were received, in summary: (1) PHA does not administer a homeownership program so they refer to HAC; (2) has a resident board member and encourages Resident Advisory Boards; (3) has a resident board member and some family residents have actively pursued Habitat home; (4) meeting residents monthly through a new State Resident Service Coordinator grant and updating policies and we track homeownership opportunities in the vicinity and encourage families to apply for the lottery and homeownership classes; (5) meeting residents monthly through a new State Resident Service Coordinator grant and updating policies and we track homeownership opportunities in the vicinity and encourage families to apply for the lottery and homeownership classes. Also expanding resources, education, and nutritional programs for seniors and families; and (6) encourage participants to take financial literacy and first-time homebuyer courses and refer participants to affordable housing lotteries and Habitat for Humanity.

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

There are no troubled PHAs in Barnstable County.

## DISCUSSION

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

## AP-65 Homeless and Other Special Needs Activities

### INTRODUCTION

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

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

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

BCHC has an overarching goal of implementing a Housing First strategy for permanent supportive housing across the region. There is an increasing need for partnership between shelters, services, and health care providers to address chronic homelessness, which is often the result of other factors contributing to housing instability. Preliminary analysis of the Cape and Islands 2024 Point in Time Count indicate that among persons identified as chronically homeless, 49% suffer from chronic substance abuse, 66% suffer from mental illness, and 31% suffer from co-occurring mental illness and substance abuse. There is an understanding among professional service providers in BCHC that street outreach connects unsheltered and chronically homeless individuals with emergency shelter, physical and mental health services, and case management for benefits enrollment, housing placement, and other services targeted to individual needs.



Several participating CoC agencies incorporate street outreach programs that operate in all areas of Barnstable County: Mid-Cape (Vinfen, Duffy Health Center, HAC), Upper Cape (HAC), and Lower and Outer Cape (Homeless Prevention Council). Outreach staff interact with unsheltered populations and assess them for services utilizing the MA-503 Vulnerability Assessment Tool, for which they have specialized training. The MA-503 Assessment Tool is a survey administered both to individuals and families to determine risk and prioritization of need. Street outreach providers engage those with the most severe service needs and follow a low-barrier engagement approach to connect those experiencing homelessness to resources based on their preferences.

The Cape & Islands Regional Network on Homelessness is a collaborative effort of state, county, and local government, social service providers, health care agencies, housing agencies, faith-based organizations, the business community, individuals with lived experience, and other key stakeholders. The Regional Network identifies and implements creative solutions to prevent and end homelessness on Cape Cod, Martha's Vineyard, and Nantucket. The Regional Network Policy Board meets quarterly and is comprised of representatives from the Cape and Islands Youth Action Board, Duffy Health Center (the federal Healthcare for the Homeless provider), local and state governments, mental health and substance abuse agencies, homeless providers, public housing authorities, the Council of Churches, veterans' services providers, the house of corrections reintegration team, and homeless or formerly homeless individuals. The Policy Board develops strategies to increase access to permanent housing for chronically homeless individuals. It evaluates and recommends changes to discharge policies for individuals exiting behavioral health, criminal justice, and health care systems, ensuring collaboration between agencies assisting those who are leaving these systems.

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

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

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

Victim Service Provider in the CoC region, offers emergency shelter and wraparound services for individuals and families fleeing domestic violence. The Independence House DV shelter has a capacity of 13 and operates year-round.

Each shelter provides services to assist clients in becoming self-sufficient and securing permanent housing. Homeless Not Hopeless operates four transitional housing projects in Hyannis (two men's houses and two women's houses, for a total of 45 beds), Catholic Charities of Fall River operates St. Clare's House in Hyannis, a transitional housing project which provides five beds for formerly incarcerated women, the Cape and Islands Veteran's Outreach Center operates a five-bed house for veterans in Dennis and an eight-bed house in Hyannis, and CHAMP Homes operates O'Neil House, a 32-bed facility in Hyannis. Independence House, the region's only Domestic Violence Service provider, administers a CoC-funded transitional housing and rapid rehousing project with a combined capacity of eight beds. The focus of traditional CoC funding continues to be the provision of permanent supportive housing, especially for those experiencing chronic homelessness. While not expanding the capacity of current shelters, there is an ongoing effort to continue to provide emergency shelters and transitional housing for the homeless and continue to support the efforts of providers within the CoC.

The Continuum of Care was selected in Round 6 of HUD's Youth Homelessness Demonstration Program and awarded \$1.357M. Funds awarded through YHDP will support four projects prioritized by YYA with lived experience of housing instability- Homeless Prevention Council's Mobile Support and Resource Navigation and Host Homes programs and the Barnstable County Department of Human Services YYA Coordinated Entry and Planning programs. The Host Homes project provides transitional housing opportunities for YYA who are unstably housed utilizing unused bedrooms or other appropriate space. This project has been developed through identification of resources in the region given the severe lack of affordable housing units.

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

As indicated above, a variety of programs and partnerships among local, regional, state, and federal agencies assist homeless people in transitioning to independent living and in preventing reoccurrences of homelessness. HomeBASE, an HLC-funded program, provides both Rapid Rehousing and Front Door Diversion supports to homeless individuals and families. Belonging to Each Other (BTEO) provides seasonal shelter beds for 12 men and 12 women on the Upper Cape and works with participants to locate permanent housing solutions at the end of the season. The Cape and Islands Veterans Outreach Center (CIVOC) operates a 5-bed Transitional Housing program in Dennis and an 8-bed Transitional Housing program in Hyannis for homeless Veterans, utilizing subsidies from the Barnstable Housing Authority and funding from private philanthropic organizations. The Veterans Northeast Outreach Center (VNEOC) provides Rapid Rehousing vouchers and homelessness prevention services to veterans funded through the Supportive Services for Veteran Families (SSVF) program. Rental subsidies, including Mainstream (Housing Choice) vouchers, State (MRVP), and Federal vouchers have been allocated with priorities for chronically homeless.

The CoC administers a Coordinated Entry System (CES) to link vulnerable households with available CoC-funded permanent supportive housing. The CES covers the entire geographical area through 14 identified “access points,” or service organizations, with staff trained to conduct vulnerability assessments. Based on level of vulnerability, households are prioritized for referral through CES to housing and services. The CoC’s CES follows No Wrong Door approach, which states that households arriving at any access point can access an appropriate assessment process that provides the CoC with enough information to make prioritization decisions about that household. Several access point agencies offer outreach services to unsheltered individuals and are specially trained to access and enroll these populations into CES. Priority populations established by the CoC for referrals to permanent supportive housing may be found in the CoC’s [CES Policies and Procedures](#).

HAC operates a private homeless-prevention financial assistance program to help people stay housed and avoid entering emergency shelter. Individuals or families can apply for a variety of financial resources that can be paid directly to their landlords or other vendors to stay housed.

HSD is the lead agency for the Massachusetts Executive Office of Health and Human Services (EOHHS) Unaccompanied Homeless Youth and Young Adult grant. The five sub-grantees - Champ Homes, Homeless Prevention Council, Martha’s Vineyard Community Services, Nantucket Fairwinds, and Duffy Health Center – provide services and resources for those between the ages of 16 and 24 who are unstably housed. For those under the age of 18, Homeless Prevention Council (HPC) will coordinate case management services with a parent/guardian or will refer youth to an appropriate support service for minors. HPC also offers a Resident Services program to ensure residents maintain their housing by helping them understand leases, securing resources to pay rent, and meeting other basic needs. Youth Homelessness Demonstration Program (YHDP) funding has been directed to a Mobile Outreach and Resource Navigation program that employs YYA with lived experience of homelessness. This new project will expand the outreach capacity targeting YYA and utilize Problem Solving and other diversion techniques.

As part of YHDP funding, the Cape and Islands Youth Action Board has developed a Coordinated Community Plan (CCP) to address and end YYA homelessness: *Hopeful Homes: Sea Change for the Cape and Islands Youth and Young Adult*. The CCP serves as our community's blueprint for preventing and ending youth homelessness.

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

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

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

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

The Department is partnering with the Sandwich Housing Authority and the Dept. of Children and Families to provide HUD funded Fostering Youth to Independence (FYI) vouchers for YYA exiting the DCF and Foster Care systems. YYA receiving vouchers who remain on the Cape receive housing stabilization support through HAC as part of the Unaccompanied Homeless YYA grant. YYA leaving children's services often lack independent living skills and the stabilization supports provided by HAC are critical to sustain housing and prevent homelessness. Additionally, the state-funded YYA homeless program has received funding to support a 1.0 FTE DCF Liaison position which will work exclusively with YYA aging out of children's protective services.

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

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

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

## **DISCUSSION**

The Regional Network on Homelessness is a collaborative effort of government, social service providers, housing agencies, faith-based organizations, the business community, and homeless and formerly homeless individuals. BCHC consulted with CoC staff, members, and partners when preparing sections of the Consolidated Plan and the Annual Action Plan that describe the region's homeless strategy and resources available to address

homeless needs (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth). The coordination of programs under the HSD provides a detailed overview of housing need in the region. Housing needs and issues are addressed as they are identified and solutions are discussed during monthly staff meetings.

## AP-75 Barriers to Affordable Housing

### INTRODUCTION

The Cape Cod Commission recently released an in-debt study on regional housing issues: [Housing Cape Cod: The Regional Strategy](#), described in more detail below which highlights the challenges to the unprecedented housing crisis on Cape Cod. Those challenges included local zoning barriers, the extremely high cost of building, securing, and maintaining housing, and the dearth of year-round housing on the Cape. Cape Cod experiences a unique range of challenges due to its geographical island setting, well-known tourist destination that attracts short-term rental ownership, and attractiveness as a seasonal second-home owner market. All of these unique challenges severely pressure the availability and affordability of year-round housing in the region. According to recent data outlined in the Regional Strategy, more than 33% of all homes on Cape Cod are seasonal compared to roughly 4% throughout Massachusetts, and the median single-family home price is now approximately \$680,000 compared with \$433,000 in 2019. In today's market, a household would need to earn \$210,000 annually to afford to purchase a median-priced single-family home, far exceeding the estimated median income of \$91,400.

The main barriers to the affordable rental housing market are skyrocketing construction costs and need for more subsidized funding. Data analysis provided by Barnstable County HOME staff show an increase in total development cost of almost 80% during a 2½ year period from May 2021 through November 2023 and a more than 70% increase in total development cost per unit which rose to \$607,715 per unit during this time period. This rapid rise in construction costs can be partly attributed to the COVID pandemic aftermath, but it is also attributed to rising inflation, intermittent supply issues, increased labor costs, and an increase in environmental and other regulations. Furthermore, development costs have continued to climb with recent projects coming in at over \$650,000 per unit and the most recent application for funding coming in at \$755,842 per unit. Due to the recent dramatic rise in construction costs, available subsidized funding for affordable housing rental development is quickly being exhausted and more funding sources are needed. BCHC's annual allocation of between \$450,000 to \$525,000 is insufficient to assist in funding the amount of affordable rental development needed to help fill the expansive gap in available rental housing on the Cape.

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

The Cape Cod Commission recently released a draft regional housing strategy to address housing challenges facing the region: [Housing Cape Cod: The Regional Strategy](#). Preparation of the plan was funded by the Coronavirus State and Local Fiscal Recovery Funds provided by the U.S. Department of the Treasury through Barnstable County, District Local Technical Assistance from the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities, and Cape Cod Commission. The strategy plan presents the challenges, strategies, recommendations and measuring the progress; and included [Housing Profiles](#) for Barnstable County and for each of the fifteen communities. Recommendations to address the housing crisis includes: Change Zoning; Streamline Permitting; Develop a Community Land Trust and Regional Housing Bank; Develop a Regional Redevelopment Authority; Provide Financial Incentives to Covert and Preserve Year-round Housing; Finance Housing Affordable to 80%-120% AMI; Provide Low-or No-cost Loans for Accessory Dwelling Units; Dedicate Municipal Tax Receipts Towards Housing and Infrastructure; Develop a Regional Local Government Investment Pool; **Establish a Permanent Regional Housing Services Office**; Develop a Regional Home-sharing Program; Develop a Regional Capital Plan; and Explore Housing Potential on Joint Base Cape Cod. The Regional Housing Strategy will be the guiding plan for Barnstable County to address the housing crisis.

As recommended by the Regional Housing Strategy, Barnstable County HSD has recently implemented a Barnstable County [Shared Regional Housing Services](#) pilot program. The two-year pilot program (July 1, 2023 – June 30, 2025) was funded with an appropriation from Barnstable County of federal American Rescue Plan Act (ARPA) funds. During the two-year pilot program, HSD will engage the fifteen communities in an effort to continue the Shared Regional Housing Services program beyond its two-year pilot implementation via an intermunicipal agreement to continue providing essential housing services to the municipal communities.

Many Consortium member towns already have several initiatives in place to proactively address housing policies including: enacting zoning amendments to allow for a diversity of housing types including multi-family development and accessory dwelling units (ADUs); enacting or increasing tax levies including transfer tax fees on high-end real estate for affordable housing; implementing rental fees and taxes on short-term rentals; proactively exploring purchasing year-round deed restrictions; and supporting state housing bills.

## DISCUSSION

BCHC and its Advisory Council will collaborate with Barnstable County government and the Cape Cod Commission in carrying out the Regional Housing Strategy and with engaging the fifteen communities of Barnstable County in implementing the recommendations. BCHC will also continue to work closely with the CoC, housing providers, stakeholders and other state and federal entities to work to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing and to support affordable housing initiatives and provide necessary funding. HSD will continue its work on the Shared Regional Housing Services program and engage with communities to develop a long-term intermunicipal agreement that will fund the program into the future.

## AP-85 Other Actions

### INTRODUCTION

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

#### *Actions Planned to Address Obstacles to Meeting Underserved Needs.*

##### Resource Allocation

With respect to public subsidies, BCHC will continue to advocate for a larger share of budgetary resources to be devoted to housing production, housing voucher programs, and rental assistance programs at the local, state, and federal level. BCHC will advocate for other sources of funding such as transfer fees on high-end real estate sales and to dedicate municipal tax receipts towards housing and infrastructure as recommended by the Regional Housing Strategy. Barnstable County will also, through its newly created Shared Regional Housing Service pilot program, collaborate with towns on sub-regional grant applications and funding sources for regional housing included CDBG grants and other competitive grants.

##### Housing Policy

Barnstable County is increasing its resources and engagement in addressing housing policy in the region through its Regional Housing Strategy and will provide guidance to other stakeholders and housing providers on this housing strategy. Additionally, HSD will engage with other service providers and housing organizations in researching other policy avenues to address the unique housing crisis experienced on Cape Cod.

##### Land Use Policies

Barnstable County and BCHC will advocate for the land use policies recommended in the Regional Housing Strategy including amending local zoning to adopt by-right accessory dwelling unit bylaws, allow for multi-family housing and more diverse housing types, and streamlined permitting. BCHC will also assist in locating appropriate properties to be developed or redeveloped for affordable housing in collaboration with the towns and other non-profit or governmental entities.

##### Climate Initiatives and Housing

Climate change is a key challenge facing Cape Cod. Cape Cod is vulnerable to climate-related hazards, such as sea level rise, storm surge and flooding, erosion, and damaging winds. In 2021, the Cape Cod Commission finalized the [Climate Action Plan](#) and incorporates this Climate Action Plan into the Regional Housing Study in an effort to coordinate housing initiatives with efforts to mitigate or adapt to climate change, and planning for housing in areas with existing or planned infrastructure that can support new housing to ensure a balanced approach. As part of this balanced approach, the Cape Cod Commission awarded a grant to a joint proposal from the Association to Preserve Cape Cod (APCC) and the Housing Assistance Corporation (HAC) to identify areas where the development of housing and the protection of priority natural resource areas would be most beneficial. This resulted in a [Tailored Smart Growth Map](#) to determine priority areas for housing and priority areas for natural resources.

#### ***Actions Planned to Foster and Maintain Affordable Housing.***

Barnstable County and BCHC will advocate for the implementation of all the recommendations in the Regional Housing Strategy as listed above to help foster and maintain affordable housing in the region. Specifically, the development of the Shared Regional Housing Services program is a top priority for the BCHC. This program is designed to provide support to the local communities for affordable housing creation, monitoring, and retaining deed restricted units. BCHC Staff will continue to prioritize and fund affordable rental development properties where possible throughout the region. As BCHC has dwindling, limited HUD HOME funds, BCHC Staff will seek out additional local funding sources.

#### ***Actions Planned to Reduce Lead-Based Paint Hazards.***

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

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

HOME program staff encourage setting aside housing vouchers for the homeless/at risk and dedicating HOME Program funds to rental housing for LMI households. BCHC supports the creation of affordable rental housing for those making below 60 percent of the AMI to lessen cost burden and enable these households to have the resources to meet other pressing needs. Now that HUD has initiated a new HOME-ARP Program specifically for the qualifying population of homeless, at-risk of homelessness and other vulnerable populations, BCHC will use those funds for the development of affordable rental units directly to assist poverty-level families. Barnstable County HSD administers the Cape & Islands CoC who serve the populations listed in the McKinney Vento Act. Additionally, Barnstable County issued an RFP for a Barnstable County ARPA grant of up to \$3M to appropriate towards an investment in homeless shelter(s) and respite services.



### *Actions Planned to Develop Institutional Structure.*

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

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

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

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

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

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

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

### **DISCUSSION**

BCHC and Barnstable County are fully engaged in the addressing the unique housing crisis on Cape Cod. Within the county structure, the county administers the HOME and HOME-ARP Program, the Cape and Islands CoC, retains an affordable housing specialist under the Cape Cod Commission, provided up to \$1M of ARPA funds for the development of the Regional Housing Strategy, provided up to \$11.4M of ARPA funds for housing proposals, and provided ARPA funds for the development of a Shared Regional Housing Services pilot program.

# Program Specific Requirements

## AP-90 Program Specific Requirements

### INTRODUCTION

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

### HOME Investment Partnership Program (HOME)

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

There are no other forms of investment.

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

The BCHC does not administer any homebuyer activities.

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

N/A.

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

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The BCHC does not engage in a TBRA program activity.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g.

persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The BCHC does not engage in a TBRA program activity.

**7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

The BCHC does not currently provide for any specific preference or limitation for rental housing projects under the HOME program.

### **Possible Beneficiary Limits or Preferences**

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

### **Homeownership Limits**

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

### **Rental Housing**

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