



The Town of Barnstable
Affordable Housing Growth & Development
Trust Fund Board
367 Main Street, Hyannis MA 02601
www.town.barnstable.ma.us

Mark S. Ells, Chair

August 14, 2020

Lindsey Counsell, Chair
Community Preservation Committee
367 Main Street
Hyannis, MA 02601

**Re: Report on the Affordable Housing/Growth & Development Trust Fund
Activities Relating to the Award of Community Preservation Funds for
Period from February 1, 2020 through July 31, 2020**

Dear Mr. Counsell:

On behalf of the Affordable Housing/Growth & Development Trust Fund Board (the Trust), I again want to thank the Community Preservation Committee for its September 16, 2019 vote to recommend the award of Two Million, Five Hundred Thousand (\$2,500,000) Dollars to the Trust for Community Housing projects. As you are aware, on January 23, 2020, the Barnstable Town Council approved the recommended appropriation order. I am writing to update the CPC on the Trust's activities since the Town Council's approval of CPA funding for the Trust.¹

FUNDING ACTIVITIES

BACKGROUND: The Trust began its work space meeting on February 7th and February 14th to discuss the issuance of a Notice of Funding Availability (NOFA) as an initial framework to review applications for Community Housing projects using CPA funds.² The Trust issued its NOFA in early March, 2020 (see copy attached), which was posted on the Trust's website.

**AWARD OF GRANT TO THE HOUSING ASSISTANCE CORPORATION IN THE
AMOUNT OF \$300,000 FOR TEMPORARY EMERGENCY RENTAL ASSISTANCE.**

At its April 9, 2020 meeting, the Trust discussed whether it was interested in funding a temporary emergency rental assistance program to address the loss of jobs due to COVID-19 that has left certain renters living in the Town without the ability to pay rent. The Trust voted to entertain applications to fund such an emergency rental assistance program. At its meetings held on April 17th and April 27th, the Trust reviewed and approved an application from the

¹/ The Trust appreciates that the CPC requested quarterly reports which the Trust will provide going forward. The challenging circumstances surrounding the COVID-19 crisis have delayed the submission of the first report.

²/ Like many Town boards and committees, the Trust's March meeting was cancelled

Housing Assistance Corporation (HAC) in the amount Three Hundred Thousand (\$300,000) Dollars to provide support to individuals and families residing in the Town of Barnstable adversely affected by COVID-19 whose income is 80% or less of the Area Median Income through a temporary emergency rental assistance program. Eligible applicants can qualify for up to \$5,000 to pay rent and rental arrearages. The Trust's contribution used in conjunction with other funds received by HAC in its Workforce Relief Fund and Homelessness Prevention Programs will provide Barnstable residents who have lost income due to the coronavirus with urgent and ongoing assistance to pay rent and rental arrearages. The Trust and HAC signed a Grant Agreement detailing the eligibility criteria for the disbursement of funds as well as the reporting requirements. (Copy of Grant Agreement attached).

AWARD OF LOAN TO THE CAPE AND ISLANDS VETERANS OUTREACH CENTER, INC. FOR \$90,000 IN TO SUPPORT THE CREATION OF 5 SINGLE ROOM OCCUPANCY (SRO) UNITS FOR HOMELESS VETERANS TO BE LOCATED AT 1341 ROUTE 134, DENNIS, MA.

At its June 5th, June 12th, July 10th and July 24th meetings, the Trust reviewed the application of the Cape and Islands for Veterans Outreach Center, Inc. for \$291,162 in Trust Funds to support the creation of 5 Single Room Occupancy (SRO) Units for homeless veterans to be located at 1341 Route 134, Dennis, MA. In the course of the discussions with Trust, the Veterans Outreach Center revised its request to \$90,000, indicating that the group's immediate need was a loan in that amount. On July 24th, the Trust voted to loan the Veterans Outreach Center the amount of \$90,000, with the possibility of the loan being converted to a grant upon the receipt of an affordable housing restriction and a leasehold mortgage. The necessary documents are in the process of being prepared.

ISSUANCE OF A NEW COMPREHENSIVE NOTICE OF FUNDING AVAILABILITY (NOFA) EFFECTIVE AUGUST 1, 2020

The Trust devoted several meetings to crafting a comprehensive NOFA offering three categories of funding opportunities with specified criteria for eligibility. (Copy of NOFA attached). The three funding categories are as follows:

Predevelopment Activities:

Funds are available for pre-development work to determine the viability of residential development on a particular site, whether the site is vacant or developed. Funds allocated for pre-development activities will be secured by a mortgage and promissory note. The project sponsor must have a demonstrated ability to develop a project of the type, size, and complexity proposed. The maximum funding per project for Predevelopment Activities shall be \$25,000. The total funding for this program is \$150,000.

Development Activities:

Funds are available to support gap funding, where there is a shortfall of private and public funding to support the development of affordable/community housing rental or homeownership units. Development activities include land acquisition, new construction, redevelopment of existing structures or buildings, the conversion of market units to affordable housing units and may include mixed-use development opportunities. The potential funding for units which are affordable to individuals or families whose income is at or below 80% of the AMI is up to \$100,000 per unit based on the Trust's evaluation of the demonstrated need with a total funding per project of \$500,000. The potential funding for units which are affordable to individuals or families whose income is at 100%

of the AMI is up to \$65,000 per unit based upon the Trust's evaluation of the demonstrated need with a total potential maximum funding per project of \$260,000. The specific amount to be awarded will depend on the Trust's evaluation of the particular aspects of each project as they relate to the established priorities and criteria referenced in the NOFA. The total funding for this program is \$1,000,000.

Affordable Homeownership Preservation Program:

Funds are available to assist a for profit or non-profit entity to purchase and rehabilitate distressed bank owned deed-restricted affordable homeownership units in order to make them habitable for resale to eligible homebuyers at a purchase price that is affordable to an individual or family with an income at 80% of the Area Median Income subject to an Affordable Housing Restriction (AHR) in perpetuity. The total funding for this program is \$350,000.

MARKETING ACTIVITIES

The Trust has issued a press release regarding the Notice of Availability of Funding. (See copy attached) and it intends to engage in additional outreach to the development community.

Marketing for the Emergency Rental Assistance Program is being primarily done by HAC, and will include emails to their list of 10,000 subscribers, including their Affirmative Fair Marketing List relevant to Barnstable which includes churches, schools, libraries and cultural/community centers, Hyannis and Cape Cod Chamber of Commerce, and partner organizations. Promotion is also being done by HAC through PSAs and press releases to local radio the Cape Cod Times and Barnstable Patriot. Additionally, the Town's issued a press release and e-News has had several articles regarding the availability of funds.

The Community Preservation Committee website has been updated, directing all Community Housing applicants to the Trust's website.

As the above reflects, the Trust has been working actively to fulfil its commitment to encourage and support Community Housing projects that meet the Town's housing needs. Thank you for this opportunity to share the Trust's activities with the CPC.

Sincerely,



Mark S. Ells, Trust Chair

cc: Town Council

cc: Housing Committee