



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

November 25, 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 August 1, 2020 through October 31, 2020.

Dear Mr. Counsell:

On behalf of the Affordable Housing/Growth & Development Trust Fund Board, I am submitting the following report regarding the Trust's activities for the period from August 1, 2020 through October 31, 2020.¹

FUNDING ACTIVITIES:

Applications Received.

On August 18, 2020, Standards Holdings, LLC submitted an application seeking \$1.4 Million Dollars from the Trust to create 53 units of housing, 14 of which are proposed to be affordable at 850 Falmouth Road, Hyannis, MA. (This is the site of the former Whitehall Nursing Home). The applicant asked to continue its September 25th scheduled presentation before the Trust to pursue certain amendments to the zoning ordinance that will support the increased density that they are seeking. The applicant indicated its intention to make its presentation to the Trust once the relief sought is obtained.

ISSUANCE OF EVALUATION INSTRUMENTS FOR NOTICE OF FUNDING AVAILABILITY:

To assist the Trust in objectively evaluating development activity proposals applying for Community Preservation Act funds, the Trust has adopted an Evaluation Criteria Worksheet with Point Assignments. (See copies attached).

OUTREACH AND MARKETING:

Anticipating the expiration of the eviction moratorium, on September 30, 2020, the Trust issued a press release to again alert Barnstable residents of the availability of Emergency Rental and Mortgage Assistance Funds through the Housing Assistance Corporation for individuals and families who have experienced financial problems due to the coronavirus. (As reported in the last report, the Trust contributed \$300,000 in CPA funds to the Housing

¹/ The Trust's last report submitted to the Committee covered the period from February 1, 2020 through July 31, 2020.

Assistance Corporation's Workforce Relief Fund for emergency rental assistance). The availability of this funding was also reported in the October 9th and 16th editions of the Barnstable's eNews.

A list of developers and lawyers representing developers were sent information regarding the Trust's NOFA, encouraging them to apply for Trust Funds.

COMMUNITY PRESERVATION FUNDS EXPENDED DURING REPORTING PERIOD:²

The Cape and Islands Veterans Outreach Center, inc.- Loan for housing for homeless veterans.

Staff time: Preparation of Documents: \$1,125.00

Housing Assistance Corporation Emergency Rental Assistance Grant:

Staff time: Grant Agreement Amendment; Review of monitoring report and grant compliance. \$90.00

PENDING EXPENDITURES:

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.

The Trust continues to work with counsel for the Cape and Islands Outreach Center to finalize the legal documents required before the loan funds are released.

Trust members and staff are available to appear before the CPC to answer any questions that you may have regarding the report. Thank you.

Sincerely,



Mark S. Ellis, Trust Chair

cc: Town Council

cc: Housing Committee

² / Currently, the Trust is only expending the Community Preservation Act funds it received for the award of funds to approved projects and the attendant costs related to those approved projects, such as the drafting of required post-award documents and monitoring activities. All other Trust activities, including those costs associated with the review of submitted applications prior to award and the Trust's outreach and marketing activities relating to the CPA funds are being funded through monies being held by the Trust that are not from the Community Preservation Act Fund.