

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

October 24, 2016

1:00 p.m.

Members Present: Susan Cook, Paul Richardson, Ron Irwin, Elaine Anderson

Excused: Kristin Hatch

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements:

Rik Ahlberg: hi.

Community Housing Permit Process & Winslow Farms Development Discussion:

Housing Specialist Michelle Jarusiewicz walked through her handout regarding a potential Community Housing permit application for Winslow Farms as discussed last meeting. The packet included a general description of the application, the process, current income ranges, potential sale prices for today's income ranges, definitions from zoning by-laws, a chart with town salary ranges placed into the income categories, and a sample deed restriction.

Winslow Farms Community Housing Application Considerations:

Expect an application for a total of 6 new ownership units in 5 buildings to include 2 community housing units in 1 of those buildings. Both of the community housing units will be one-bedroom units. One-bedroom units can accommodate 1 or 2 person households. Note that eligibility is based on the total household income at the time of the marketing and outreach for the units [usually about 6 months in advance of completion] and the variables will be for that time frame including the current AMI numbers for that period along with tax rate and interest levels.

Current [FY 2016] income amounts for 1 and 2 person households:

typically these increase slightly from year to year

| Household Size | 80% Income Limit Moderate HUD | 100% Income Limit Median CPA | 120% Income Limit CPA | 150% Income Limit Middle CPA | 160% Income Limit Middle CPA | 180% Income Limit Middle CPA |
|----------------|-------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|------------------------------|
| 1 | \$47,550 | \$53,970 | \$64,764 | \$80,955 | \$86,352 | \$97,146 |
| 2 | \$54,350 | \$61,680 | \$74,016 | \$92,520 | \$98,688 | \$111,024 |

All existing deed-restricted ownership units are either at the 80% Area Median Income [AMI] or the 100% AMI level. The most recent resale of a deed-restricted ownership unit is a 1-bedroom condo at the 100% AMI level. We received 3 applications by the due date; 1 couple and 2 individuals. Typically all funding sources only apply to those income levels including CPA funds. This is an opportunity for us to provide an opportunity for those in the median income categories who are being squeezed out of town. Perhaps we could consider the 120% & 150% AMI categories highlighted above. Keeping in mind that the exact numbers for both income and sale will be calculated at the appropriate time, a unit with eligibility at 120% AMI, would be priced at 100%, approximately \$197,000 and a unit with eligibility at 150% AMI, would be priced at 120%, approximately \$243,000. Note that the original sales price is an average of the amounts for a 1-person and 2-person household. To give you an idea of what type of job might fall into those income categories I have attached a spreadsheet with some town position salary ranges. Keep in mind they are placed as a single person household into the range and that eligibility is based on total household income.

Growth Management Allocation Gallonage:

As of 9/28/16

| Category | Description | Balance | Approximate Number Bedrooms |
|---|--|---------|-----------------------------|
| 1a | Affordable housing | 8034 | 73 |
| 1b | Median Community Housing | 7234 | 65 |
| 1c | Middle Community Housing | 5221 | 47 |
| <i>Category 2: Non-affordable components of housing development</i> | | 8140 | 74 |
| 2a1 | Multi-family with 50%-99% AH/CH | | |
| 2a2 | 2-family with 50%-99% AH/CH | | |
| 2a3 | Single-family with 50%-99% AH/CH | | |
| 2b1 | Multi-family with 33%-49.9% AH/CH | | |
| 2b2 | 2-family with 33%-49.9% AH/CH | | |
| 2b3 | Single-family with 33%-49.9% AH/CH | | |
| 2c | Creation any deed restricted year-round unit including accessory | | |
| | | | |

Each bedroom requires 110 gpd.

General discussion of information including why consider 120%/150% AMI categories and not higher? The Housing Specialist indicated that we have had resale opportunities for up to the 100% AMI category and often people were interested but were slightly above the income. She was comfortable with moving to the next two levels. This is the first opportunity for people in those income brackets to apply. In the past new units have subsidies that require 80% or 100% AMI as the max.

Paul Richardson inquired about how the condo documents would spell out what is within the overall condo association and what is within the Community Housing building which is 2 units. What is in our jurisdiction?

Provincetown Affordable Housing Trust Fund [AHTF]:

Funding Sources: 10% from Land bank, 25% of Tax Title takings, tax box donations, and other sources such as donations.

The AHTF can be used to create and support affordable housing, both rental and ownership, up to 80% AMI. To date, the AHTF has been used for both Housing Summits and Action Plans [2006/07 & 2013/14], emergency housing assistance to prevent homelessness, housing development, housing rehabilitation, appraisals, outreach, homebuyer workshops, and homebuyer workshop scholarships.

10/20/16: Balance \$363,008; Non- Committed balance of \$317,900.

Outstanding commitments [\$45,108] include:

- Housing Authority: \$35,000 matching funds for rehab 35A Court St.
- Housing Authority: \$2,403 remaining funds for rehab 40 Pearl St.

- Appraisal set-aside: \$4,942
- Homeless Prevention Council Emergency Housing funds: \$2,762

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Historically: \$45,417 average receipts per year for past 3 years from Land Bank,
 \$44,520 average receipts over past 11 years from Land Bank
 \$761.35 interest in FY 16,
 \$147,800 one-time foreclosure payment

Donation checkbox on tax bills: the October 2014 Special Town Meeting approved inserting a donation checkbox on tax bills which implemented in 2015. \$1,459 has been donated to date; \$541 in FY 2015 & \$918 for FY 2016; proceeds are deposited into the AHTF.

Affordable Housing Revolving Account:

Revolving account for income & expenses related to resale of deed-restricted units and other housing expenses: annually approved by town meeting. Receipts & expenditures vary from year to year. Total funds received to date \$29,112; total expenditures to date \$11,699. Balance as of 10/11/16: \$12,412. Expenditures are largely for advertising for the resale of deed-restricted units but include support of housing activities such as the ULI visit.

UPDATES

27A Conwell Street: one 1-bedroom rental available with artist's studio; 16 applications submitted by due date 10/5/16.

6 Sandy Hill Lane #3: 3 applications received for the median income one-bedroom unit available for resale with maximum resale price of \$184,022; moving forward with the #1 lottery selected application.

Free Classes: Housing Assistance Corporation presented 3 free classes - Budgeting [9/12], Rebuild Credit [9/19], and How to Be Successful Tenant [9/26] at the Veterans Memorial Community Center; 6 attendees at each. Great classes for anyone!

Former Community Center: The Town issued a Request for Qualifications {RFQ} as Phase 1 of a 2 phase process for those interested in either housing, economic, or community development. Three Proposals submitted by 10/3/16. Staff is now meeting with each to assist with moving to next stage. Eligible proponents in Phase1 will be able to submit to an RFP in Phase 2.

Self-Sufficiency Local Voucher Program: uptick in interest in program. Housing Specialist has met with numerous potential applicants; currently have 3 in the program with one other that started but withdrew after receiving a section 8 project based unit.

Other: Housing Playbook v. 2 distributed and will be placed on next agenda for discussion.

Next Meeting: Friday, 10/28/16 at 1:00 pm.

Meeting adjourned at 2:21 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist