

# Provincetown Community Housing Council

Grace Gouveia Building

26 Alden Street

June 21, 2010

## 10:30 a.m.

Members Present: Joe Carleo, Molly Perdue, and Arturo Alon

Excused absence: Cathy Reno Brouillet

Staff: Community Housing Specialist Michelle Jarusiewicz

**Public Statements:** none

**Aunt Sukey's Way acquisition:** Molly Perdue: MOVE that the Community Housing Council rescind their vote to lend the Housing Authority \$190,000 from the Affordable Housing Trust Fund for the acquisition of 15 Aunt Sukey's Way; second by Arturo Alon; approved 3-0.

**Emergency Housing Funds:** Representatives from the Homeless Prevention Council attended the last meeting on 5/17/10 to present their request for additional funding for emergency housing assistance as discussed at their original request in the fall. While there was no quorum at that meeting, they discussed the situation and left information for the council's consideration.

Molly Perdue: MOVE to approve \$10,000 from the Affordable Housing Trust Fund to the Homeless Prevention Council for additional emergency housing assistance; second by Arturo Alon; approved 3-0.

Housing Specialist distributed email from HAC regarding controversies over the NOAH homeless shelter in Hyannis. Residents and businesses are blaming many issues such as vagrancy, litter, and crime on the presence of NOAH.

**Goals:** The Board of Selectmen will conduct a Public Hearing on 7/12/10 regarding town-wide goals for FY 11. The goals include one for affordable housing primarily focusing on completing the projects in the pipeline such as 90 Shank Painter Rd. It also includes the desire to meet with the CHC quarterly. Members agreed but were concerned with difficulties in getting a quorum already and the need for additional members.

## **Community Housing Specialist Report:** **June 17, 2010**

**90 Shank Painter Rd.:** The Community Builders expect to hear about tax credits later in June and will meet with Board of Selectmen in July for a project update.

**83 Shank Painter Rd.:** Community Housing Resource has been told that DHCD will not consider its application out of round and will be required to submit in the competitive September round. Awards are announced in November and, if funded, loan closings and construction in January 2011. CHR is still pursuing out of cycle funding.

**Stable Path:** CHR submitted a Project Eligibility Letter Request to MHP on 4/22/10 to MHP for the Stable Path Rental Project which typically begins the 40B process. MHP will not issue a Project Eligibility Letter [PEL] until CHR can demonstrate project financial feasibility. Excerpt from CHR email:

*The process for the PEL is far more strict than ever before and MHP can not issue a letter as subsidizing agency unless they can confirm financial feasibility of the project. A consequence of the freefalling economy has been diminished prospects for Low Income Housing Tax Credit (LIHTC) deals to attract corporate (bank) investors willing to pay what they used to pay for every tax credit dollar. The prospective equity investment has declined 25% from three years ago when the Stable Path financial package was put together. This has resulted in a GAP of*

more than \$1,500,000 which must be filled before MHP can attest to the current feasibility of the project to start the PEL process.

*I am very discouraged by the new PEL process that can't even allow the process to begin. It seems reasonable to me to begin the regulatory process and hold out hope that by the time that the project gets an allocation of tax credits from DHCD (Fall 2011 seems like best case), maybe the investment climate would have improved and the funding GAP would disappear.*

*I am seriously considering other alternatives that would allow something to happen sooner with more certainty of financial feasibility. I may go back to the local approval process, with less than 30 units so that the Cape Cod Commission DRI process could be avoided, and see what I can do with little public subsidy.*

The Housing Specialist will be meeting with Ted Malone this week to review the status of each project and options for moving them along.

**33 Court Street/PHA:** Construction is on hold as the Housing Authority staff has been redirected to work on various apartments for both internal moves and making units available. Construction should resume mid-June for completion in July. General discussion about unusual circumstance of so many units at the housing authority becoming available at once. With only part-time staff and the need to have the units meet certain state standards, it takes time. Some discussion about potential for use of volunteers such as AmeriCorps, HAC, etc or even local trades people. The Housing Specialist will do some exploration of possibilities.

**Upcoming dates:**

7/12/10                      BOS Public Hearing on Town-wide goals  
July 2010                    TCB - 90 Shank Painter update Bd. Of Selectmen

**2 affordable rentals coming available in Truro:**

Highland Affordable Housing is accepting applications for its First Discovery rentals.

One 2-bedroom unit: Rent \$1,151 [no utilities]

One 1-bedroom unit: Rent \$732 [no utilities], reserved for elders [55+] and fully accessible.

*Household income cannot exceed:*

1-bedroom [60% income level]:

\$32,880 – household of one

\$37,560 – household of two

2-bedroom [80% income level]:

\$43,800 – household of one

\$50,050 – household of two

\$56,300 – household of three

\$62,550 – household of four

More info: JULY 20, 6pm and July 30 9:30am at Truro Public Library

Call 1-800-220-6202 x 17

Applications due 7/31/10; lottery 8/13/10

**GRANT ADMINISTRATION:**

MCDBG-R CDF 08 [\$819,500 for Water Treatment]: CDBG Environmental Review process underway along with the bidding process for the water treatment pilot.

Mass. Historical Commission: Submitted grant application on 4/9/10 for restoration of the Library façade; believe that the town will receive an award of \$36,500.

Note that the town's new website is in transition and has limited information available at this time. I have received some training in how to update the sites and will be working to place additional information.

**Resales:** The Housing Specialist indicated that she has had a few calls from owners of deed-restricted housing units regarding potential interest in selling their units. Calls have been for both low/moderate income units and median income units. The Town has never gone through that process. The starting place is the affordable housing deed restriction [AHR] for that property. Each AHR outlines the process for that particular unit. Typically for the low/moderate income units, the owner of the unit must provide formal notification of intent to sell to both the town and the state. A Maximum Resale Price is then

determined using the formula and the maximum resale multiplier in the AHR. Then, usually for a period of 30 days, the town has the right of first refusal to purchase the unit, the state usually has an additional 10 to 15 days beyond to purchase the unit. If they opt not to purchase, the owner must then follow the procedures outlined to seek an eligible purchaser. If at the end of a certain period, usually 90 or 120 days, no income eligible purchaser is found, then the unit can be sold at market rate with the difference in the maximum resale price and the market price going to the town's affordable housing trust fund. The process is about the same for the median income units, except the state is not involved in the same way. The process is very time sensitive. All agreed that typically the town would not want to purchase a property but would prefer that an eligible purchaser be found.

### **Minutes**

Molly Perdue MOVE to accept minutes for 3/15/10; second by Joe Carleo; approved 2-0-1 [AA].

**Next Meeting:** Members discussed various times available and restrictions. Dire need for more members to allow for quorums. Housing Specialist will explore options noting that the preference is for Mondays around 5:00 pm.

MOTION to adjourn. 11:18 am.