

Provincetown Community Housing Council

Grace Gouveia Building Room #6, 26 Alden Street

January 15, 2013

1:00 p.m.

Members Present: Joe Carleo, Ann Maguire, and Kristin Hatch

Excused absence: Michael Forde,

Staff: Community Housing Specialist Michelle Jarusiewicz, Assistant Town Manager David Gardner

Public Statements: none

90 Shank Painter Road with John Economos: Construction is complete, open, and fully occupied. Approximately 300 on the wait list and the wait list is closed. About 95% on the wait list are Provincetown residents. Actual tenants – 45 households from Provincetown, 4 from Cape, and 1 from San Diego a former Provincetown resident. Applications were from 20 states and Caribbean. 12 school age students and 3 younger for 15 children. 1 handicapped person; 7 disabled. 47 men; 36 women. 68% white; 10% black. 23 female head of household; 27 male head of household. 23 families. 27 single family household. \$28,000 median income per household [HH]. Age range 18 months to about 70.

14 HH < 20% AMI

12 HH between 20-30% AMI

5 HH between 30-40% AMI

2 HH between 40-50% AMI

13 HH between 50-60% AMI

4 HH between 60-80% AMI

Saw lot of applicants who did not qualify for the minimum income required to move in and be able to pay the rent. And a good number that were just over 80% AMI. Unit mix appears to be on target for local population. One unit turnover as tenant didn't pay rent and voluntarily left. No collection issues, no behavior issues. Pets are good. Smoking area is a bit of issue finding the perfect designated area. Community space is open for the community and residents to use. Has been used for painting program, rehearsals, and other activities. About to kick off A Resident Services Program funded through a MCDBG grant which will provide services and programs for tenants of all deed-restricted affordable housing. Going to assign parking spots. Have enough spots, but with visitors can be confusing. Actually have more bikes and need another rack.

Growth Management Report: Community Housing Specialist outlined the report which will be part of a public hearing with the Board of Selectmen on 1/28/13. Staff recommended 550 gallons be allocated to each category 1a [up to 80% AMI], 1b [100% AMI], and 1c [150% AMI]. Appears to be adequate reserve in all categories should there be applicants. Need to encourage developments. Only project in pipeline now is Stable Path which, if funded, could access its gallonage this year.

Ann Maguire MOVE to support gallonage recommendation in the Growth Management Report and to add language that the CHC stands ready to work with anyone to move developments forward for safe and decent affordable housing; Kristin second; approved 3-0.

Housing Updates: Housing Specialist presented updates as follows:

See attached letter from Town Counsel regarding the foreclosure auction of 60 Race Point Road and the funding to be returned to the Town's Affordable Housing Trust Fund. There were 3 final applicants that participated in the lottery for 68 Race Point Road and the Town is working with the buyer and seller to closing.

Minutes:

Ann Maguire MOVE approval of 12/4/12 minutes; Kristin Hatch second; approved 3-0.

Documents:

Community Housing Specialist's report 1/15/13

2012 Growth Management Report

Kopelman & Paige letter re: Foreclosure 60 Race Point Rd #3

Housing Square-table notes 12/11/12

Housing Authority Wait list counts 12/31/12

Meeting adjourned at 2:02 P.M.

Submitted by: Michelle Jarusiewicz, Community Housing Specialist