

Provincetown Community Housing Council

Town Hall, 260 Commercial Street

March 19, 2013

2:00 p.m.

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

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

Members discussed email received that day regarding the difficulties a disabled man was having accessing housing with regard to income restrictions on SSD, limited income, and limited number of units. Issues are common and were also evidenced in the rent-up at 90 Shank Painter. There is a need for more units for the very low income but they require significant subsidy and there are very limited funds.

Town Meeting Preparation:

STM Article 16 for the transfer of funds from the sale of 60 Race Point Rd. above the maximum resale price. While deed restrictions often indicate that the funds will go into the Affordable Housing Trust Fund [AHTF] and that has always been the understanding, the legal accounting process requires that town meeting vote to do so for each case. If funds are in hand by town meeting, this article can move forward. A member questioned whether an article could be crafted to allow for all future such occurrences to go into the AHTF?

Ann Maguire MOVE in favor of Special Town Meeting Article 16; Kristin Hatch second; approved 3-0.

ATM Article 7 will establish an affordable housing revolving account with the primary purpose of having a place to accept funds from affordable housing related activities such as the recent resale fee of a deed restricted unit and allows for the expenditure of funds for affordable housing related expenses such as the resale expenses including advertising and legal expenses. This would prevent the need to drawdown limited town budget items.

Joe Carleo MOVE to support the Annual Town Meeting Article 7; Kristin Hatch second; approved 3-0.

ATM Article 10 (2) G CPA funds for Housing Office support primarily funding the part-time Housing Specialist. Members had previously approved submission of CPA application.

Ann Maguire MOVE in favor of Annual Town Meeting Article 10 (2) G; Kristin Hatch second; approved 3-0.

Accessory/amnesty units The owner of the 2 deed-restricted accessory/amnesty rental units at **16 Harry Kemp Way** is interested in selling them as ownership units. We are awaiting her application to the ZBA to amend the special permit to allow this, in order to proceed with the sale. The current tenants may be interested in purchasing the units. Assuming that they are eligible and able to get financing, this may be a great way to maintain 2 affordable units and not displace people. Members discussed that if possible, prefer to maintain as affordable rental units, perhaps an existing agency would be interested.

The family for **16 Bradford Street** is considering converting the upstairs of the house into an accessory rental unit. They have discussed with various town staff and HECH, who administers the housing rehab program which can provide funds towards this effort.

Minutes:

Joe Carleo MOVE approval of 1/15/13 minutes; Ann Maguire second; approved 3-0.

Subsidized Housing Inventory [SHI]: On 2/28/13, the Housing Specialist submitted various documents to DHCD, including final certificates of occupancy for both 83 and 90 Shank Painter Road developments to be added to the SHI. DHCD is reviewing the documents. This should bring us from 5.84% [124 units] to 8.67% [184 units].

The Big Fix: HAC has operated a program in couple towns up-Cape that assists homeowners, usually seniors, to address small fix-up projects. Could be yard work, painting, etc. A very coordinated effort with lots of volunteers, donations, contractors, etc. Given the recent case of a senior household living without heat and water, and knowing that others exist, it could be another tool that would help some households maintain their homes.

Next Meeting: April 30, 2013 at 1:00 pm

Documents:

Community Housing Specialist's report 3/13/13
ATM & STM housing articles

Meeting adjourned at 3:02 P.M.

Submitted by: Michelle Jarusiewicz, Community Housing Specialist