

Provincetown Community Housing Council

Grace Gouveia Building, 26 Alden Street

May 28, 2013

12:30 p.m.

Members Present: Joe Carleo [leaves at 12:48pm], Donna Szeker, Susan Cook, Ann Maguire, and Kristin Hatch

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

16 Harry Kemp Way Accessory/amnesty units The Housing Specialist explained that the ZBA hearing for the request by the owner of **16 Harry Kemp Way** [2 deed-restricted accessory/amnesty rental units] to amend the special permit to allow the units to be ownership units was postponed again due to quorum issues. Ann Maguire indicated that she had not received a copy, and wish she had known, of the 4/10/13 memo from Housing Specialist indicating that she supported the request to convert to deed restricted ownership. The CHC had voted on 4/30/13 to send a letter indicating that the CHC preferred the units remain as rentals if at all possible which was sent 5/2/13. The varying opinions caused some confusion with the ZBA. The Housing Specialist acknowledges the great need for rental units but still supports conversion to ownership as that is the only way for affordable ownership units to come to the market at this time, through resale of an existing unit. CHC members feel very strongly that the town desperately needs more rental units and that these units should remain as rental units. The Housing Specialist outlined the two times that she sent out informal email inquiries regarding interest in acquiring the property from local agencies and developers including the Housing Authority, The Community Builders [TCB], Community Housing Resource [CHR], and the Community Development Partnership [CDP]. In the first email, the request was for any interest. The second email suggested the possibility of town financial assistance. TCB and CHR have explicitly declined as that is not their model – operating 2 rental units within an ownership condo development. The Housing Authority has not responded as yet. The CDP has expressed interest but would probably need complete financial support. There was some general discussion about process including who is the realtor? What happens if the bank takes over the property? What about the third unit? If a third party was interested, what do we do now? Member Maguire thought the CHC would play an advisory role. The Housing Specialist expected to contact Town Counsel in the future.

HOUSING UPDATES:

90 Shank Painter update: The Housing Specialist outlined the recent complaint by a few residents at 90 Shank Painter regarding noise between floors in some buildings. The Community Builders brought in the architect to ensure that the construction had been to specifications and to code; it was. They also hired an acoustical consultant that confirmed that the construction was to code. They are working with the tenants on possible solutions to address the matter and are considering carpets and other options. One member indicated that her sister lives there and said it is not a big problem. Another noise issue is in the outdoor smoking area where a nearby tenant has complained. It appears to be more of an issue with certain people's voices. TCB will also be replacing the trees and plants that did not survive the winter. Through the Resident Services program, raised bed planters have been installed at that property and at other housing locations throughout town. They have been well received by the tenants.

Seashore Point: there are currently 2 affordable units available. Seashore Point mailed letters to those on the existing waitlist to see if there is any interest. Housing Specialist met with new Marketing Director Ken Weiss and discussed the marketing and outreach process that is required should they need to advertise. They may also consider doing the process to build up the wait list for future available units.

Stable Path: Community Housing Resource submitted a pre-application to the state and should hear in early summer if invited to submit a final application in August. Member Ann Maguire inquired what happens to CPA funds if not invited or funded? Project will be under discussion at that point. Has anyone applied for housing CPA funds and not been funded? No.

Minutes: Ann Maguire MOVE approval of 4/30/13 minutes; Kristin Hatch second; approved 3-0-2 [SC, DS].

Next Meeting: Consult with Chairman regarding best days/times for availability. Some members prefer mornings if possible.

Documents:

4/30/13 minutes

5/2/13 CHC letter to ZBA

County Point in Time Homeless Counts 2005-2013

Meeting adjourned at 1:18 P.M.

Submitted by: Michelle Jarusiewicz, Community Housing Specialist