

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street
July 18, 2013

1:00 p.m.

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

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

Provincetown Housing Authority request for \$35,000: from the Affordable Housing Trust Fund as match for \$35,000 grant from the High Leverage Asset Preservation Program for 35A Court Street rehabilitation. HA Executive Director Patrick Manning presented the request with a deadline of July 19, 2013. If funded, this will allow the Housing Authority to reallocate other funds from the DHCD Capital Improvements Program from this property to Maushope. 35A Court Street is a two-unit building with 2-bedroom unit on 1st floor and a 3-bedroom unit upstairs. Very little work has been done for the past 20 years. Work will include rehab of kitchen, flooring, bathroom, painting and some exterior siding replacement. Estimates from Cape Associates and Home Depot. Members suggested opportunity to add washer and dryer to the property.

Ann Maguire moved that the Community Housing Council approve the Provincetown Housing Authority's request for \$35,000 from the Provincetown Affordable Housing Trust Fund so that the Provincetown Housing Authority can participate in the High Leverage Asset Preservation Program for 35A Court Street initiated by the Department of Housing and Community Development. Susan Cook: Second. Approved 4 -0.

If funded, the Board of Selectmen would need to approve a grant agreement in the future. The timing of the funding is unknown.

Stable Path/Community Housing Resource Inc. request \$150,000: for providing a "letter of interest " to support the Stable Path development with \$150,000 from the Provincetown Affordable Housing Trust Fund. Ted Malone presented the request for potential additional funding. CHR has been invited to submit a final application by DHCD for Stable Path on August 2, 2013. During the recent pricing with a contractor, a gap of \$300,000 has been identified. CHR is trying to reduce the gap and has met with the contractor and found areas of duplication including an amount for local building fees which will be waived; they are getting to a number that is far less than \$300,000. Nonetheless, the final application must identify contingency sources to cover the gap. Really trying to keep the numbers down. DHCD liked existing numbers. 23 rental units including efficiency/one-bedroom, 2-bedrooms, and 3 bedrooms. Rents target range of incomes from 30% to 100% Area Median Income. Hoping to get some project-based vouchers to allow some units for extremely low-income. Recent applications for Truro Sally's Way, 49 applicants out of 90 were for single person households with about half very low income. All grant requests are maxed-out.

Ann Maguire moved that the Chairman write a support letter of interest to DHCD to provide up to \$150,000 on contingency basis for Stable Path from the Provincetown Affordable Housing Trust Fund as needed. Kristin Hatch: second. Approved 4-0.

Ann Maguire moved that the Chairman can add up to \$25,000 from the Provincetown Affordable Housing Trust Fund if the need arises. Kristin Hatch: second. Approved 4-0.

Next Meeting: Consult with members as needed.

Documents:

Provincetown Housing Authority request letter 7/10/13

Ted Malone email request 7/16/13 with attachments

AHTF Spreadsheet

Mass. Housing Institute NOTES Jun 12 & 13, 2013

Meeting adjourned at 1:52 P.M.

Submitted by: Michelle Jarusiewicz, Community Housing Specialist