

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

September 23, 2013

12:00 noon

Members Present: Ann Maguire, Susan Cook, Donna Szeker, and Kristin Hatch [Joe Carleo absent, work]

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

Affordable Housing Development in Provincetown: discussion with local developers, trends, priorities, obstacles, opportunities: with John Economos from The Community Builders and Ted Malone Community Housing Resource. Mr. Malone indicated that there are still about 400 people on their notification list which was recently updated. Numbers overwhelmingly indicate the predominance of single person households [which is not a funding priority] and very low income households. The singles are a wide range of people from the 20-something starting out, recent retirees, to middle aged working people. People love the small units at 83 Shank Painter – had 1 turnover for person who got married.

Mr. Economos indicated they have about 300 on their waitlist. Definitely some overlap with the Housing Authority 62+ age range and very low income. TCB had about 90 people apply for the 3 one-bedroom units at 30% AMI. All 25 one-bedroom units are occupied by single individuals except one who has a live-in aide. Possible 3 turnovers since occupied – 1 moved to Florida, 1 moving at end of month because unhappy, and one applying to Sally's Way. All others have renewed their leases.

DHCD funding priority is family housing – 75% of units must be 2 or more bedrooms. Stable Path includes 5 or 6 one-bedroom with the rest of the 23 units 2 and 3 bedrooms. The Life Insurance Community Development Initiative is a construction lender. There are some developers in town that have managed to avoid building affordable units, going to zoning, , etc. should talk to them.

40B permit process is getting more and more difficult. It is very cumbersome for small projects. Alternatively, Dennis and Wellfleet has its own "local 40B" process which gives the Planning Board special permit authority to grant density, parking relief, etc. There is a need for greater local resources especially for single person households; more money is needed. Some of the state vouchers will now be project based.

Few of the accessible units are occupied by those in wheelchairs; not unusual for a non-disabled person to occupy an accessible unit with the understanding that they may need to move to another unit in the future. All 1st floor units [25] are adaptable at 90 Shank Painter for future needs. ADA compliance does increase square footage and costs, for example the cost of a wall oven & cook top vs. a range, almost double.

What would they like to see from the Housing Summit? Mr. Economos indicated that the dialogue is very important. The TCB development team has repeatedly said that working in Provincetown was the most cooperative and helpful place ever worked with. Still need to address the perception of "affordable housing." Mr. Malone said that we need to find more ways for people to participate. Accessory apartments for example – Wellfleet has one year opt in/opt out program while we have 20 year deed restriction. The tax abatement program – for 1st time income went down this year so people that income eligible last year may not be this year. The threshold is 60% AMI, maybe increase to 80% AMI. Increase local resources, perhaps if the expanded room tax passes, a portion could be set-aside for housing. What about expanded room tax on condo rentals? Ask Director of Municipal Finance what that looks like. Need to raise awareness of small households – singles. Also look at local town-

owned parcels – Community Center, Grace Gouveia, existing police station for development as housing. Sometimes can access historic funds but the cost for renovation in Provincetown often makes the project prohibitive. The Housing Specialist indicated that the data from the applications and notification/waitlists would be very helpful as well as the data regarding local applicants.

Housing Summit:

Planning discussion – highlights indicate changes.

WHY?

- Last Summit done in 2006/2007
- Two developments complete.
- Ongoing need.
- Time to regroup.
- Time to develop new strategies.

WHEN?

CHC recommends that the Summit be held the beginning of November which allows the busiest off-season activity to wind down but before holidays. Note only 6 to 7 weeks away.

Day of the week? : **CHC recommends mid-week – Tuesday/Wednesday/Thursday**

Time of Day? **CHC recommends afternoon**

Looking at November and eliminating weekends, Mondays, Fridays, and VMCC open-house scheduled for Thursday 11/7, remaining dates are [assumes not week of Thanksgiving]:

Nov 5, 6

Nov 12, 13, 14

Nov 19, 20, 21

Facilitator availability and input also critical regarding date selection.

WHERE?

Veterans Memorial Community Center: CHC agreed that the VMCC would be the best location given space, breakout rooms, parking. MJ conducted preliminary discussions with COA regarding scheduling at VMCC COA dining room. Mid-week -- Thursday afternoon is best; Wednesday luncheon goes to 1:30; Tuesday sometimes set up for luncheon but maybe that can be done Wednesday morning. Given this information, CHC believes that a Thursday may be best.

WHO? – CHC recommends a full list be started to include those below as well as churches, banks, small & large businesses, state representatives

All interested parties

Residents

Businesses

PBG & Chamber

Agencies

Staff

Developers

CCNS

Truro, Wellfleet

FACILITATOR? CHC recommends contact John Ryan and other agencies such as CHAPA for other consultants

Previously John Ryan. MJ contacted John Ryan and he is **not** available during November. MJ also contacted Susan Connelly at Mass Housing. She will forward some names of potential facilitators. It should be someone with housing knowledge. Estimate costs between \$3,000 and \$5,000; there will be prep time needed. This may impact timing of mid-November. There will be other costs – outreach, mailing, ads, food/snacks, supplies. Funding source AHTF? Budget \$10,000?

AGENDA?

Opening remarks:

- What has been accomplished? What needs to be accomplished?
- What has changed?
- What are existing resources?
- What are state and federal priorities?

Break-out discussions:

- Year-round rentals
- Seasonal rentals
- Senior housing

Next Meeting: Monday, September 30, 2013 noon AND 6:00 pm joint meeting with Board of Selectmen.

Documents:

Housing Summit outline

Meeting adjourned at 1:27 P.M.

Submitted by: Michelle Jarusiewicz, Community Housing Specialist