

Provincetown Community Housing Council
Veterans Memorial Community Center ↻ 2 Mayflower Street
November 20, 2015

1:31 p.m.

Members Present: Elaine Anderson, Rev. Brenda Haywood, & Susan Cook

Staff: Community Housing Specialist Michelle Jarusiewicz

Membership: Ron Irwin applied for position which goes to Board of Selectmen on 11/23/15. There is still an alternate slot available.

Elaine Anderson nominated Susan Cook as Chair of CHC; Brenda Haywood second; approved 3-0.

Susan Cook nominated Elaine Anderson as Vice-Chair of CHC; Brenda Haywood second; approved 3-0.

Public Statements: none

Homeownership: the Housing Specialist summarized the upcoming homebuyer workshop that Provincetown will be hosting the December homebuyer workshops through the Community Development Partnership on December 2, 7, & 9, 2015.

Updates: the Housing Specialist reviewed the attached update.

other: The Board of Selectmen will be discussing seasonal housing need at their meeting on 11/23/15.

Next Meeting: Friday, 12/4/15 at 1:30 pm

Meeting adjourned at 2:39 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist

Community Housing Update

Community Housing Specialist Michelle Jarusiewicz

November 20, 2015

New information since last update underlined

Units Currently Available:

❖ OWNERSHIP:

24 Captain Bertie's Way

Unit C: 2-bedroom condominium for sale; open-house 10/24/15; applications due no later than 11/24/15.

❖ RENTALS:

Stable Path: efficiency, 1-bedroom, 2-bedroom, & 3-bedroom rental units at various income levels from 30% AMI to 100% AMI; some ADA compliant. Available May/June 2016. Contact CHR at 508/487-2426 for applications. Info sessions at VMCC on Sat. 11/14 at 11:30 am & Wed. 11/18 at 5:30 pm.

❖ **1.5%/40B Safe Harbor:** Housing Specialist [HS] and Assessor worked on research & math details [SHI list percentage of lot & governmental exceptions] and approach; met with GIS Consultant Dana Faris & MIS Lynne Martin for assistance on 9/2. Dana used GIS to develop math model. The CHAPA 40B workshop on 10/2 did not offer any guidelines as yet. The State has a cross-agency group that has issued an RFP to develop them. The Town has been notified that all 23 of the Stable Path rental units, including the 5 median income units, have been added to the SHI bringing our certified number to 9.75%. Subsequently, the HS inquired about the Grace Gouveia LIP application and received notice on 11/12/15 that the units were added too the SHI bringing the certified number to 9.9% [210 units].

❖ **2 Meadow Rd #1 resale:** 3 applications received 9/24/15; lottery conducted 10/8/15; proceeding with #1 applicant, P&S executed, AHR going to BOS 11/23/15 for approval.

❖ **3 Maple Court:** Owner met with CHC on 7/20/15 for preliminary discussion on the creation of 2 deed restricted units and the addition of 4 new market units. Housing Specialist confirmed that current tenants may remain in existing building if owner proceeds with development of affordable housing. In that case, the units can only count on 40B SHI after the tenants relocate and an AFHMP is done in accordance with state regulations. Preventing displacement of existing tenants was the primary reason the owner purchased the property. HS will continue dialogue with owner about moving forward. The owner intends to rehab the existing building without displacing the tenants this fall.

❖ **60 Bradford St.:** Members of the public have encouraged the town to consider acquiring this property of 9 units. The HS had a preliminary conversation with the owner and her representative. The HS along with the Town Planner and a Building Inspector conducted a site visit to see the property on 9/22/15.

❖ **350 Bradford St.** Developer received 40B eligibility letter from Mass Housing dated 7/6/15; the developer has up to 2 years to file full 40B application with ZBA. Developer has proposed 13 market rate units.

❖ **6 Sandy Hill Lane Units #11 & #12 resale:** applications received 9/24/15. 5 applications received for unit #11 and 3 for Unit #12. Lottery conducted on 10/8/15; proceeding with #1 applicants, attorneys, development of AHRs.

❖ **46 Bradford Street [former Community Center]:** RFP was issued with site visit 7/21/15 with only 2 parties attending; no proposals were received 9/17/15.

❖ **Cooperative/congregate/transitional Housing:** CHC would like to explore these options; some preliminary discussion about creating a home modeled after the Foley House for women.

❖ **Emergency Housing/Homelessness/HPC:** The CHC approved HPC's request for additional funding [\$20,000] to continue the emergency housing & homeless prevention program on 8/24/15. The BOS approved on 9/28/15.

❖ **Fire House #2:** development of upstairs to be revisited

❖ **Grace Gouveia:** construction is well underway with completion expected in November/December; advertising for units began in August 2015 with info sessions on 9/12 & 9/23. A total of 17 applications were received by

10/14/15 of which 11 moved forward to the lottery on 11/12/15 conducted at the Library. 6 were considered local [for 2 units] and 5 non-local [for 1 unit]. The CDP will move forward with final eligibility review. Construction is still underway with completion expected in December and move-in December/January.

- ❖ **Little Fix:** HS is calling past applicants and consulting with COA to schedule initial assistance.
- ❖ **Local Voucher Program:** HS submitted ad for appearance in Banner 11/12 & 11/19; HS is soliciting proposals for the case management component; application documents are available.
- ❖ **Maushope/Housing Authority Expansion:** Paul Kelly & David Garten of PTown 365 did a site visit with ED Patrick Manning & HS on 7/8/15; Architect Paul Kelly did some conceptual designs discussed with the CHC 7/20/15 & HA. HA is developing 10-year plan to add 40 units.
- ❖ **Path to Ownership:** Town is hosting a Home Buyer Workshop series in Provincetown on 12/2, 12/7. & 12/9/15 and at least 2 Provincetown households participated in the October session with one submitting for the scholarship to date. HS drafted a Path to Homeownership handout of existing programs including the state's ONE program & the CDP's counseling program; to encourage residents to prepare for home ownership. CHC approved scholarships for Provincetown residents that complete the course.
- ❖ **PTown 365/Housing Group:** Rik Alhberg, Tom Coen, Paul Kelly, & David Garten of PTown 365 have attended CHC meetings and have taken on various housing strategies to research and pursue including examining town-owned & other properties and items listed here
- ❖ **REIT:** research & discussions between DMF Dan Hoort, HS, and Town Counsel; Town Counsel has indicated that this is a very complicated path that is for the private sector and requires significant funds; municipalities cannot contribute directly to REITs.
- ❖ **Stable Path:** construction is well underway [60% complete] with completion expected by Spring 2016 with marketing & outreach started 11/5/15; HS attended training meeting re: process on 11/4/15; applications are available through CHR with due date no later than 1/5/16. The Town has been notified that all 23 of the Stable Path rental units, including the 5 median income units, have been added to the SHI bringing our certified number to 9.75%. The HS helped to coordinate and attended 2 info sessions at the VMCC on 11/14/15 & 11/18/15.
- ❖ **Tax exemption program:** town did an outreach program with the spring tax bills that generated a lot of interest which may result in more applications for next cycle with the higher eligibility rates and allows landlords to put in place year-round leases if they don't exist; HS may assist Assessor's office with the processing of these applications
- ❖ **VFW:** several meetings & discussions between Building Committee & Paul Kelly of PTown 365 regarding police station design
- ❖ **Year-round Rental Trust:** Town Clerk submitted certified copies of town meeting votes; Town Counsel finalized cover letter of explanation on behalf of the Town for submission
- ❖ **Zoning:** the Town Planner presented by-law revisions under consideration to the CHC on 6/29/15 including inclusionary & incentive zoning. CHC met with Planning Board on 9/24/15. Some new by-laws are being presented to the October STM. CHC discussion with Town Planner 10/19/15. Inclusionary Zoning By-law: Town Planner is working with Planning Board on potential by-law for Spring Town Meeting; Town Manager, Town Planner, & HS met with consultant Judi Barrett on 11/6/15 regarding the draft.