

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street
June 24, 2016

1:00 p.m.

Members Present: Kristin Hatch, Paul Richardson, Elaine Anderson, Ron Irwin

Excused: Susan Cook

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements:

Betty Williams: speaking on behalf of some residents at Province Landing, 4 tenants are being evicted. It is sad and unfortunate. These are working people. Affordable housing is meant to help. She thinks it should be resolved. People are frightened regarding new rules. Morgan Clark at a Board of Health meeting said that in the future there may be a neutral tenant advocate.

Prudence Lawton: she is one of the tenants at Province Landing that received the notice. Three of the four notices went to 3 bedroom units. She works. Done nothing wrong; the same as the past 5 years that she has lived there, no different. Notice says that she is consistently late on rent and parking issues; not true. Everyone is afraid. She has asked to move to another 3-bedroom unit due to uncomfortable neighbor. She has called corporate but only got a call back from John. Month later got an eviction notice. Change the rules and regulations daily. They are posted and she is not aware of them. People are scared. Yes, she has been late on rent. She has just developed a seizure disorder.

Jane Cartwright: another resident of Province Landing. She supports the families that may be evicted. She has concerns and fears. The Banner is present.

Kristin Hatch asked if they tried to go to anyone else besides Corporate?

Prudence: No, just John. They never said that if you continue to be late it could lead to eviction.

Betty: Some are self-employed, let them catch up.

Prudence: late 5 times, pulled bank statements, never later than the 4th or 5th.

Kristin Hatch indicated that they could call a tenants' rights agency

Paul Richardson said that there is tenants' rights information online

The Housing Specialist also has copies of a State pamphlet in her office.

Nicole Mitchell: a tenant at Province Landing also received an eviction notice. There is noise with her kids; not given options. She asked; they don't care. Sam is angry.

Betty Williams: terrible problem with noise. The insulation was not installed properly. No one cares.

Michelle Jarusiewicz said that it was her understanding that 4 households had received a notice to quit. Two of the 4 would go to court next month and there would be mediation. If tenant complied with the mediation; there would be no eviction. If tenant did not comply, they would continue in the eviction process. The other 2 households are not at that step yet.

Paul Richardson noted that the mediator is a neutral party and is not a tenant advocate per se.

Michelle Jarusiewicz pointed out that the subsidizing agencies monitor Province Landing annually which includes tenant information, income, rules, etc.

Nicole Mitchell asked what about babysitters? She was told she can't have a babysitter. When asked if the babysitter slept there she said no.

Kristin Hatch & Paul Richardson both told them to keep records, write things down. State law governs tenancy and terms of the lease. They should know their rights.

Urban Land Institute Technical Assistance Program June 8 & 9, 2016: Paul attended the Planning Board meeting. He observed there was clear communication with people. Everyone seemed satisfied with the efforts; nothing extraordinary or unexpected. Kristin attended the community forum and an interview session. They spoke to various groups and individuals. Michelle Jarusiewicz said there is no magic wand. A few highlights for her was consideration of an overlay district that the town could allow some flexibility with zoning in exchange for specific returns; and discussion of tiny homes. Susan Connelly [the co-chair from ULI Team]/ Mass. Housing Partnership will be providing additional technical assistance training on 7/26 for the Town regarding putting a development together and 7/27 with the Housing Authority expansion.

MHP Housing Institute: members Cook, Anderson, Richardson, and Hatch attended the MHP Housing Institute on June 14 & 15, 2016 in Devens. Elaine stated that the training was invaluable and really enjoyed the interactive sessions. Kristin thought it was a great opportunity to meet people from other communities and the state agencies. Elaine met other Housing Authority representatives. Kristin noted that there were people from Wellfleet & Truro there; it would be great to have a joint meeting of the housing organizations.

Local Comprehensive Plan: Michelle Jarusiewicz had distributed a copy of the 2000 LCP electronically FYI and hard copies of the Affordable Housing chapter. She reminded the committee of earlier discussions where initially all members were going to share representation on the LCP planning committee. Subsequent to that, Elaine Anderson had agreed to be the point person. CHC members could share that duty. As an initial step, the Town Planner requested an update from the 2000 LCP goals and strategies of what has been accomplished. The Housing Specialist had drafted a spreadsheet for review and would appreciate any comments. Elaine asked about Coastal Acres and tiny houses? Kristin indicated that there was a rumor of 200 tiny houses on Facebook. Michelle Jarusiewicz was not aware of it.

Nantucket Housing Trip: Michelle Jarusiewicz reviewed her notes from the trip on 6/22/16. A Provincetown group including 3 members of the Board of Selectmen, the Town Manager, and the Town Planner were part of the group. We met with the Nantucket Board of Selectmen, Town Manager, Planning Director, School Superintendent and others.

Nantucket Housing Meeting June 22, 2016 Housing Specialist NOTES

Attendees:

Provincetown Selectmen: Richter, Yingling, Donegan, Town Manager David Panagore, Town Planner Gloria McPherson, & Housing Specialist Michelle Jarusiewicz

Nantucket: Selectmen including Chair Jim Kelly, Town Manager Elizabeth Gibson, Planning Director Andrew Vorse, & Housing Specialist Tucker Holland

Housing:

100% of Nantucket's proposed transfer fee would go towards housing.

2015 Housing Needs Assessment completed by RKG for Housing Nantucket [a non-profit dedicated to finding housing solutions]

Intend to update Housing Production Plan

Town owns property that is utilized for town & community employees

Have accessory bylaws that will allow year-round units without special permits and no income limits

Raised height limit from 30 ft to 40 ft which allows 3rd floor

Note entire Island is historic district
Donated land to Habitat for Humanity
Bought out paper streets and combined with adjacent lots
Covenant Program allows subdivision for restricted units up to 150% AMI
Neighborhood housing allowance which allows up to 18 people in 2 dwelling units; space requirements; special permit requires management plan; could be seasonal

School:

Town population has increased
School population has increased [June 2009- 1233 students, about 75 new students each year; approximately 1600 students now]
Demographics has changed considerably with growing Eastern European, Asian, and other population
Town has stretched shoulder seasons which has encouraged people to stay and be less transient
12 different languages in the school system with escalation from 50 ELL [English Language Learners] students to 260 students.
Nantucket Education Trust built 12 units workforce housing. Had a lot of school staff in it. As economy worsened there were move-outs and non-school move-ins. Several town employees live there now. One unit is used for housing for contractors.
The "Nantucket factor" used to add about 25% to construction costs; now more like 50%.

Suggestions:

Provincetown & Nantucket continue to communicate and share ideas.
Provincetown & Nantucket, along with other communities facing the same pressures, go to the State together instead of one-on-one to fight for proposals.
Provincetown & Nantucket, along with other communities facing the same pressures, consider having roundtable discussions at MMA conferences to share ideas.
Sept 8 & 9, 2016 Sec. Jay Ash on Island

Other:

Paul Richardson indicated that he attended a session at the Housing Institute about building community support. He thought it was a helpful discussion that the CHC could utilize in Town to build support in the future. Michelle Jarusiewicz agreed that building community support is an ongoing issue. One goal behind the Housing Playbook is to build and develop education and support through the document itself and ongoing attendance and sharing with boards, committees, and the community.

Paul Richardson asked if we know much about the potential impacts of the state proposed new zoning act?

Kristin Hatch: nominate Susan Cook to continue as the Community Housing Council representative to the Community Preservation Committee; Elaine Anderson second; approved 4-0.

Kristin Hatch inquired about the sober housing meeting. Elaine and Ron attended. The meeting was well attended by many. It was hosted by the Board of Health and Selectman Tom Donegan. While there are sober houses at the other end of the Cape, there is zero from here to Orleans. There is a need. This was an initial discussion and there will be a follow-up meeting in August.

Kristin Hatch wanted to know what the CHC response to Province Landing could be? The CHC could be a resource in some way through the provision of tenants' rights information for example.

Next Meeting: Monday, 7/25/16 at 1:00 pm. Note that Kristin Hatch will be training during July and will probably be a 9 to 5 employee for that time; afterwards may be more flexible.

Meeting adjourned at 2:37 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist