

# Provincetown Community Housing Council

Town Hall 📍 260 Commercial Street

July 26, 2016

7:00 p.m.

Members Present: Susan Cook, Kristin Hatch, Paul Richardson, Elaine Anderson

Staff: Community Housing Specialist Michelle Jarusiewicz

**Mass. Housing Partnership Technical Assistance Program with Susan Connelly:**

**A Community Primer on Housing Development *How to get it DONE!***

Director of Community Housing Initiatives Susan Connelly gave a presentation on Understanding Affordable Housing Development for members of the community describing the overall process. She described Affordable Housing Development step-by-step from site acquisition, pre-construction, construction, and occupancy. The process can take several years or more depending on financing availability and other factors. There are additional challenges for small scale development, that is, for developments with fewer than 25 units, particularly with regard to financing. Project feasibility is always a balancing act between the various cost factors and income. Project size plays a significant role as some costs are about the same for various size projects and there are economies of scale as those costs are spread out over more units thus reducing the total development cost per unit.

Ms. Connelly described some of the various subsidy funding sources that are provided including HOME funds, the Housing Stabilization Fund [HSF], Mass. Affordable Housing Trust Fund [MAHT], Low Income Housing Tax Credits [LIHTC], CPA, and Community Development Block Grant [CDBG]. Affordable Housing Developers compete for these subsidies. These subsidies are very competitive and often require a couple of applications for funding. She explained that Towns need experienced developers to do this work. The process is complicated and expensive. Public procurement adds more cost and complication. Towns lack experience as a developer. Towns should seek developers with a track record of success and previous experience with small scale development. A good developer has the appropriate experience and the financial strength to take on the risk.

Best practices for communities for Affordable Housing Development include:

- Provide predictability and transparency for developers especially via zoning as of right
- Utilize local resources and land
- Local regulations and standards
- Positive and predictable design guidelines, not too vague and not too prescriptive
- Timely and coordinated responses to design and permitting reviews

MassHousing has just announced funding for Workforce Housing Initiative providing up to \$100,000 per unit for incomes of 61% to 120% AMI.

Meeting adjourned at 8:00 pm

*Submitted by: Michelle Jarusiewicz, Community Housing Specialist*