

Provincetown Community Housing Council

Veterans Memorial Community Center ☞

2 Mayflower Street

June 10, 2019

1:06 p.m.

Members Present: Keith Hunt, Paul Richardson, Kristin Hatch

Absent Members: Susan Cook, Dimitri Papetsas

Staff: Community Housing Specialist Michelle Jarusiewicz, Town Planner Jeff Ribeiro, Intern Mackenzie Perry

Membership: Chair is not present and vice-chair has resigned; next agenda, membership and officers. Kristin Hatch moves to nominate Paul Richardson as interim chair. Keith seconds the motion; approved 3-0.

Public Statements: None

Harbor Hill Growth Management :

Town Planner Jeff Ribeiro described the request for growth management allocation for Harbor Hill. There will be 2 new units to be added, with a net 1 bedroom as growth since 1 bedroom would be changed from an existing 2-bedroom unit and added to a new ADA unit. This will also be the first new unit created under Inclusionary zoning: The Year Round Rental Trust deemed one affordable although they could have done a payment –in-lieu.

Kristin Hatch: Which unit is deemed affordable and can it be picked by the Community Housing Council?

David Gardner: The new inclusionary zoning says that the Planning Board stipulates in consultation with Housing Council. We haven't reconciled the Growth Management Bylaw with inclusionary zoning. Fifty percent of the new units are affordable instead of the required 16.67%

Kristin Hatch: What is the Community Development Partnership's role?

Paul Richardson: Municipality versus Town versus Trust?

David Gardner: The Trust has its own authority under the special legislation. The Town has appointment authority to the Trust.

Kristin Hatch: Similar to the Housing Authority

Michelle Jarusiewicz: the CDP is the property manager with January 2019 start-up; we are still in transition through the renovation and rent-up stage. With regard to community housing, everyone needs housing.

Keith Hunt: Only the new one-bedroom is an efficiency unit.

Kristin Hatch MOVE to approve 110 gallons within Category 2 for the one bedroom, deed-restricted property at 100% Area Median Income; seconded by Keith Hunt; and approved 3-0.

Special Town Meeting: June 24th

Harbor Hill request for additional funding scheduled for Special Town Meeting on Monday, June 24th. The final amount is to be determined. There is up to \$1,000,000 in free cash available but it won't be that total amount; it is not borrowing.

Paul Richardson: Is there any prediction on more money, in 6 months or so?

David Gardner: this request covers Fiscal year 2020. We knew from the beginning about operating deficit yet to occur. Options were identified for additional funding including the new room tax revenue as an option. The Select Board is waiting to decide on allocations. First year roll out is slow, and we don't know the vacancy rates yet.

Kristin Hatch: Has there been an alternative thought for the tax? Many have thought it should be for affordable housing.

David Gardner: There have been no discussions and no commitments yet.

Kristin Hatch: Is the request for operating or construction money?

David Gardner: Both, they are different. The trust can't go into deficit. It is a cash flow issue. They have the balance available but can't cover all expenses through FY 20. There is not much revenue as yet. Do the renovation for rentals, there may not be a need for a subsidy. The timing of available people is in April and September, when people are looking for places to rent. In the end, the subsidy is for debt service, if no revenue, still have to pay debt service for 20 years. Most important is to do the renovations so units can be available.

Keith Hunt: Why would they sell a unit?

David Gardner: The Trust told the Select Board that they would only use the money if it was needed. It is a risk strategy. Until we know the revenue, we won't know the gap.

Kristin Hatch: Surprised at the idea to ask for more money, but will try to understand for the new units. Feels badly about the damage that this has caused to affordable housing within Provincetown. Not in favor of the funding request. Agreed with the original concept for the Trust to buy 1 or 2 units at time.

David Gardner: It was a commitment by the largest turnout of voters at a special town meeting in a decade. If this project fails, millions of dollars will be lost, period. You are approaching it as a zero-sum game. The Town sets priority for year round rentals, even market rate. We have seen loss of housing for all income ranges. The architect has assessed the building and has a good scope of the work needed. The contractor is ready to go, and is the same NEI that completed Town Hall and the Library work.

The Committee takes no action in recommending the request for funding.

Peer Group Meeting- The regional peer group meeting is scheduled for June 17th all are invited.

Forum #1: the first community engagement Forum for housing development at the VFW site and the current police station site at 26 Shank Painter Road is scheduled for June 19th all are invited and strongly encouraged to attend.

Housing Report by Camoin Associates is scheduled to be presented along with the economic development report for 7/22 at the Select Board meeting.

Housing Authority Request for \$10,000

The Housing Authority submitted a request for funding to repair the sprinkler system at the Foley House from the Affordable Housing Trust Fund.

Kristin Hatch: Note that she is Executive Director of Housing Authority and Keith Hunt is a member and the rep to the Community Housing Council. Submitted the request after an annual inspection of the building which showed an urgent need for a new system. The estimate is \$7,750 and the remaining \$250 does not go to Kristin's salary and total could be \$8,000.

Keith Hunt: Recommended keeping at \$10,000 as it is an old system and there could be overruns/issues.

Paul Richardson: Affordable Housing Trust Fund [AHTF], the Community Housing Council is the gatekeeper.

Michelle Jarusiewicz indicated that the current balance is \$437,536.44 and noted that the tax box donations for past year totaled \$2,633 and ranged from \$1 - \$1000; amazing. Would like to send either Thank You letters, or submit a Letter to Editor within the Banner.

Kristin Hatch: Other housing committees in other towns use CPA funds through a transfer of funds.

Michelle Jarusiewicz: True, some do, but Provincetown has historically been project specific and not open-ended.

Paul Richardson MOVE to approve the funding request for \$10,000 for the sprinkler system at 214 Bradford Street, for the Housing Authority; Keith Hunt seconds; and the vote is approved 3-0. Both Kristin Hatch and Keith Hunt disclose connections with the Housing Authority.

Other:

Michelle Jarusiewicz: The CHC can submit CPA application

Kristin Hatch: Is there a way to make new income levels, specific to Provincetown? By adjusting to a higher income threshold, and conducting a vote on it?

UPDATES:

Michelle Jarusiewicz: Updates on ongoing projects regarding housing; applications for the Tax Exempt program are finishing review, with approximately 120 units having applied. The three bedroom condo for purchase on Hensche Lane received five applications, with DHCD in a strong role as it is listed on the Subsidized Housing Inventory.

Kristin Hatch: \$60,000 in CPA funding for the expansion at the Housing Authority was previously awarded; a meeting is needed to discuss language in the application, the approved motion, and use.

Meeting adjourned at 2:55 pm

*Submitted by:
Michelle Jarusiewicz, Community Housing Specialist*