

# Provincetown Community Housing Council

Veterans Memorial Community Center ☞  
2 Mayflower Street  
May 16, 2018

1:04 p.m.

Members Present: Susan Cook, Kristin Hatch, Paul Richardson, Elaine Anderson [1:54]

Excused: Betty Williams

Staff: Community Housing Specialist Michelle Jarusiewicz, Planner Jeffrey Ribeiro

Public Statements: none

Housing Choice Designation: The Housing Specialist and the Town Manager attended the Commonwealth's Housing Choice Designation awards ceremony in Boston on 5/14/18. The designation will make the Town eligible for certain grants and will gain the Town extra points on other grant opportunities.

Local Comprehensive Plan [LCP]: Town Planner Jeffrey Ribeiro introduced himself as the new planner for the Town. He previously was a planner at the Cape Cod Commission, lives in town and is very familiar with the Town's activities. The LCP was last updated in 2000 and former Town Planner Gloria McPherson had initiated the update. He intends to build on her work and kick-off the update in the near future. Previously the work group was about 20 people and he is checking to see who is still interested in working on it. Elaine Anderson was a member and Paul Richardson had expressed potential interest. He anticipates meetings every other week for about 6 months for 1 to 2 hours. The aggressive schedule has the revised LCP ready for April town meeting. Ms. Hatch asked why we need to update it. She has read it and it seems fine. Mr. Ribeiro indicated that typically revisit the document every 5 years or so. It is important to update it; see what actions we took, what worked, what didn't. The original LCP focused on traditional affordable housing, which still has a great need, but does not mention the year round market housing need. There is nothing about lack of seasonal workforce and things that have changed. With regard to infrastructure, we now have some sewer, there have been changes in technology; changes in the waterfront. He will vet the vision statement that was drafted by Gloria. Generally speaking, the LCP is a roadmap for the next 10 years. Kristin stated that she would like to hear from the Chamber of Commerce and the PBG about the seasonal workforce and housing. It is a business concern. Jeff said that he would be reaching out to them. Annual town meeting did revisit the definition of "dormitory housing" and adjusted that to be the same as a hotel for density.

Income Limits: The Housing Specialist noted that HUD released new income limits for 2018. The Barnstable county median income went down from \$90,200 to \$86,200. Within individual income categories, some went down and some did not. Kristin Hatch pointed out that Nantucket is allowed to go to different percentage – how?

MHP Housing Institute: the annual Mass. Housing Institute has been announced; it is June 6 & 7 in Devens. Email notices to members have been sent. All members are invited; the Housing Specialist plans on attending, has booked two rooms, and will drive. In the past the CHC has approved funds from the Affordable Housing Trust Fund to cover expenses. It is a great educational opportunity for all levels - from new volunteers, paid staff, elected and appointed officials. Paul and Kristin indicated that they could not attend; Betty Williams has already registered; Susan and Elaine are interested in going.

Kristin Hatch MOVE to approve up to \$2,000 from the Affordable Housing Trust Fund to cover Housing Institute expenses; Paul Richardson second; approved 3-0.

**Housing Roundtable:** The Select Board has invited members of the various housing committees to a housing roundtable discussion on Monday 6/4 at 5:30 pm including CHC, the Year Round Rental Trust, and the Housing Authority to discuss priorities over next 3 to 5 years.

**Housing Analysis:** UMass Dartmouth will be in town on 5/23/18 to meet with members of various boards and committees.

**UPDATES:**

Kristin Hatch said that her thinking has evolved about a buy-down program. Perhaps we should consider a CPA funded program for \$150,000 per unit. It would be cheaper than new units at \$350,000. The Housing Specialist indicated that with her experience from the resale of deed-restricted ownership units, there is some, but limited interest in ownership. Some people are not ready - savings for downpayment, credit, etc.

Kristin Hatch leaves at 2:15 pm

**Harbor Hill:** The review of the 1300 titles at Land Court has been completed; there is light at the end of the tunnel for closing in the near future. It needs to first return to bankruptcy court. Expecting to re-release the RFP for Property Management very soon.

**Housing Authority:** Elaine Anderson said that they are still dealing with the state and waiting for a contract. They are working with Sarah Peake's office. It has been almost a year.

**Minutes:** Susan Cook MOVE to approve the minutes for 3/12/18; Elaine Anderson second; approved 2-0-1 [PR].

**Next Meeting:** BOS Roundtable 6/4/18 at 5:30 pm and Monday, 6/18/18 at 1:00 pm

Meeting adjourned at 2:35 pm

*Submitted by:  
Michelle Jarusiewicz, Community Housing Specialist*