

# Provincetown Community Housing Council

Remote Meeting Town Hall ↻ 260 Commercial Street

**MAY 10, 2021**

**1:03 p.m.**

Members Present: Kristin Hatch, Paul Richardson, Kevin Moss, Austin Miller, Brian Reardon

Excused: Michael Litvin

Staff: Community Housing Specialist Michelle Jarusiewicz, Assistant Town Manager David Gardner

## **NOTE: THIS IS A REMOTE PARTICIPATION MEETING**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, the Governor's March 23, 2020 Order imposing strict limitation on the number of people that may gather in one place, and Chapter 53 of the Acts of 2020, this meeting of the Provincetown Community Housing Council will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Provincetown website, at <https://www.provincetown-ma.gov/>. For this meeting, members of the public who wish to listen and participate in the meeting may do so in the following manner:

To participate in this meeting, dial **(833) 579-7589**.

When prompted, enter the following Conference ID number: **456 177 753 #**

Quorum Roll Call:

<b>Kristin Hatch, Chair</b>	<b>here</b>	<b>Paul Richardson</b>	<b>here</b>
<b>Kevin Moss</b>	<b>here</b>	<b>Austin Miller</b>	<b>here</b>
<b>Brian Reardon</b>	<b>here</b>		

**Agenda item #1 Public Statements:** none

**Agenda item #2 Annual Town Meeting:**

Members shared discussion of town meeting. The \$20,000 request for CC5 development out of town had some people questioning what would Provincetown get in return. Ms. Hatch stated that it did pass and that it is really a token contribution with \$20,000 of \$27,700,000 budget towards regional efforts; many workers live, work, and travel across the region. Ms. Jarusiewicz explained how Local Preference works with subsidizing agencies. If approved, it is up to 70% of the units at initial rent out. People that are eligible include current residents, current workers, and families that have children in the school system.

## 2. Annual Town Meeting Update

**ATM was held on May 1<sup>st</sup> : CPA Housing Articles approved:**

- \$100,000 Transfer into AHTF
- \$100,000 Homeowner's Assistance Program
- \$20,000 CC5 Rental housing development in Orleans [62 units; overall budget \$27.7 million]

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She also stated that in recent Provincetown analysis, about 50% of Provincetown residents work out of town and vice versa. With regard to the pilot Homeowners Assistance program, she will be drafting the application packet and ad for rollout this summer and will bring to CHC. It is modeled after existing Down Payment assistance program.

Ms. Hatch asked if summary review of programs could be added to next agenda including numbers, process, and balances.

**Agenda item #3 Annual Income Updates**

Ms. Jarusiewicz stated that the annual area median income updates occurred in April beginning with HUD and followed by MHP and CPA. CPA limits are different due to the underlying legislation. CPA limits must be used for CPA activities. She also pointed out that the overall AMI dropped this year.

Members had discussion about underlying HUD assumptions in their formula. In particular the minimal increase in allowed income from 1 person to 2 person household. In the past where it might be assumed that there was 1 primary worker and the second person either worked part-time or not at all, does not fit today's world. Today if 2 people work full-time, they might always be over maximum income. Ms. Jarusiewicz stated that she was not aware of any agency having such a discussion. The Year Round Market Rate Trust had the same conversation. Ms. Hatch said that she would do some research, maybe it was through the Housing Authority. Ms. Jarusiewicz said that we try to adjust through the targeted income level being one level higher than the targeted price. Mr. Miller understands that probably cannot change HUD numbers, but does the CHC try to serve the broad community such as through partnerships with business owners for workforce housing? Mr. Richardson commented that he understands and that they have tried to make affordability at different income levels.

**3. Annual Income Limits Update**

**HUD updated their income limits on 4/2/21; followed by MHP & CPA. These numbers vary a bit in accordance with their legislation. If the activity is through CPA funds, then CPA numbers apply. Note that the overall Area Median Income [AMI] dropped from \$96,600 to \$89,300.**

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Income limits FY 2021								
Barnstable County median income \$89,300								
Household Size	30% Income Limit Extremely Low HUD	50% Income Limit Low HUD	60% Income Limit Moderate MHP	65% Income Limit Moderate	80% Income Limit Moderate CPA	80% Income Limit Moderate HUD	100% Income Limit Median CPA	100% Income Limit MHP ONE
1	\$20,450	\$34,050	\$40,860	\$44,265	\$50,008	\$54,450	\$62,510	\$68,100
2	\$23,350	\$38,900	\$46,680	\$50,538	\$57,152	\$62,200	\$71,440	\$77,750
3	\$26,250	\$43,750	\$52,500	\$56,875	\$64,296	\$70,000	\$80,370	\$87,500
4	\$29,150	\$48,600	\$58,320	\$63,180	\$71,440	\$77,750	\$89,300	\$97,200
5	\$31,500	\$52,500	\$63,000	\$68,250	\$77,155	\$84,000	\$96,444	\$105,000
6	\$35,580	\$56,400	\$67,680	\$73,288	\$82,870	\$90,200	\$103,588	\$112,750
7	\$40,120	\$60,300	\$72,360	\$78,390	\$88,586	\$96,450	\$110,732	\$120,600
8	\$44,660	\$64,200	\$77,040	\$83,428	\$94,301	\$102,650	\$117,876	\$128,350

#### Agenda item #4 Housing Updates

Ms. Jarusiewicz noted that the Housing Office CPA request was withdrawn and the full funding is now in the Town's operating budget. Ms. Hatch asked if there were any changes in goals, etc. Ms. Jarusiewicz stated that there were no real changes. Overtime the office has evolved from part-time fully funded through CPA to full-time with the percentage split evolving. Each year the focus changes depending upon what is happening. For example, in 2019, we spent a great deal of time on the community engagement process for the VFW site. Some years it has been about new developments coming online; some years there are more resales of deed-restricted; some years there are none.

Mr. Richardson disclosed that he represents the seller in 6 Sandy Hill Lane resale.

Ms. Hatch asked if it is possible that other realtors could do that? Ms. Jarusiewicz said that resale of a deed restricted unit is very different than market sales and if it connected to SHI, state would not allow it. Mr. Richardson asked if so, how would realtor be compensated? There typically is resale fee in the restriction of 2 or 2.5% of the sale price.

Mr. Richardson asked if there was separate article at town meeting for Harbor Hill? Ms. Jarusiewicz said no, that the debt service was incorporated into the Town's debt service. He asked what is the overall status of the debt service. Ms. Jarusiewicz said that she could forward that information to them.

## 4. Housing Update

**Housing Office:** FY 22 CPA request for 25% of budget was dropped as 100% is now in the Town Budget

**Housing Authority:** RFP for development consultant was issued. HA selected Anser Advisory of Boston

**Ownership:** 6 Sandy Hill Lane #11 [\$226,044/resale] is moving toward closing in May. 36 Nelson Ave [\$178,500/IZ] 4 applications submitted by May 3<sup>rd</sup>, lottery to be held this month. Anticipate the marketing for 1-bedroom unit at 30 Shank Painter to begin this summer.

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## 4. Housing Update

- **Harbor Hill** continues at 100% full occupancy. Property Management continues to work on upgrades and CIP planning with the assistance of staff including the public works department.
- **VFW development:** staff met with Laura Shufelt of MHP on 4/30/21 regarding drafting a RFP for the site to be issued as soon as possible this summer.

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Ms. Hatch stated that she would like to have a joint meeting with the Year Round Rental Housing Trust. Mr. Miller stated that he is now a member on both committees and can help with communication.

Ms. Jarusiewicz spoke of the meeting with Laura Shufelt of MHP on April 30<sup>th</sup> and the issuance of a Request for Proposal for development at the VFW site. Staff is hoping to issue this summer.

Members discussed status of 286.5 Bradford Street development and potential for 2 2-bedroom units to come online next winter.

## 4. Housing Update

### **Agenda #5: Minutes:**

Paul Richardson MOVE to approve the minutes of 3/29/21 and 4/12/21 as presented; Austin Miller second; approved by roll call vote 5-0:

<b>Kristin Hatch, Chair</b>	<b>aye</b>
<b>Paul Richardson</b>	<b>aye</b>
<b>Kevin Moss</b>	<b>aye</b>
<b>Austin Miller</b>	<b>aye</b>
<b>Brian Reardon</b>	<b>aye</b>

- **286.5 Bradford St.** received Special Permit for 12 units that include 2 2-bedroom units [80%/100%] as previously approved by CHC in Dec. 2019 & again on Jan. 4, 2021. They expect to begin this summer with the 2 CH units in Phase 1 potentially available winter 2022.
- **Affordable Housing Annual Tax Exemption** annual applications for properties that provide year round rentals are under review in conjunction with the Assessing Department.

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### **Agenda #6. Other:**

Mr. Miller would like to discuss in the future the financial status of the AHTF and future recurring revenue sources.

Ms. Hatch inquired about the potential of funds from the short-term rental tax. Ms. Jarusiewicz stated that the Select Board was having an initial discussion that evening and expect there to be more discussion. Any changes to the distribution will require town meeting approval for revision of our special legislation. Ms. Hatch looks forward to the discussion. She has heard about many ways to spend the new funds.

### **Agenda #7:**

Next meeting Monday, June 7, 2021 1:00 pm

Meeting adjourned at 2:27 pm, Roll Call vote 5-0:

<b>Kristin Hatch, Chair</b>	<b>aye</b>	<b>Paul Richardson</b>	<b>aye</b>
<b>Kevin Moss</b>	<b>aye</b>	<b>Austin Miller</b>	<b>aye</b>
<b>Brian Reardon</b>	<b>aye</b>		

*Submitted by:  
Michelle Jarusiewicz, Community Housing Specialist*