

Provincetown Community Housing Council

Grace Gouveia Building

26 Alden Street

August 23, 2010

10:30 a.m.

Members Present: Joe Carleo, Molly Perdue, and Arturo Alon

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

Membership: Arturo Alon MOVE to appoint JD Bower as a member for the term expiring 6/3/13; second by Molly Perdue; approved 3-0.

Community Housing Specialist Report

90 Shank Painter Rd.: The Community Builders was not funded in the spring tax credit round but will resubmit for the September 13th fall round. Notification of funding will be early February 2011. If funded, construction could start winter/spring 2011. TCB will meet with Board of Selectmen on August 23rd at 6:00 for a project update. Restricted resources have resulted in a state-wide backlog of projects resulting in many housing projects stuck in the pipeline and gradually moving through. Believe that TCB will be requesting to combine the section 8 voucher portion [the under 30%] with the under 60% income level, due to the anticipated delay in start-up that would be required – to be discussed at BOS meeting. Housing Specialist will keep members updated as to request and presentation.

83 Shank Painter Rd.: No change. Community Housing Resource has been told that DHCD will not consider its application out of round and will be required to submit in the competitive September round. Awards are announced in November and, if funded, loan closings and construction in January 2011.

Stable Path: CHR submitted a Project Eligibility Letter Request to MHP on 4/22/10 for the Stable Path Rental Project which typically begins the 40B process. MHP will not issue a Project Eligibility Letter [PEL] until CHR can demonstrate project financial feasibility. CHR is considering returning to its original project scope with two separate projects. Stable Path would have 9 buildings with 23 rental units, of those 21 would be low/moderate income and 2 would be median income. Longview will have 6 market rate ownership units. Engineers are working on the drawings and CHR is preparing for a submission to the ZBA for a special permit and discussion with the CPC.

33 Court Street/PHA: Work has resumed at 33 Court Street. The PHA has met with Community Builders regarding the offer of assistance.

Available Units: CHR received 20 applications by 7/21/10 for a year-round affordable 2 bedroom rental at Old Ann Page Way. They updated their notification list as part of the process. Note the 51% increase in total number of households on the list over the past 2 years, increasing from 318 to 480.

Community Housing Resource Notification List								
	8/12/2008	2/17/2009	1/16/2010	8/10/2010	Two year increase Aug 08- Aug 10	7 month increase Jan'10- Aug'10	2-year % increase 2008- 2010	7-month % increase 1/10-8/10
Total No. of Households	318	370	428	480	162	52	51%	12%
No. of HH Residing in Ptown*	200	239	272	292	92	20	46%	7%
Ptown HH needing 1	120	148	174	185	65	11	54%	6%

BR Rental Housing								
Ptown HH needing 2 BR Rental Housing	46	65	70	85	39	15	85%	21%
Ptown HH needing 3 BR Rental Housing	10	12	12	12	2	0	20%	0%
Ptown HH wanting 1 BR Homeownership	88	96	111	118	30	7	34%	6%
Ptown HH wanting 2 BR Homeownership	41	45	50	54	13	4	32%	8%
Ptown HH wanting 3 BR Homeownership	11	11	12	12	1	0	9%	0%
* Of the 188 households not residing in Provincetown, 36 are in Truro, 42 in Wellfleet, 50 in other Cape towns and remaining 60 reside off Cape.								

LOCAL RENTAL VOUCHER PROGRAM

Following the recent selection process for an available rental unit, Kristine Hopkins of Community Housing Resource emailed me updated stats [see above] for their Notification List and observed:

This selection process we are going through right now is one of the most painful ones we've had, since we are seeing a new phenomenon: households who are too low income to afford the rent but who do not have a housing voucher of any sort. We can't create a "housing hardship" in our housing by selecting a household that will end up paying more than 50% of their income on rent. Chris Austin at Homeless Prevention Council is seeing this happen too, and is tearing her hair out over it.

The Chatham Housing Authority, and now the Harwich Housing Authority, offers a local Rental Subsidy Voucher Program [similar to the state's Section 8 voucher program]. This program offers rental assistance to income eligible households to cover the gap between the amount of rent a household can afford and the actual rent. Their funding source is CPA funds through their Affordable Housing Trust Fund.

Chatham has assisted 18 households [HH] over the last 9 years by providing up to \$350 per month for up to 3 years; that is up to \$4200 per HH per year and up to \$12,600 per HH over 3 years. They started with about \$50,000 and provided vouchers for four households. In the beginning they selected four applicants from a lottery and established a waiting list. Income documentation is required for eligibility [65% of Area Median Income] and residency - which for them is either live or work in the town, or have children in the school system. The subsidy is paid directly to the landlord on a monthly basis.

There is a self-sufficiency program with the goal that all participants will be able to continue without the subsidy by the end of the three year term. So far, all have been successful with some purchasing homes as well.

Valerie Foster indicated that there is a lot of work at first setting up the program but it is not too difficult to maintain. This program differs significantly from the emergency housing assistance through the Homeless Prevention Council which usually provides one-time assistance for those in need of help. It can be for first, last, and security deposit or help with mortgage payment or other bills. Both are important tools in addressing various housing needs.

The Chatham and Harwich Housing Authorities [Valerie Foster works for both] offer several great programs in addition to the typical housing for families, seniors, and disabled folks – a Rent-to-Buy [town-owned single family houses] and a first time homebuyer program [down payment assistance]. They also develop a ready-to-but list and are part of a new mid-Cape Ready Renters List program.

Homeless Prevention Funds: Drafted letter for BOS vote to submit a letter to reinstate the homeless prevention earmark for the Cape.

Campaign to Protect the Affordable Housing Law: Attended a workshop regarding “Vote NO in November” to a ballot question that would repeal the state’s affordable housing law [Chapter 40B] immediately through a majority vote. Note that over the last decade 80% of affordable housing outside the largest cities has been built through 40B. It has created more than 58,000 homes and is a very critical tool in the development of affordable housing. Check out www.protectaffordablehousing.org Next workshop is 9/15/10.

Upcoming dates:

August 23, 2010

TCB - 90 Shank Painter update Bd. Of Selectmen

GRANT ADMINISTRATION:

Mass. Historical Commission: Town received an award of \$36,500 for restoration of the Library façade; attended mandatory Coordinators meeting in Boston on 7/8/10. Submitted MPPF close-out report for the Town Hall Auditorium grant on 7/30/10.

Preparing the FY 2011 Commonwealth Capital application for submission by 8/27/10.

Resales: Housing Specialist received a call on Thursday and scheduled an appointment with the owner of a median income unit who intends to sell. Contacted Town Counsel and exploring options for who and how to conduct the process. The process is outlined in the deed restriction and is somewhat complicated; includes marketing and outreach, income verification, eligibility verification, potential for lottery, new documents. HAC pointed out that financing of a condo may be tricky at this time and should be noted up front to potential buyers.

MOTION to adjourn. 11:15 am.