

# Provincetown Community Housing Council

Grace Gouveia Building

February 8, 2010

**10:00 a.m.**

**Members Present:** Joe Carleo, Arturo Alon, Molly Perdue, and Cathy Reno Brouillet

**Staff:** Community Housing Specialist Michelle Jarusiewicz

Member Arturo Alon reminded everyone that he is scheduled for surgery on 2/9/10. He will then be home and out of commission for 4 to 6 weeks.

**Public Statements:** none

**Housing Office Budget FY 11:** The Community Housing Specialist indicated that the Board of Selectmen approved the budget total of \$70,564 with \$34,309 for the Housing Office as requested from CPA funds. Next steps will be the CPC's further consideration of the request and Finance Committee on 2/16/10. The town accepted a MCDBG grant that has been awarded which includes a grant administration budget. This would continue the housing office with about 12 hours per week dedicated to housing and about the same amount of time dedicated to the grant.

**Housing Needs Analysis:** General discussion of the increase in the numbers reflected in the Housing Authority's wait list and Community Housing Resource's notification list – 33 to 35% increase over 16 months [see charts below]. Very little actual turnover at Housing Authority. Projects in the pipeline will add many more units for low and moderate income residents but do not target seniors. Some question about how the selection process will work especially when comparing residents with limited fixed income [such as social security] who may not be working to others that are working.

### **Community Housing Specialist Report:**

**90 Shank Painter Rd.:** The Community Builders reported that they were not funded in the 2009 tax credit allocation but are at the top of the list for the February round which could result in a June 2010 award and fall 2010 construction start-up. TCB has submitted a CPA application for \$90,000 [total project costs \$250,000- \$400,000] in their search for funding sources for a geothermal component for the project. They are meeting with the CPC on Tuesday, February 16<sup>th</sup>.

**83 Shank Painter Rd.:** Community Housing Resource reports that the Building Permit Application is in process as of January 2010. Construction Loan Closing is anticipated in February 2010. Construction to begin in March 2010. Structural and exterior renovations will be completed by June 30, 2010. Interior renovations will be completed by September 30, 2010.

**Stable Path:** [No change] Stable Path will be submitted to ZBA for a Comprehensive Permit under Chapter 40B. Application for funding to State will be in next round after 40B approval.

**33 Court Street/PHA:** Construction is well underway with the exterior work largely complete and the interior work underway. On 1/12/10, the CHC approved a grant agreement for the \$20,000 in funds authorized from the AH Trust Fund which was approved by the Board of Selectmen on 1/25/10.

**Ch 40B Subsidized Housing Inventory:** on 2/2/10, DHCD added the 14 affordable units at The Meadows to the SHI bringing us to 6.16% [127 units] from 5.67%.

**The Meadows:** The CH Specialist conducted an initial monitoring of *The Meadows* project on 2/2/10, see attached report. Another meeting is scheduled for 2/11/10.

### **Upcoming dates:**

2/16/10 5:00 pm

CPC Meeting: review of Housing Office budget request & 90 Shank Painter

**Housing Needs Assessment:** The Community Housing Specialist and the Assistant Town Manager worked with the Community Housing Council on updating the Housing Needs Assessment which is part of the annual growth management report. The assessment included gathering current data from the Provincetown Housing Authority and Community Housing Resource Inc. In both cases, there has been a 33 – 35% in the total number of LOCAL individuals/households in the past 16 months as excerpted below.

The Housing Authority maintains a waiting list for their low and moderate income units. The wait list for elderly housing is 5 years; for family housing - 7 to 10 years. Generally speaking there is a very low turnover in available units. Since December 2003, typically 2 to 3 units per year for the elderly; 2 units vacated for under 60 disabled for the entire six-year timeframe; and 3 units in that same six-year period for families. In accordance with state regulations there are preferences for emergencies such as homelessness, for veterans, and for locals. In the past 16 months, the PHA wait list count has risen dramatically – the total count by over 46% and the total local count by over 33%.

PHA WAIT LIST	8/31/2008	12/31/2009	Increase	% Increase
Elderly	39	56	17	43.59%
Under 60 Disabled	44	60	16	36.36%
AHVP	7	7	0	0.00%
1-Bedroom	17	23	6	35.29%
2-Bedroom	51	85	34	66.67%
3-Bedroom	47	69	22	46.81%
<b>total</b>	<b>205</b>	<b>300</b>	<b>95</b>	<b>46.34%</b>
<b>total local</b>	<b>36</b>	<b>48</b>	<b>12</b>	<b>33.33%</b>

Community Housing Resource maintains a notification list which is purged annually, in 16 months there has been a 35% increase in the total number of households on the list:

Community Housing Resource Notification List 2008-2010				11-month 2009-2010		16-month 2008-2010	
	8/12/08	2/17/09	1/6/10	increase	% increase:	increase:	% increase:
Total Number of Households on List	318	370	428	58	18%	110	35%
No. of Households Residing in Provincetown*	200	239	272	33	17%	72	36%
Ptown hsholds needing 1 BR Rental Housing	120	148	174	26	22%	54	45%
Ptown hsholds needing 2 BR Rental Housing	46	65	70	5	11%	24	52%
Ptown hsholds needing 3 BR Rental Housing	10	12	12	0	0%	2	20%
Ptown households wanting 1 BR Ownership	88	96	111	15	17%	23	26%
Ptown households wanting 2 BR Ownership	41	45	50	5	12%	9	22%
Ptown households wanting 3 BR Ownership	11	11	12	1	9%	1	9%

\* Of the 156 households not residing in Provincetown, 27 are in Truro, 42 in Wellfleet, 39 in other Cape towns, and remaining 48 reside off-Cape

### **Minutes**

A.J. Alon moved to accept minutes for 1/12/10; second by Molly Perdue; approved 3-0-1[CB].

**Next Meeting:** February 22, 2010, 10:00 am.

MOTION to adjourn. 10:35 am.