

# Provincetown Community Housing Council

Caucus Hall, Town Hall, 260 Commercial Street

May 8, 2012

## 5:30 p.m.

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

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

Homeless Prevention Council Emergency Housing request for \$20,000: HPC Executive Director Christine Austin and Maggi Flanagan presented current homeless situation and the request for additional funding. The Duffy Health Clinic no longer comes to Provincetown as it was not cost effective. This has been a loss for members of the community as it is difficult for them to get the same type of assistance. Several of their clients were lucky in the recent lotteries for the new rentals on Shank Painter Road. That being said, since that time, they are aware of several households who had stable housing are now losing it. Other changes include: in the past, many people could have temporary housing at a local hotel over the winter. This assisted with keeping people from living out in the open. When the hotel was sold that was no longer an option. One person living in the woods now; he had been in and out of detox; had a relapse. One couple wintered at the NOAH shelter. NOAH has limited availability, is far from here, and the area can be dangerous for homeless people. Provincetown's additional funds for emergency assistance has been critical in providing help to keep people housed. Request is for \$20,000 for FY 2013.

Molly Perdue: MOVE to approve \$20,000 in emergency housing assistance for FY 2012 for the Homeless Prevention Council; AJ Alon: second; approved 3-0.

Housing Updates: Housing Specialist presented updates as follows:

**90 Shank Painter Road:** Construction is well underway with initial units [4 in front building] anticipated to be available June 1<sup>st</sup> 2012!! Additional units will be available in July and August 2012. TCB has been processing the tenant applications selected in the lottery; conducting interviews; and receiving documentation on a daily basis. Some applicants are deemed ineligible for various reasons; some withdraw as circumstances change. We will be provided with detail data about the applicant pool but it is apparent that there is a great need for the very low income category. Many people are eligible to get in but cannot afford the rent. As you know, there is very little money available for any housing right now. Those that do not initially get assigned an apartment will go on the waiting list in the order that they were drawn. Late applicants will go on the waiting list after them. TCB has temporary office space at Seashore Point Suite 319. **Province Landing has started a blog at:** with construction photos, apartment lay-outs, etc. <http://provincelanding.wordpress.com/>

**83 Shank Painter Road:** Construction is well underway with some units anticipated by June 1, 2012. CHR received about 103 applications for 15 total units: 2 one-bedrooms, 13 efficiencies. CHR is reviewing applications and conducting interviews.

**Refinance & Resales:** On April 26, 2012 a lottery was conducted for the resale of two one-bedroom low/moderate income ownership units, at **10 and 22 Hensche Lane**, priced at 65% AMI. Four applicants were part of the lottery. One two-bedroom low/moderate income ownership unit, at **60 Race Point Road**, priced at 65% AMI, may also become available for resale. The town received a notice from an attorney representing the bank that the owner is in default on his mortgage, other legal issues have arisen. The Town is pursuing potentially curing the default or purchasing the property outright.

**Seashore Point:** All affordable units are occupied. The new Affordable Housing Restriction was recorded and the final \$200,000 CPA payment was released.

**Affordable Housing Trust Fund:** the Community Housing Council [1/10/12] and the Board of Selectmen [3/12/12] approved a grant agreement and award for up to \$31,000 for the rehabilitation of **40 Pearl St.** to the Housing Authority. Most of the work was completed and a family moved in on 2/29/12. A site visit was conducted on 5/2/12 with the Housing Authority Executive Director, staff, and members of the new family. The landscaping in the yard remains. A reimbursement request for \$28,596 is under review. Current available balance is approximately \$269,237 with the 40 Pearl Street accounted for.

**HOME Consortium:** The Consortium will receive a reduction of 43% in FFY 2012 in its HOME allocation, nearly 50% reduction from FFY 2010, from \$749,819 to \$378,720. This has resulted in a reduction in funds available for various programs including rental production, homeownership production, and homebuyer assistance. This cutback is a reflection of the significant reductions in all funding sources in response to the recession and budget cuts at all levels. Other examples include the limits on the Tax Credit program where the February application round was limited to re-applications only. DHCD is encouraging Housing Authorities to look at local resources for additional funding beyond what they provide.

**CPA/GRANT ADMINISTRATION ACTIVITIES:**

**FY 2013 CPA Grants:** Town Meeting approved all of the CPC approved recommendations for 7 of the 9 applications.

Note that given the concerns and limited support for the proposed local voucher program, the Housing Specialist withdrew the CPA application prior to town meeting with the intent to re-visit the program for future consideration especially once we have the data in hand for Shank Painter Road regarding the ongoing need and the gaps in what is supported.

**MCDBG ARRA 08:** grant close-out activities are underway.

**MCDBG 2012:** Awaiting notification of awards [expected in April or May] for application for \$800,000 submitted 12/16/11:

- \$635,000 for NUF Water Line: the installation of the water transmission main and electrical service from North Union Field to the distribution system at Dew Line Road
- \$198,748 for Resident Services: The proposed project includes the provision of a variety of services for the tenants living in TCB and CHR Provincetown properties. All residents of these properties qualify as low/moderate income [the primary threshold for this grant program]. This service will include advocacy and referral assistance for: alcohol and substance abuse, financial issues, budgeting, depression, domestic abuse, preservation of tenancy, medical, and other life issues. TCB will contribute office space, furniture, maintenance, and other basics.
- \$65,626 for general administration: grant administrator, advertising, travel, etc.

Members want to hear more about the Resident Services program if funded.

**Upcoming dates:**

June 13 & 14, 2012

Massachusetts Annual Housing Institute

***Did you know.....*** changes in poverty 2006 to 2010 for Barnstable County:

- The percent in households in poverty almost doubled: 6.2% to 12.0%
- The percent of individuals in poverty more than doubled: 5.1% to 11.3%
- The change in the percent of individuals under 18 in poverty is highly significant: 3.4% to 17.8%
- The percent of individuals 65 and over in poverty almost doubled: 4.4% to 8.7%

*US Census Bureau, ACS Survey:*

*Federal poverty level: \$10,830 for individual and \$22,050 for household of 4.*

### Housing Need:

It is clear from the recent significant applicant pool for affordable housing, that we must continue to search for new strategies and new developments to create additional community housing at all income levels including:

- The creation of additional units, such as at the Grace Gouveia Building, the Community Center, the second story of the old Firehouse, and /or other locations.
- Continue to discuss a local voucher program.
- Continue to discuss options for expansion at the Housing Authority for senior and family housing.

Membership: Dire need for new members; hopefully with 2 new members on the Housing Authority, one will be interested in being the rep on the CHC.

Minutes: Molly Perdue MOVE to approve the minutes for 1/10/12 and 1/31/12; AJ Alon second; approved 3-0.

The next meeting of the CHC will be Tuesday, June 5, 2012 at 5:30 pm..

### **EXECUTIVE SESSION** (Clause 3)

**MGL C. 30, §21 Clause 3** allows for an executive session “To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body; and the Chair so declares.”

***AJ Alon: Move that the Community Housing Council vote, pursuant to MGL C. 30A, §21, Clause 3, to go into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body and to convene in open session thereafter for purposes of adjournment:***

Roll call vote: AJ Alon – Yes; Molly Perdue – Yes; Joe Carleo – Yes; Motion passes 3 – 0  
6:22 pm.

A.J. made a motion to adjourn. The motion passed 3-0

Meeting adjourned at 6:55 P.M.

*Submitted by: Michelle Jarusiewicz, Community Housing Specialist*