

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

September 30, 2013

12:00 noon

Members Present: Ann Maguire, Susan Cook, Donna Szeker, and Kristin Hatch [Joe Carleo absent, sick]

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

Affordable Housing Development in Provincetown: discussion with local developers, trends, priorities, obstacles, opportunities: with Jay Coburn and Abigail Chapman of Lower Cape Community Development Partnership [CDP] who own and operate units all over the Lower Cape including 6 units in Provincetown. Provincetown has an advantage over many other towns with municipal water and sometimes sewer access; needed for density. State typically wants 20+ units and family housing – 3 bedroom units. CDP had to spend \$7,000 on a study to prove that they needed more 2-bedroom units. But the state is looking at changes for rural areas. Greatest need is for one and two bedroom units. Sally's Way in Truro had about 90 applicants for 16 units. Typically donated land with site work [potentially though MCDBG funds] is the starting point for developers to make it work. Any land available? Plus other funds – CPA? Truro is considering room tax change for weekly rentals with a portion being set-aside for affordable housing. Makes sense if removing housing from the rental inventory, that a reasonable portion of the taxes be designated to assist with the development of affordable housing. Truro is also planning a Housing Summit probably After January.

What about housing for population with greater than 80% Area Median Income [AMI]? Often the highest paid workers, who are not eligible for the affordable units, cannot afford the market rates. Provincetown has a local annual tax exemption program that property owners can apply for which targets eligibility at 60% AMI. The language adopted allows up to 80% but 60% was agreed to at time of adoption ten years ago. The exemption does provide incentive to property owners for year-round rentals. But the tax burden is shifted to all other tax payers.

Discussion about different types of affordable units – single-room occupancy, congregate housing, both senior and mixed ages. Wellfleet has USDA Rural Development funds that pay the gap between the rent charged and 30% of households income cap. Other resources - Habitat for Humanity and AmeriCorps volunteers. Housing Specialist is considering submitting a CPA application for “The Little Fix” -- a smaller version of “The Big Fix” done in communities up-Cape [which may be considered later] -- a pilot program with up to \$2500 per property to provide for small repairs and assistance to eligible properties with the overall goal to assist those in need to maintain their housing. Primarily volunteer based with the hope of establishing an ongoing assistance program for small projects and small jobs from replacing a window or door, painting, mowing the lawn, etc. Piggy-back with Meals on Wheels perhaps?

[Note Donna Szeker leaves 1:15 pm].

Housing Summit: Tonight's Board of Selectmen's meeting to discuss vision and planning to date. Cannot schedule exact date until a Facilitator has been selected; still waiting for list from MHP. The date will trigger other action items such as space, food, etc. The Housing Specialist will gather old registrant list to start invitee list.

Minutes:

Kristin Hatch MOVE to approve the minutes of 9/23/13; second Susan Cook; approved 3-0.
Kristin Hatch MOVE to approve the minutes of 7/18/13; second Susan Cook; approved 3-0.
Kristin Hatch MOVE to approve the minutes of 5/28/13; second Susan Cook; approved 3-0.
Kristin Hatch MOVE to approve the minutes of 9/16/13; second Susan Cook; approved 3-0.

Next Meetings: Tonight BOS meeting at 6:00 pm town hall; Chair/Vice Chair will open the meeting; Housing Specialist can briefly outline Housing Summit plans to date.
And Tuesday, October 8, 2013 noon.

Documents:

Housing Summit outline
Spreadsheet of Tax Exemption data
HA letter to state agencies 9/17/13

Meeting adjourned at 1:30 P.M.

Submitted by: Michelle Jarusiewicz, Community Housing Specialist