

Provincetown Community Housing Council

Grace Gouveia Building, 26 Alden Street

March 21, 2011

8:00 a.m.

Members Present: Joe Carleo, JD Bower, and Harriet Gordon

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

Homeless Prevention Council Assistance Request: Christine Austin and Maggi Flanagan from Homeless Prevention Council [HPC] presented the HPC's request for \$20,000 for the prevention of homelessness in Provincetown. Since spring 2010, the state has defunded homeless prevention and diverted funding towards those in shelters. On the Cape, HPC along with other agencies such as HAC, CAC, and Duffy Center has found that the best tool is homeless prevention model. Always had gap funding from the state in the past, no longer. Some funds have been provided by a Brewster church that have been used to fill gaps in Provincetown and Truro. The number of homeless people living on the beach has been dwindling over the past few years in part due to the passing of some and the relocation of others. Maggie works with all of them and discourages new arrivals from living on the beach. Very few Provincetown people reside at NOAH in Hyannis. Due to interventions, most receive other assistance. They distributed the CY 2010 stats for Provincetown. Spring 2011 numbers are increasing and less funds are available from all resources. Request is for \$20,000 which would probably carry them through November/December. Historically, \$20,000 was initially awarded through Board of Selectmen efforts several years ago, then followed by approximately \$10,000 per year. A \$20,000 contract would need to be approved by the Board of Selectmen under procurement laws.

Joe Carleo: MOVE to approve \$20,000 in Affordable Housing Trust Funds to the Homeless Prevention Council for homeless prevention assistance in Provincetown with \$10,000 available immediately and \$10,000 contingent upon Board of Selectmen approving a total of \$20,000; JD Bower seconded; approved 3-0.

TOWN MEETING PREPARATION:

FY 2012 Housing Office Budget: Michelle Jarusiewicz presented the budget as approved by the Town Manager and the Community Preservation Committee: 20 hours per week with 10 hours for the housing office [from CPA Housing allocation], 5 hours for CPA administration [from CPA Admin budget], and 5 hours for grant administration [from grants]. Essentially the same as FY 2011 but with an overall reduction in 5 hours per week under the grant administration line.

Stable Path: The April 2011 Annual Town Meeting will be asked to amend the 2009 authorization for \$800,000 in Community Preservation Act Funds for the redevelopment and construction of mixed-income rental properties. Due to the housing and tax credit financial markets, CHR has approached the Town to modify the grant award, reducing the total award from \$800,000 to \$540,000 and the total number of units from 32 low/moderate/median to 23 low/moderate/median. Note that the CPA fund is the only grant funding source for median income units; state and federal funds can only be used for the low and moderate income units. The CPC has voted to support the revised request. The difference in funds, \$260,000, would be returned to the housing allocation within CPA and be available for a future housing project.

Re-use/Sale of Town Buildings: There are two articles on the warrant for the sale of the Grace Gouveia Building and the Community Center. Both buildings have potential for conversion to affordable housing and/or potential for senior housing. Historically funds have been available for these types of conversions. General consensus of the committee was that it would be too costly for the town to renovate, better to return them to the tax roles, perhaps a portion of the proceeds could be dedicated to housing. Perhaps a private developer would convert to housing. If the articles are successful, can encourage certain uses and where the funds would go with some dedicated to housing.

Joe Carleo MOVE to send a letter to the Board of Selectmen regarding the use of the proceeds of the sale of the building; seconded by JD Bower; approved 3-0.

Harriet Gordon MOVE to support amendment for Stable Path with the understanding that it is to move the project forward and funds would be returned for future affordable housing development; Joe Carleo seconded; approved 3-0.

Seashore Point: On 2/28/11, the Board of Selectmen approved a request from Seashore Point to 1) allow for condominium finance mechanism options for units and 2) to release \$200,000 in CPA funds for the final 2 affordable units to be included in the existing Phase 1 units. NEDA anticipates starting Phase 2 later this year. The Housing Specialist has been working with Seashore Point and Community Housing Resource on the marketing and outreach for those 2 units along with an existing unit that has become available. A lottery will be held at the Grace Gouveia Building for 2 studio units and one one-bedroom unit on 5/16/11 at 1:00pm. An open house and information session will be held at Seashore Point on 4/13/11 from 4:00 – 6:00 pm. Note that applicants must be at least 62 years old, and meet financial conditions such as income eligibility at 80% Imi [\$43,800 for HH of 1 and \$50,050 for HH of 2]. Complete applications must be postmarked no later than 4/27/11.

Community Housing Specialist Report

90 Shank Painter Road: Surprised to read in *the Banner* about \$200,000 gap in funding and delay in project. Housing Specialist emailed and is awaiting call with information and TCB's strategies to address shortfall and project start up. Members were very concerned with pulling back and ramifications. What happened to stimulus funds to jump start the project? Members want clarification and to meet with the developer. Housing specialist to follow up.

In February, the Board of Selectmen granted a request for an extension of the termination date for the Land Development Agreement (the "LDA") until April 27, 2011. On 2/16/11 DHCD awarded \$1,150,000 in federal tax credits and \$1,550,555 in other soft subsidies to the Project.

83 Shank Painter Road: on 2/16/11, DHCD awarded \$737,828 in state subsidies to the project. The CCC is completing its environmental review comment process and construction is expected to begin in April 2011.

33 Court Street: Construction is complete. The Housing Authority has an internal transfer for a household to relocate into the house which will free up another larger 3-bedroom unit for another household. CHC members thought it would be great to have a press release from the Housing Authority.

Refinance: The Board of Selectmen approved a refinance request for 60 Race Point Road Unit #15 on 2/28/11.

Minutes: Joe Carleo MOVE to accept the minutes of 12/14/10 as written; JD Bower second; approved 2-0-1 [HG].

Next meeting: TBD, probably end of April or May unless needed prior to town meeting. Joe Carleo indicated that he will not be available the night of town meeting, April 4.

MOTION to adjourn. 9:28 am.

Submitted by:
Michelle Jarusiewicz
Community Housing Specialist