

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

July 20, 2015

1:04 p.m.

Members Present: Donna Szeker, Kristin Hatch, & Susan Cook

Excused absence: Rev. Brenda Haywood

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements:

none.

3 Maple Court with Lyn Plummer: Ms. Plummer described her proposal for the creation of 2 deed restricted rental units and the addition of 4 new market rate units at the property. She acquired the property since the existing tenants were about to be evicted by a potential buyer. She is hoping to rehab the existing building with the 2 units and to reconfigure the placement of the existing bedrooms for those tenants. She also wants to build 2 new duplexes on the property at market rates for a total of 6 units. Ms. Plummer showed them the rough plans indicating that the porches would be eliminated as it would lead to scale problems. The new market rate units would be sold and she would continue to own and manage the 2 rentals. This would not be a 40B project but would require affordable housing permits under the growth management by-law. The proposal would conform to existing zoning and a new septic system would be added. This is the early on conversation to find out if this is the right direction. The Housing Specialist would need to explore if a lottery would be required or not. Ms. Plummer would not pursue if a lottery was required as her primary interest is to keep the tenants housed and not displace them. Member Hatch inquired if she would consider more affordable units? What if the Town offered money or partnered? Think about options. Thanks for the proposal and trying to help the people of Provincetown. Paul Kelly suggested it would be helpful if someone could assist with developing the pro-formas. Ms. Plummer said that the Town Planner has been very helpful and great.

Maushope Housing Authority Expansion with Paul Kelly [PTown 365]: Mr. Kelly said that he and David Garten looked at the facility and site plans. Their purpose is to be helpful with potential for growth; what it could be given set-backs and configuration of buildings. This is a 1st concept. They were concerned about timing of presentation to CHC before the Housing Authority. They met with the Housing Authority Executive Director and he said it was ok. Member Hatch said that she was the HA rep and had spoken to them in advance and it was ok to discuss. Mr. Kelly presented 2 concepts with 1 on existing property. There was some discussion about if there were additional new lots perhaps could move parking to the front. It could be done without sewer. Mr. Kelly indicated that reconfiguring the roadway and parking would increase overall costs. Diagrams showed potential next steps. Would it be compatible to have smaller units? Ms. Hatch indicated that they only have 2 accessible units, need more. Also need subsidy to support operating the units. Mr. Kelly plans on attending the Housing Authority meeting on 7/27. Ms. Hatch expressed thanks and said it was amazing that he had done this work. The Housing Authority was going to set up a meeting in Boston with DHCD to discuss options and how to proceed.

Joint Meeting with Board of Selectmen 7/13 recap: members Cook and Szeker attended; and Rev. Haywood was called away unexpectedly and member Hatch had to work and therefore there wasn't a quorum. Members present discussed the need for to reschedule the roundtable in the fall and the need for cooperation and increased communication.

Updates: 350 Bradford Street received their 40B eligibility letter that allows them 2 years to submit a complete 40B application. Staff has been directed to prepare for a potential safe harbor claim under the 1.5% land area. Member Hatch asked if there had been a philosophical discussion as to submission of claim? Not yet.

other:

60 Bradford Street: Member Szeker asked how the process for acquisition works? If an owner wants to sell – who approaches? The owner may be interested in being a partner.

Housing Rehab Program: Housing Specialist distributed ad from the CDP regarding the availability for up to \$35,000 per property for code corrections.

Homeless not Helpless: Housing Specialist distributed excerpt of on-line information about a non-profit organization in Hyannis that works to provide housing and services for homeless people. They have acquired several properties that provide housing and services to homeless population.

Meeting adjourned at 2:08 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist