

Provincetown Community Housing Council

Province Landing 90 Shank Painter Road

October 5, 2015

1:31 p.m.

Members Present: Donna Szeker, Kristin Hatch, Rev. Brenda Haywood, & Susan Cook

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements:

Ryk Ahlberg heard about the tour as part of the meeting. What is the status of the RFP for the Community Center?

Peter Brown mentioned that a portrait of Grace Gouveia had been donated to the Town.

Province Landing Update with John Economos: In response to an invitation from the CHC to Mr. Economos to attend a meeting, Mr. Economos invited the CHC to host their meeting at Province Landing and to have a tour of a unit at the end of the meeting. The Housing Specialist circulated copies of 2015 monitoring reports from the state of Province Landing with high satisfaction with all aspects including compliance with regulations, income certifications, condition of property, and budgets. Rev. Haywood inquired if anyone was renting their units to others? Mr. Economos indicated that one tenant had been taken to court. After 9 months of effort and lots of legal fees, the tenant no longer lives here. Tenants can have guests for up to 14 days but not to rent. Proof can be difficult. Ms. Hatch asked if there are security cameras? Mr. Economos said not yet, but they were getting bids and expect the cost to be about \$25,000. They are weighing the benefits against the cost. It could increase rents. Consider perceptions vs. reality.

Ms. Hatch asked about rent increase rules. Mr. Economos indicated that rents cannot exceed limits established by the state. Province Landing's rents are well within the limits. The goal is to keep them as low as possible. Ms. Hatch asked if able to negotiate? Mr. Economos said No, DHCD and others set maximum amounts; utilities are also considered. They have been able to rent below the maximums.

What about turnover? Mr. Economos said there have been 12 move outs since opening in 2012; they like to find out why: 1 chose another school for SPED needs; 2 bought homes; 2 were unhappy; 4 left the state; 1 passed away; 2 were evicted. They have exceptionally low turnover rates at about 8%; usually it is 25 – 30% in the industry. Mr. Economos indicated that the current, post-purge numbers on the waitlist are as follows:

Households:

1 BR/30% AMI	22
1 BR/60% AMI	40
1 BR/80% AMI	24
2 BR/60% AMI	7 [this was the only re-opened list last April; received 15 applications]
2 BR/80% AMI	2
3 BR/30% AMI	7
3 BR/60% AMI	3

Note the huge demand for 1-bedroom units. The tax credit program does not allow limiting household size if a household can qualify and there is nothing appropriate available. Local preference is allowed at time of initial rent-up but not afterwards. But at the end of the day, 90% plus would qualify under the local preference requirements.

Mr. Economos said that he had met with the Police Chief regarding any crime concerns – there are no concerns. It usually takes about 5 years to get a new development quiet and stabilized; feel like they are ahead of schedule. Ms. Cook said that she heard there are problems with the area for children that dogs are allowed – is that a health

problem? Mr. Economos said that dogs are allowed but clean-up bags are provided. They have responsible tenants and have received positive feedback.

Ms. Szeker asked about the availability of staff? Mr. Economos indicated that initially they had office staff 3 days per week, now 4 days per week. There is a new company policy for 5 days per week; 8:30 – 5:00 Monday through Friday. There is a 24 hour emergency answering service – for example to report the recent leak.

Rev. Haywood said she heard there was a drug problem. Mr. Economos said the entire Cape has a drug problem. All tenants over 18 have CORI checks. Talking to the Chief doesn't feel there is anything different here than anywhere else. If receive a report, contact the Detective and the Chief. They don't ignore it. If they think it is a guest, they speak to the tenant.

Ms. Hatch indicated that increasing staff time to 5 days per week will improve operations; for example the laundry business. Mr. Economos said that most tenants are not afraid to speak and indicated that the President of the Tenant's Association was present along with others. For example, the fenced area and the speed bump were created with tenant input. Smoking has been the biggest headache. If had to do it again would make the entire property non-smoking. Expect the tenants to honor the rules; but sometimes it is visitors who toss butts. People who live here care about it and take pride in the area. Ms. Hatch asked about the tenant assistance program, where was Tiffany? The program was a one-year grant. The community room is open and available; tenants may book it. They have a donated bike program where bikes get reconditioned. They have tripled the bike racks and issue stickers.

The CHC encouraged the tenants to attend their meetings or connect with the Housing Specialist about anything they may want to discuss.

Inclusionary Zoning & Planning Board Meeting: The Town Planner Gloria McPherson will be at the next meeting to further discuss. The Housing Specialist indicated that the existing Affordable Housing Trust Fund targets up to 80% AMI; the proposed one would be broader. There could be a payment in lieu of developing a unit. Affordable units cannot be built last. Will Town Meeting understand it? Need a plain language version. The Housing Specialist indicated that there was a public hearing tonight.

Pathway to Homeownership: Community Housing Specialist was conducting outreach about the homebuyer workshops and scholarships.

Updates:

The Housing Specialist attended CHAPA's 40B workshop on 10/2. The workshop did not provide any guidelines on the 1.5% safe harbor.

Applications for the 3 1-bedroom rental units at the Grace Gouveia building are available; due date of Oct. 14th. The Housing Specialist has received 3 applications for the unit at 2 Meadow Rd; 5 applications for the one-bedroom resale unit and 3 applications for the 2-bedroom unit at Sandy Hill Lane by Thursday, 9/24/15; lottery to be held on 10/8/15.

Another 2-bedroom moderate income unit is becoming available at Captain Bertie's Way.

46 Bradford Street RFP: no proposals received; need to regroup.

350 Bradford Street: developer is considering building 13 market rate units.

60 Bradford Street: Housing Specialist did an on-site tour with Town Planner and member of building department on 9/22/15.

CPA FY 2017 Round: due December 17, 2015. Try again for Fire Station #2

Minutes:

Kristin Hatch MOVE to approve the minutes of 9/21/15; Brenda Haywood second; approved 3-0.

other: Coastal Acres is for sale; think it should include housing. Dennis Minsky had indicated some interest. The Housing Specialist to contact Mr. Minsky to explore partnering.

Next Meeting: Monday, 10/19/15 at 1:30 pm

Members went with John Economos to tour a vacant unit being prepped for move-in next week.

Meeting adjourned at 3:30 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist