

Provincetown Year-Round Rental Housing Trust Board of Trustees

Minutes: APRIL 30, 2019

Community Development Conference Room, Town Hall, 260 Commercial Street, Provincetown

5:31 p.m.

YRRT Members Present: Kevin Mooney, Nathan Butera, Doug Cliggott, Chris Andrews [5:44 pm]

Staff: Community Housing Specialist Michelle Jarusiewicz; Acting Town Manager David Gardner, Harbor Hill Property Manager David Abel

Public Statements: none

Harbor Hill Bank Account: The bank accounts being established by the Community Development Partnership [CDP] for Harbor Hill requires 2 people from the Town, in addition to those from the CDP, to be authorized signatories. Housing Specialist requested that the Trust approve the chair and Michelle Jarusiewicz as authorized signatories.

Nathan Butera MOVE to approve the Year Round Rental Housing Trust Chair, Kevin Mooney, and Housing Specialist Michelle Jarusiewicz as signatories on the Seamen's bank accounts being established for Harbor Hill; Doug Cliggott second; approved 3-0.

Harbor Hill Update: Michelle Jarusiewicz stated that we are approaching completion of building #5 reno work and expected that at least 2 sets of tenants would be moving in within next week or two. Unfortunately the tenants for the 3-bedroom unit withdrew stating that their work situation had changed. The Housing Specialist indicated that she had been encountering several issues trying to rent up for the summer. People had already made arrangements for the summer and did not want to break their leases and prefer to wait until fall; and for some people the rents are too high. Suggested options to maximize income and rent up over the summer include considering renting units for seasonal Town workers [police, fire, rescue, etc.], renting to the renovation contractor NEI for workers to reduce commute time and facilitate progress on the overall renovation [and therefore rent-up timing], or others.

Members discussed rent parameters including that income, and therefore rents, are based upon Barnstable County income which is the HUD standard. The original intent of the special legislation was to provide homes for Town workers and others. Some members expressed that they thought proposed rents are high and expected to adjust; we cannot know where applicants will fall in the various income ranges and want to maintain options across the spectrum. So far many of the applicants are in the middle, a few at higher end, and a few very low income. Members discussed keeping the targeted income levels but adjust the rents down with details to be further discussed.

Town Counsel opined that the Trust could rent some of the units seasonally. The suggested potential rental of some units for the season provides a public purpose.

Kevin Mooney MOVE that the Housing Specialist have discretion of up to 20% reduction on the draft rents and to reset the income table with such rents; Nathan Butera second; approved 4-0.

Kevin Mooney mentioned that he did get some clarity about if the Trust sells some units and paying down the bond. Need to have further discussion once the property is out of Land Court; maybe could sell the three-bedroom.

The Acting Town Manager sent an email outlining that the Select Board [BOS] was interested in input from the Trust about specific needs or skills that the Trust might be looking for in the BOS rep to the Trust. They also are interested in updating the MOU in the future. Members discussed waiting for joint meeting until after the

election in order to maintain continuity as two BOS members are up for re-election; discussion to be placed on the agenda. The Chair indicated that if the BOS placed it on their agenda, he would try to attend.

Invoices:

Kevin Mooney MOVE to approve the invoices as presented; Doug Cliggott second; approved 4-0.

KP Law:

February \$227.50

Outer Cape Plumbing:

Building #5 \$8,837.74

Lower Cape Community Development Partnership:

January 2019: \$9,496.34

February 2019: \$8,467.57

March 2019: \$15,953.26

Total: \$33,917.17

Minutes: none

Next meetings: general discussion of meeting every two weeks throughout the summer adjusting as needed.

It will be very important for members to attend especially when it is known that one is away. Note that Doug Cliggott will be on a road trip from 5/4 – 6/11/19

Adjourned 6:54 pm

Minutes by: Community Housing Specialist Michelle Jarusiewicz