

# Provincetown Community Housing Council

Veterans Memorial Community Center ☞

2 Mayflower Street

**March 6, 2019**

**1:03 p.m.**

Members Present: Susan Cook, Kristin Hatch, Betty Williams, Keith Hunt, Paul Richardson

Staff: Community Housing Specialist Michelle Jarusiewicz, Town Planner Jeff Ribeiro

Public Statements: none

**Emergency Housing Assistance:** Executive Director Hadley Ludley presented the Affordable Housing Trust Fund request for \$9,000 from the Homeless Prevention Council [HPC]. She described their request and the HPC mission. The Housing Council has been providing emergency housing assistance through the HPC since 2006. They access other funds before using these funds and provide case management. They promote stable housing. They also have contracts with CHR, TCB, and CDP to provide tenant services throughout town. They have noticed an uptick in need by seniors. Kristin Hatch: Interested in case management

Paul Richardson MOVE to approve request for \$9,000 in emergency housing assistance for the Housing Prevention Council from the AHTF; Susan Cook seconds, and the request is approved 5-0

The Homeless Prevention Council also mentioned their 5K walk - Walk for Home- Saturday, June 8<sup>th</sup> in Provincetown.

**Ownership opportunity:** Michelle Jarusiewicz presented the idea of 3-bedroom deed-restricted ownership opportunity for CHC to buy with AHTF and pass on to the Housing Authority at a very reasonable non-market price; the unit is on the Subsidized Housing Inventory and is up for sale by the owner. Kristin Hatch: Lost one ownership unit already; the Housing Authority is happy to do it. General discussion about options. What about CPA funds? Too late now, time issue must be approved by town meeting. Kristin Hatch: Some communities get annual CPA funds. Susan Cook: Anytime we can acquire for AH, need to do it.

**30 Shank Painter Road: Doug Dolezal:** Housing development proposal by Doug Dolezal discussion at 30 Shank Painter under the inclusionary bylaw, and request for affordable housing permit approval for 3, 1-bedroom ownership units.

Doug Dolezal summarized his proposal, opportunities at the site, more urban type site, FEMA floodplain – challenges. Have HDC approval for demolition. Scale increase because large town property adjacent. He would meet next Thursday with the Planning Board; if all goes well, could start fall 2019 and be available April 2020. 3 AH of 12 own units 25%, LEED, and FEMA complaint; parking for 11 spots for 12 units only 2 for affordable units. TBD –sell parking spots separately?

Michelle Jarusiewicz: Design and engineering done for flooding high water table? Doug Dolezal: Did some evaluation, won't be in floodplain; only parking in basement. Put in vents 8+16 water flow counteracts hydraulic pressure. Jeff Ribeiro stated that there is a need to look at not displacing water to neighbors.

Doug Dolezal: 3 units by right but with inclusionary zoning bonuses can get 12 units including 3 affordable. Jeff Ribeiro stated that there would be some zoning changes at Annual Town Meeting.

Doug Dolezal stated that the lot coverage exceeds 47% vs 40%. Pricing AH examples with variables including income, tax rate, interest, condo fees; to be calculated at time of sale. Also looking into retail unit as work/live = 1 unit or commercial condo unit with distinct front doors. Paul Richardson expressed concern that there is chronic problem with underutilized space on Shank Painter and Conwell Street.

Michelle Jarusiewicz stated that the goal is to have the CHC vote a recommendation that can pass on to the Planning Board next week. We'll need approval from Growth Management Bylaw. Jeff Ribeiro stated that the Planning Board consults regarding income percentage and numbers. CHC issues Growth Management allocation.

Market rate units will be priced in range of \$500,000 to \$595,000 the affordable for \$175,000 – 200,000. Members discussed options: 3 affordable housing, 2 affordable and one community housing. Doug Dolezal said that he would lose a unit overall if 1 was community housing. Can't lose the unit; the math doesn't work.

Kristin Hatch MOVE to support the proposal as presented for 12 units with three affordable housing as one bedrooms at 80% -100% eligibility OR 2 affordable housing and 1 community housing at 120% or 150% eligibility Area Median Income; seconded by Betty Williams; and approved 5-0.

*2:42 pm Susan and Paul leave*

**Harbor Hill:** Rebid due tomorrow to be followed by a lottery. Betty Williams stated that she was anxious to get it done. Kristin Hatch: Concerned that there should be plan B and that there is backlash about funds to Harbor Hill. Betty and Keith said that we need to give it a shot.

Meeting adjourned at 2:50 pm

*Submitted by:  
Michelle Jarusiewicz, Community Housing Specialist*