

# Provincetown Community Housing Council

Grace Gouveia Building, Room 6

December 21, 2009

**4:00 p.m.**

Members Present: Joe Carleo, A.J. Alon, and Molly Perdue

Excused Absence: Cathy Reno Brouillet

Staff: Community Housing Specialist Michelle Jarusiewicz

**Public Statements:** none

**Housing Office Budget FY 11:** The Community Housing Specialist presented a summary of the request submitted on December 1<sup>st</sup> for CPA funding. Total request for \$60,837. Anticipate request could be half that amount if town accepts a grant that has been awarded which includes a grant administration budget. This would continue the housing office with about 10 to 12 hours per week dedicated to housing and about the same amount of time dedicated to the grant.

A.J. Alon moved to support the CPA funding request for continued support of the housing office; second by Molly Perdue; approved 3-0.

## **Community Housing Specialist Report:**

**90 Shank Painter Rd.:** The Community Builders is searching for funding sources for a geothermal component for the project, which includes a CPA application for \$90,000 [total project costs \$250,000- \$400,000]. They are waiting to hear about the tax credit allocations and expect to begin construction in 2010, depending upon tax credit allocation and a committed investor.

**83 Shank Painter Rd.:** 83 SPR is getting close to the final numbers and about ready to submit final package to MHP and MA AHTF. CHR has completed structural drawings for the addition that requires carrying the load of the modified roof all the way to the basement...fortunately no big surprises in the necessary modifications to the structure. The required sign of pre-building permit is near complete with Warren Alexander for PFD and Dave Guertin (with Carl) for DPW-Water Dept. CHR hopes to start in February with construction and be completed with renovations mid to late summer.

**Stable Path:** [No change] Stable Path will be submitted to ZBA for a Comprehensive Permit under Chapter 40B. Application for funding to State will be in next round after 40B approval.

**Herring Cove Village:** DHCD approved the Local Action Unit [LAU] application for designation on 6/9/09. The lottery was conducted on 6/17/09 with all 3 affordable units going to "local" residents and workers. A request to add the 3 affordable units to the subsidized housing inventory was submitted to DHCD on 6/24/09 with additional documentation [building permits and certificates of occupancy]. At least 2 of the 3 owners of the affordable units have moved in!

**Local Action Unit Application for Sandy Hill Lane:** The Community Housing Specialist submitted a Local Action Unit [LAU] application for the Sandy Hill Lane moderate ownership units to DHCD on 10/8/09 requesting placement of the moderate units on the 40B Housing Inventory list. While we have not had official word as yet, DHCD indicated by phone that under the current guidelines the units will not count because the DHCD universal deed rider was not used for these units. If the universal deed rider is used at the time of resale, they could. This project clearly has a subsidy [\$732,000 in CPA funds] and clearly is deed restricted; I suggest that we appeal this.

**40B Subsidized Housing Inventory:** as of 9/29/09, the town is certified for 117 units at 5.7%. We were previously certified at 6.2% [128 units] on 9/8/08, this is a loss of 11 units that "count." In addition to trying to add units to the list as mentioned above, there are units that have expired during that time.

Date	No. of Units	Percentage
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10/1/2001	135	6.55%
3/1/2004	160	7.76%
1/18/2005	130	6.30%
1/16/2007	128	6.20%
9/8/2008	128	6.20%
9/29/2009	117	5.70%

**33 Court Street/PHA:** Patrick Manning indicated that the Housing Authority work has begun at 33 Court, the roof is complete, the side is almost done, the windows are next. The interior work has begun but not going as fast as the exterior because PHA maintenance has other work to do. The contractor has been paid \$4,640. to date. I have requested a revised scope and timeline in order to process a grant agreement for the funds authorized from the AH Trust Fund.

**Upcoming dates:**

1/5/10	5:00 pm	BOS Budget Review Housing Office
1/19/10	5:00 pm	CPC meeting re: CPA Requests
1/28/10		Annual Town Reports are due

**Housing Needs Analysis Report:** Invite Assistant Town Manager to attend the next meeting to discuss.

**Minutes**

A.J. Alon moved to accept minutes for 9/21/09; second by Joe Carleo; approved [2-0-1 MP].

**Next Meeting:** January 11, 2010, 4:00 pm. [proposed alternates: 1/11 at 5:00 pm or 1/12 at 8:30 am]

MOTION to adjourn. 4:42 pm.