

# Provincetown Community Housing Council

Grace Gouveia Building Room #10, 26 Alden Street

June 5, 2012

## 5:30 p.m.

Members Present: Joe Carleo, AJ Alon, and Kristin Hatch

Staff: Community Housing Specialist Michelle Jarusiewicz

New Member: introduction of new member, the Housing Authority representative, Kristin Hatch.  
Some general discussion of CHC activities and purview.

Public Statements: none

Housing Updates: Housing Specialist presented updates as follows:

**90 Shank Painter Road:** Construction is well underway with initial units [4 in front building] initially anticipated to be available June 1<sup>st</sup>, bumped to June 9<sup>th</sup> due to NStar electrical issues. The remaining units will be available in July and August 2012. TCB continues to process the tenant applications selected in the lottery; conducting interviews; and receiving documentation on a daily basis. Some applicants are deemed ineligible for various reasons; some withdraw as circumstances change. We will be provided with detail data about the applicant pool but it is apparent that there is a great need for the very low income category. Those that do not initially get assigned an apartment will go on the waiting list in the order that they were drawn. Late applicants will go on the waiting list after them. TCB has temporary office space at Seashore Point Suite 319. **Province Landing has started a blog at:** with construction photos, apartment lay-outs, etc. <http://provincelanding.wordpress.com/>

**83 Shank Painter Road:** Construction is well underway with some units anticipated by June 15, 2012. CHR received about 103 applications for 15 total units: 2 one-bedrooms, 13 efficiencies. CHR is reviewing applications, conducting interviews, and making selections.

**Refinance & Resales:** On April 26, 2012 a lottery was conducted for the resale of two one-bedroom low/moderate income ownership units, at **10 and 22 Hensche Lane**, priced at 65% AMI, \$133,500 each. Four applicants were part of the lottery. Documents are proceeding with closings anticipated in mid-June. The refinance request for 5 Meadow Rd [Massad] was approved by both the Town [5/29/12] and the County.

**Seasonal Workforce Housing:** The Selectmen have requested a discussion about the need for housing for our seasonal workforce. This will be on their 6/11/12 agenda.

**Affordable Housing Trust Fund:** the Community Housing Council [1/10/12] and the Board of Selectmen [3/12/12] approved a grant agreement and award for up to \$31,000 for the rehabilitation of **40 Pearl St.** to the Housing Authority. Most of the work was completed and a family moved in on 2/29/12. A site visit was conducted on 5/2/12 with the Housing Authority Executive Director, staff, and members of the new family. The landscaping in the yard remains. A reimbursement request for \$28,596 was processed. Current available balance in the AHTF is approximately \$269,237 with the 40 Pearl Street accounted for.

## CPA/GRANT ADMINISTRATION ACTIVITIES:

MCDBG ARRA 08: grant close-out activities are underway.

MCDBG 2012: Awaiting notification of awards for application for \$800,000 submitted 12/16/11:

- \$635,000 for NUF Water Line: the installation of the water transmission main and electrical service from North Union Field to the distribution system at Dew Line Road
- \$198,748 for Resident Services: The proposed project includes the provision of a variety of services for the tenants living in TCB and CHR Provincetown properties. All residents of these properties qualify as

low/moderate income [the primary threshold for this grant program]. This service will include advocacy and referral assistance for: alcohol and substance abuse, financial issues, budgeting, depression, domestic abuse, preservation of tenancy, medical, and other life issues. TCB will contribute office space, furniture, maintenance, and other basics.

- \$65,626 for general administration: grant administrator, advertising, travel, etc.

**Upcoming dates:**

June 11, 2012

Board of Selectmen: Hensche lane resale documents, seasonal workforce housing

June 13 & 14, 2012

Massachusetts Annual Housing Institute

***We need new members on the Community Housing Council.***

***Contact town hall for an application.***

***Did you know.....*** changes in poverty 2006 to 2010 for Barnstable County:

- The percent in households in poverty almost doubled: 6.2% to 12.0%
- The percent of individuals in poverty more than doubled: 5.1% to 11.3%
- The change in the percent of individuals under 18 in poverty is highly significant: 3.4% to 17.8%
- The percent of individuals 65 and over in poverty almost doubled: 4.4% to 8.7%

*US Census Bureau, ACS Survey:*

*Federal poverty level: \$10,830 for individual and \$22,050 for household of 4.*

**Housing Need:**

It is clear from the recent significant applicant pool for affordable housing, that we must continue to search for new strategies and new developments to create additional community housing at all income levels including:

- The creation of additional units, such as at the Grace Gouveia Building, the Community Center, the second story of the old Firehouse, and /or other locations.
- Continue to discuss a local voucher program.
- Continue to discuss options for expansion at the Housing Authority for senior and family housing.

**Seasonal Workforce Housing:** New Selectman has requested agenda item to discuss the need for housing for seasonal workforce. General discussion of need, no funds available, strategies in other communities such as dormitory style housing, zoning for additional density, mixed use, and accessory apartments which we have already. Generally considered a cost of doing business for the business community. Year round housing is the priority.

**Future initiatives:**

***Fire House #2 second floor*** – distributed drawings from repair work and proposals at that time which included one-bedroom on 2<sup>nd</sup> floor and dormitory style on 3<sup>rd</sup> [with dormers]. Second floor unfinished and used for storage now. Does have new windows. Would need 2<sup>nd</sup> means of egress probably on back side. Next steps evaluate costs for design and construction. Evaluate options. What about issue an RFP for developer to do both the design, construction, and management of the unit?

***Grace Gouveia and Community Center.*** What is status of sale of those buildings?

***Local voucher program:*** overview of program, CPA application and withdrawal, concern with fit of Chatham/Harwich model for Provincetown due to limited job opportunities; need for

continued discussion and education of community. Support for even a small program. HOW and others in town have access to specific programs.

*Affordable Housing Tax Exemption program:* need to encourage participation to maintain affordable units; perhaps do mailing to owners of rental licensees.

Public Statements: Denny Camino spoke to the default notice on his property. If the town were to consider curing the default and placing a lien on his property, he would get a roommate with the second bedroom, sell paintings, and get a job, hopefully a year round one. He indicated that he had no one yet as a roommate, but knew of some international workers that might be interested. He indicated that he was not planning on selling his unit at this time

Meeting schedule: with membership issue, can't schedule a meeting until that is resolved.

Membership: Dire need for new members; 2 current members terms expire June 30<sup>th</sup> one is moving to Truro and another has purchased property in Brewster. This will leave 2 active members, not enough for a quorum. Who would appoint if CHC can't – Board of Selectmen?

Minutes:

AJ Alon MOVE to approve the minutes for 5/8/12; Joe Carleo second; approved 2-0-1

AJ Alon MOVE to approve the minutes for 5/8/12 Executive Session; Joe Carleo second; approved 2-0-1.

### **EXECUTIVE SESSION (Clause 3)**

**MGL C. 30, §21 Clause 3** allows for an executive session "To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body; and the Chair so declares."

***AJ Alon: Move that the Community Housing Council vote, pursuant to MGL C. 30A, §21, Clause 3, to go into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body and to convene in open session thereafter for purposes of adjournment; Second by Joe Carleo:***

Roll call vote: AJ Alon – Yes; Kristin Hatch – Yes; Joe Carleo – Yes; Motion passes 3 – 0  
6:25 pm.

A.J. made a motion to adjourn. The motion passed 3-0

Meeting adjourned at 6:53 P.M.

*Submitted by: Michelle Jarusiewicz, Community Housing Specialist*