

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street
March 31, 2014

12:00 p.m.

Members Present: Ann Maguire, Kristin Hatch, Donna Szeker, Susan Cook, and Rev. Brenda Haywood

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements:

Mary McNulty: don't know where we are now regarding fees at Seashore Point. Saw the emails between Housing Specialist and Kevin Comick but no formal indication that the fees have been rescinded. Has not received any notice.

Mae Bush [Barbara Stevens]: also resident at Seashore Point and would like to know about that. The Resident Agreement in 2008 included items that are now being charged fees. Need clarification re: concierge services, fees, and storage.

Tom Bifani: attended meeting 11/4/13 and had been away; looking for any results to questions he asked specifically about Province Landing; could not find the minutes on line; who contacts the Banner about posted meetings?

Seashore Point with Director Kevin Comick: Seashore Point [SP] has always tried to be a good neighbor and a good business. SP lost \$750,000 last year; knew there would be a deficit, expected it, but larger than projected. As a non-profit, mission is to provide housing and jobs. The agreement with the Cape Cod Commission and the Town is to provide housing and they try to share things. Originally built the storage units and had excess capacity. Now could use a little revenue with the deficit; very mindful of what they give away. There was a posted meeting to discuss the proposed fees. Letters went out. Shame on them for not better communicating. Concierge package is evolving; could be trips or musicians as determined by the residents. The market rates pay \$700 per month [in addition to condo fees] for the concierge service; trying to be inclusive with the affordable tenants, so came up with the optional \$50 monthly fee. The units are independent living, not supposed to provide health care; have emergency systems in Phase 1 rooms [pull cord]; free will continue; pendants require extra staff and may be discontinued. Will provide things if needed; some items are above and beyond; but reasonable give and take. For example, they took 2 section 8 tenants which brings in even less rent.

Ann Maguire reminded him that most are on fixed income and can't go out and work extra hours to provide the funds for fees.

Kevin Comick indicated there has only been one rent increase in 5 years. If Seashore Point increased the rent, no options, all tenants have to pay, but with the fee options, they can opt in or out and still continue to rent their unit. With regard to transportation, they will still be able to participate in the local roundabouts but longer trips are extra. 81 total units in both phases; 9 are affordable and were all included in Phase 1. Resident Burt Wolfman is on Board of Directors; no rep from the affordable units, but there could be if someone was interested. The Board does not deal with operations. It would be better to be on the Residents Association. The Resident Association is for everyone; the condo association only for owners not renters; legal requirements. The condo fees range from \$900 - \$1300 per

month [includes most utilities, not cable] plus \$700 concierge fee per month [not optional for market units]. They work on partnerships, such as with Outer Cape Health which leads to less expensive medications. SP still expects to have about \$350,000 deficit at the end of Phase 2; scraping to bring that down. Deaconess paid off \$10 million plus in debt for Phase 1 so they could get the construction loan for phase 2.

Kristin Hatch: in general, with regard to all the affordable developments when the Town contributes; the question that has arisen is, what is the Town's role?

Kevin Comick indicated that yes, the Town contributed \$900,000, but that was less than one year's worth of losses that the Town was experiencing in the nursing home prior. The Town got a new nursing home without annual million dollar losses with the best equipment and facilities [deficient free survey last year]. Deaconess contributed about \$25-million. It is a partnership.

Ann Maguire: the primary issue is to honor the rental agreements.

Joint Meeting with Board of Selectmen: scheduled for April 14th at 6:00 pm to present Housing Action Plan for adoption; and short list of items for the BOS.

Annual Town Meeting: The Housing NOW draft flyer is fine for distribution. Article summaries for all housing and CPA requests and for CPA percentage change were distributed. Different summaries were prepared for CHC, CPC, and BOS. Members can add, subtract, change as they see fit. Designated speakers for housing related articles: Ann Maguire for "Little Fix" and Housing Office; Kristin Hatch for Local Voucher program and CPA Percentage change. Donna Szeker will be on vacation from 4/4 – 4/11/14.

Donna Szeker leaves 1:10 pm

Minutes: Susan Cook MOVE to accept minutes of 2/28/14; Ann Maguire second; approved 2-0-2 [BH, KH].

Other: Housing Specialist indicated that an informal tour of the property on Conwell Street had been set up for Thursday with the Town Planner and Ted Malone.

Also heard rumor that Hot L could be sold and developed as housing.

Rev Haywood concerned with the tone of The Banner article regarding the potential sale of the Community Center and use "by those people." Kristin Hatch has been personally opposed to dormitory style for seasonal housing. Susan Cook agrees that dormitory style could lead to loudness issues.

Next Meeting: April 7, 2014 at 5:150 pm [pre-town meeting]

Documents:

Town Meeting article summaries
Housing flyer

Meeting adjourned at 1:30 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist