

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

May 12, 2014

12:03 p.m.

Members Present: Ann Maguire, Kristin Hatch, Susan Cook, and Donna Szeker

Excused absence: Rev. Brenda Haywood

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements:

Tom Donegan: Thank you for all you are doing. This is going to be a great year. The Board of Selectmen will support efforts.

Bobby Anthony: This will be a learning experience.

Bob O'Malley: The old Community Center could support housing. Initially thought that the state program was not a good fit, but the neighbor business still needs bicycle storage; there could be a commercial component and it is near transportation. Might be a better shot.

Little Fix Program: Discussion with COA Director Chris Hottle and Disability Commission member Linda Loren. The Chairman outlined the program as envisioned. Disability Commission member indicated that they have always wanted to survey citizens for their needs, perhaps could be done through the COA newsletter? Concern about the hidden population. Perhaps contact the person in charge of Meals on Wheels for input. Discussion about fast tracking the application and program. Discussion about CORI checks with regard to volunteers, supervised vs. unsupervised, inside vs. outside. Discussion about liability and insurance coverage. Discussion about eligible activities including yes perhaps install a grab-bar but not redo a bathroom. Sometimes there is simply a need for able bodied person to do simple things from changing light bulbs, carrying things, changing storm windows, etc. What about pay to have a furnace cleaned? Agreement that people should apply and requests would be reviewed individually and compared to resources available. Agreement to prepare a flyer this week that can be distributed through Disability Commission in particular about the upcoming program.

Public Statements: reopened as a few people had gone to town hall for meeting and were bit late.

Barbara Rushmore: referenced her letter to *The Banner* regarding options for old community center. Hopes the Community center can be used for housing, not "affordable" housing but housing for the middle class. See precipitous drop in year round population. There is desperate need. Perhaps demo existing building and rebuild to resemble the previous 2-story building. Interest rates are low, could be self-paying over 20 years.

Support Letter Room Occupancy Tax expansion: Donna Szeker MOVE to approve the CHC letter to Speaker DeLeo in support of House Bill #2689; Kristin Hatch second; approved 4-0.

Community Center: Tom Donegan - Town meeting approved to sell the building which is what the Board of Selectmen has been doing. At this point they have agreed to redo the Request for Proposals. The new current board has not met yet. The energy about the building is different now. The old building could be a model.

Ann Maguire – could seek public/private partnership; can invite MHP and CHAPA to discuss how done elsewhere for affordable rentals. Information about tax credit program?

Donna Szeker – would like to see mix of affordable and market. Some discussion about 80% Area Median Income [AMI] and other thresholds. 80% AMI is typically the maximum income level supported by other funds. CPA will fund up to 100% AMI.

Tom Donegan – the Housing Summit focused on truly affordable up to 60% AMI and then up to 110% which would require local dollars.

Community Center is approximately 9,600 SF; what if doubled the size? How many units?

For next meeting, invite Ted Malone/CHR for general discussion on development including the tax credit program, how it all works. Schedule joint meeting with Board of Selectmen to discuss, perhaps May 27th .

Local Voucher Program: sample documents need more information about the financial sustainability component including frequency of meetings and workshops, be more specific. See if we can get more info from other communities. CHC members were asked to review recent drafts- in- process and forward any comments or suggested language to Housing Specialist.

Little Homes: Kristin Hatch looked at Town-owned properties, especially small ones for possible considerations to hold a small home – one that is usually 10'x10' or 10'x15'. Some other people in town are supposedly working on this idea as well.

Donna Szeker leaves approximately 1:00 pm

Housing Institute: Funds are available for CHC members to attend 2 day conference. Need to know who wants to so that they can be registered; also need to book rooms, etc. About a month away, sooner than we think. Kristin Hatch indicated that she definitely wanted to go. Ann Maguire and Susan Cook are considering attending.

State Budget: Housing Authority meets Wednesday; MCDBG grant –if funded – would allow for start-up in the fall with consultant for expansion considerations. Some state budget line items might fit.

Minutes: Kristin Hatch indicated that the town's on-line link was malfunctioning for the 2014 minutes, but it has been fixed.

Susan Cook MOVE to approve the minutes of 4/30/14; second by Kristin Hatch; approved 3-0.

Kristin Hatch MOVE to approve the minutes of 5/5/14; second by Susan Cook; approved 3-0.

Other:

Housing Specialist distributed Project Cost Analysis from Cape Cod Commission. Interesting to look at numbers comparing various costs for different developments keeping in mind the variety of issues, sizes of developments, etc.

Questions about Province Landing – how often is staff present? What about Maintenance staff? Housing Specialist indicated that the office has a staff person week days but that John Economos is not there every day as he also supervises other sites. Maintenance staff does not live on site but believe is available. Find out from Province Landing.

Next Meeting:

Monday, May 19, 2014 at 1:00 pm.

Joint meeting with BOS 5/27/14

Documents:

Draft letter to Speaker DeLeo re: House Bill #H2689

Initial Draft documents for Local Voucher Program including cover letter, guidelines, and application

Project Cost Analysis May 2014 CCC

Meeting adjourned at 1:26 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist