

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

May 19, 2014

1:06 p.m.

Members Present: Ann Maguire, Rev. Brenda Haywood, Kristin Hatch

Guest Present: Ted Malone, CHR

Absent: Susan Cook, and Donna Szeker

Public: Guy Olive entered at 1:16pm

Staff: None

Public Statements: None

Development Discussion with Ted Malone:

Discussion about the development of the old Community Center on Bradford St. Could the building be developed to look like the old Gov. Bradford School? More units could be made than in the current structure

Ted Malone: spoke with historic committees about whether the old building could be built. Bill Meadows interested in storage for bike in potential basement. Certain fund could be used to do preliminary work from CDBG (Community Development Block Grant) Reserve fund for infrastructure work prior to hand over to developer to build building. Discussion of use of old building and possible construction of new building. There is limited parking on the site. Discussion of the possibility of micro units 350-400 sq. ft. The town would need a waiver from funding sources (DHCD) for building single occupancy units and would need an elevator if over 2 stories. Housing Stabilization funds could be used Potential for approx. 20 units.

Ann Maguire: How could a public/private partnership be formed and who could it be?

Ted Malone: Perhaps the CDP (Community Development Partnership) could assist with consultant. The project might be too small for some developers.

Ann Maguire: What to do first?

Ted Malone: 1. Find out what the historic and building requirement limitations may be.

2. Find out what approvals would be needed. Could an extra story be built where the land goes down at the back of the property?

3. Check records in historic - is 1935 considered historic? If the building is razed historic tax credits would not be available. Discussion of the way square footage is calculated by DHCD.

Ann Maguire: What does the state want to see regarding mixed income buildings 60-80% income limits the only funding source for 80-110% is the Affordable Trust Fund which has a maximum cap per unit.

Ted Malone: Another possibility is the State Housing Tax Credit or the Mass. Corporate tax Credit. DHCD is committing to more Section 8 vouchers now and Project Based State Subsidy. There is a market for under 80% median income units.

Little Fix Program: Flyer looks good and will be distributed to the public and the Veterans agent, COA and Disability Commission.

Other Business: Discussion of timeline on Stable Path Project. Units could possibly be online by next season. Discussion of other possible locations for rental housing such as housing built above lot 3 of

the public parking on Bradford St. Possible land swap of town owned land for housing purposes. VFW land potential, current Police Station site and DPW location.

Meeting adjourned at 2:40pm

Submitted by: Kristin Hatch, Board member