

# Provincetown Community Housing Council

## Veterans Memorial Community Center ↻ 2 Mayflower Street

### June 2, 2014

1:07 p.m.

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

Excused absence: Rev. Brenda Haywood

Staff: Community Housing Specialist Michelle Jarusiewicz; Acting Town Manager David Gardner

Public Statements: Kristin Hatch submitted copies of noise reports for 90 Shank Painter Road that she received from Laurie Roles.

Community Center: Chair Ann Maguire stated that last week's joint meeting with Board of Selectmen went well. HAC is coming to CHC meeting next week; we can explore technical assistance possibilities. The Housing Specialist reviewed and distributed notes on sale/reuse of Community Center [below].

#### **Community Center @ 46 Bradford Street**

##### **Sale/Reuse Options**

Notes 6/2/14

*Board of Selectmen vote on 5/27/14 to discontinue Town's efforts to sell old Community Center at 46 Bradford street; to create a staff led team to analyze use of the building for yearround housing, to also consider 3 Jerome Smith/VFW site, and the current police station; and to meet again in 6 weeks [7/8/14; BOS meeting of 7/14/14].*

##### **Team/Working Group:**

*Housing Specialist Michelle Jarusiewicz*

*Community Housing Council representatives – 1 or 2*

*Town Planner Gloria McPherson*

*Acting Town Manager David Gardner*

*Board of Selectmen representatives – 1 or 2*

*Others -*

##### **Property information:**

*Purchased in 1892 for \$125*

*Current building built 1930*

*Former Gov. Bradford school building [2 story]...*

*0.45 acre          19,689 SF*

*103' frontage*

*Current building: 4838 SF with 4328 basement for total 9,166 SF*

*12 car parking area; elevator*

*April 2014 value \$1,250,000; assessed at \$1,187,500*

*Provincetown median sales prices: \$781,000/single family; \$375,000/condo; \$517,000/all*

*Zoning: R3 Residential [multi-family permitted]*

##### **Generally speaking:**

*All grant funds, including CPA, are for yearround housing. Town general funds can be allocated as the town wishes [i.e. seasonal or yearround]*

*Rehab costs more than new construction; historic rehab costs more than that.*

*Town has public bidding law requirements and must conduct a Request for Proposal [RFP] for any disposition of the land and must do an Invitation for Bids [IFB] if we do the construction. The IFB process has specific laws for buildings and the Town must pay prevailing wage rates, etc. This leads to higher construction cost than in the private sector.*

*If applying for grant funds from others,*

*it is very competitive;*

*time consuming due to the high demand, it takes years, and*

*has other requirements*

*subsidizes units up to 80% AMI [note CPA will go to 100% AMI]*

**OPTIONS:**

**RFP:**

Town can issue an RFP for the highest bidder.

Town can issue an RFP with specific parameters such as higher points for consideration for certain types of development.

Town can issue an RFP for community housing only with reduced price or donating land

**Building:**

Develop building within existing footprint

Develop building with an addition

Demolition current building and rebuild new structure

**Timing:**

If all town funds, can proceed following RFP process; perhaps 2 to 3 years at best.

If grants required, 7 to 10 years.

Decide on parameters & present to Fall STM	[4 months]	October 2014
Develop & Issue RFP	[3 months]	January 2015
Receive proposals	[3 months]	April 2015
Review proposals & award	[3 months]	July 2015
Construction with Town funds	[2-3 years]	July 2017 – July 2018
Construction with other grants	[5 years]	July 2020

**Playing with numbers:**

Looking at 83 Shank Painter since it was rehab of an existing structure and using the cost analysis numbers: 7,969 SF/15 units = 531 SF/unit [actual units range from 215 – 368 SF; efficiencies and 1-bedrooms]

For Community Center: 9,166 SF/531 SF/unit = 17 units at 531 SF/unit assuming similar size units

Again looking at 83 Shank Painter, but rounding up for rough estimate for TDC [Total development cost] for discussion:

- 9,166 SF @ \$180/SF = \$1,649,880
- @ \$200/SF = \$1,833,200
- @ \$225/SF = \$2,062,350
- @ \$300/SF = \$2,749,800

**What ifs.....** addition on back? add second story?

Acting Town Manager David Gardner responded to a question about whether the building could be demolished - the decision would be with the Historic District Commission; it is subject to demolition delay by-law; and he thought that complete demolition would not be consistent with past decisions. The initial RFP assumed that at least the front of the building would remain. An application would need to be submitted.

We should invite Mass. Housing Partnership to meet with us and discuss technical assistance – perhaps next week? Housing Specialist indicated that they may be too busy since the Housing Institute is next week, but she would ask.

The Chair asked the Acting Town Manager what does he think the Board of Selectmen expects at the end of 6 weeks? He responded that it was open-ended. The previous model used at 90 Shank Painter was a public/private partnership. This is a tough project; the existing building envelope is not conducive to residential rental rehabilitation with wide hallways, etc. Chair Maguire indicated that at the end of 6 weeks, options could be outlined with next steps.

The Acting Town Manager indicated that based on land zoning only, the existing site would provide for approximately 7 units with 1 unit per 2500 SF for the first 4 units, and then 3000 SF for additional units. Perhaps the front of the building could be maintained for historic purposes and the back demolished and developed. A

Chapter 40B project could increase the density. The Housing Specialist indicated that the 83 Shank Painter units range from 215 SF to 368 SF. They are efficiencies and one-bedrooms and work for some people. Kristin Hatch said that Ted Malone indicated that 450 SF per unit is a good size.

What about mixed income - up to 100% Area Median Income [AMI] or 110%? It can only be done with local funds or CPA for up to 100% AMI.

What about current police station? Too early to discuss

What about VFW site? Larger discussion about the site needs to proceed. The Board of Selectmen and the Building Committee need to decide how best to pursue. Eventually Town Meeting approves use by authorizing funds for proposed project.

**Little Fix Program:** General discussion about volunteer program. The Acting Town Manager indicated that the Provincetown Volunteer Corps has been inactive for about 2 years. His list of volunteers is stale. They do have waiver forms from Town Counsel. The work done was generally on public property. What about using DPW equipment? Depends; in part it is coordination issue but also may not have that much [rakes, etc.].

*Donna Szeker leaves approximately 2:05 pm*

**Local Voucher Program:** meet next week with HAC and have many draft documents to review as samples; hope to start program in the fall.

**Public Communication:** Chair Maguire stated that members providing public media information need to be careful not to engage in dialogue. Concerned with number of people on some websites and open meeting law. Member Kristin Hatch indicated that she provides facts to address misinformation. The Acting Town Manager indicated that it is complicated and a no-win situation sometimes. It can help to dispel misinformation. There is a policy for employees but not for others.

**Other:**

Kristin Hatch:

- Received 2 documents from Laurie Roles regarding the noise reports for Province Landing at 90 Shank Painter.
- 16 Harry Kemp Way status? The owner of the 2 units has given the Housing Specialist information and is proceeding with the agreement with the town for the resale of the properties.
- Town Planner is considering applying for funds under the 2014 AIA DART program.
- Municipal bonds – is the Board of Selectmen considering? Need more information about what they are and how they work.
- Tax Title properties - Need more information about what they are and how they work.

**Next Meeting:** Monday, June 9, 2014 at 1:00 pm. Chair Ann Maguire will be away from 6/14 to 6/28/14

**Documents:** Community Center notes [above] along with plan of land, assessor's card  
Copy of notice for available Efficiency Apartment at 83 Shank Painter Road

Meeting adjourned at 2:30 pm

*Submitted by: Michelle Jarusiewicz, Community Housing Specialist*