

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

September 8, 2014

1:01 p.m.

Members Present: Donna Szeker, Rev. Brenda Haywood, Kristin Hatch, & Susan Cook [1:05]

Staff: Community Housing Specialist Michelle Jarusiewicz

Re-Organization: Due to the resignation of Ann Maguire from the CHC, a new Chair is needed. Donna Szeker submitted her name for chair; Brenda second; approved 3-0.

Public Statements: Mary McNulty: not sure if this is CHC purview but as a resident of Seashore Point, she has utilized the option to have friends and family stay in a vacant unit on site when visiting. The fee is usually added to the rent invoice. During Carnival Week, her friend stayed in a studio unit which was different than the two-bedroom units from before. It was dirty, especially the rug. She felt that it wasn't cleaned since the last occupant. She reported this to several staff people but fears that she will still have to pay the full amount and does not feel that she should. What can be done? Member Hatch indicated that she could write additional letters and copy the committee. Housing Specialist indicated that this was not the Town's purview. Inquired if there was any written documentation for the arrangement? Any photos? None.

Affordable Housing Permit/Grace Gouveia Building 26 Alden Street: David Goldman of New Boston Ventures made a brief presentation of the status of the development and his firm. They have done affordable housing projects in numerous communities including Eastham, Chelsea, and Salem. The Town had issued an RFP for development of the site and accepted their proposal for a total of 9 units with 3 affordable units. The Town also agreed to reduce the acquisition price by \$345,000 [\$115,000 per unit] to subsidize the development and eliminate the need to apply for other subsidies which will result in the rental units being available significantly sooner. The units will be available for households up to 80% AMI. The Lower Cape Community Development Partnership will own and operate the units. The Town is purchasing the Deed Restriction in perpetuity. The Affordable Housing permits are the final permits. Members inquired about continued public access to the stairway. There was some discussion about the potential for maintaining the stairway access to the field through a possible path that could be created along the edge if the Town is interested. There were concerns over liability and insurance costs.

Susan Cook MOVE to approve affordable housing permits for three one-bedroom units for New Boston Venture dba 26 Alden Street LLC; Brenda Haywood second; approved 4-0.

Affordable Housing Permit/Stable Path: Ted Malone was expected to attend meeting but not present. Members felt comfortable with development as he has presented to them on several occasions and the CHC has approved funding for the project.

Kristin Hatch MOVE to approve affordable housing permits for Community Housing Resource Inc. for Stable Path development off Race Point Road – anticipated to be 16 two-bedroom, 2 three-bedroom, 3 one-bedroom, and 2 efficiency rental apartments; Susan Cook second; approved 4-0.

DART/CHC meeting schedule: Member Hatch not available for the September 17th date – options include Tuesday, September 16th afternoon or Thursday, September 18th morning. Preference for Thursday the 18th at 10:00 am if possible. If not, stick to original time and date. To be confirmed.

Other: RFP process: Member Kristin Hatch expressed concern over the RFP process. She would like more input into the process. For example, the CDP is involved with the Grace Gouveia development, why not the

Housing Authority? The Housing Specialist indicated that the CDP was part of a submitted proposal and not part of what the Town requested. The Housing Authority or any other entity could be part of a proposal's team as developed by a proponent. There are limits on what the Town can require and what the Town can negotiate. Member Hatch also concerned about what recourse does the Town have to address issues brought forward by tenants at the various deed restricted properties such as 90 Shank Painter or Province Landing. She would like to flush that out more.

Fire Station #2 & #3 Upstairs Development: Need to start community discussion to get some input. Develop matrix of pros and cons; gather more info. CPA funding round will be coming in November or so; opportunity for applications for housing projects. CHC and/or Housing Specialist could apply for funds to develop plans for year-round rental units of the upstairs of Fire House #2.

Minutes: Kristin Hatch MOVE approval minutes for 8/25/14; Donna Szeker second; approved 4-0.

Next Meeting: Monday, September 22, 2014 at 1:00 pm.

Documents:

New Boston Ventures Grace Gouveia Building packet
Minutes 8/25/14

Meeting adjourned at 2:10 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist