

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

December 29, 2014

1:00 p.m.

Members Present: Donna Szeker, Kristin Hatch, Louise Silver, & Rev. Brenda Haywood

Excused absence: Susan Cook

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements:

Tod Couchman: important for the Town to keep in mind the need for yearround housing units for middle income. Moved here with his husband and took a less than desirable rental temporarily while looking. There is nothing even available. They opened a business here. They have been here almost a year and don't think that they can stay. They are above the typical low/moderate income thresholds. Members pointed out that there will be some median income units at Stable Path and possibly at the future development of the former community center and recommended contacting CHR to get on their notification list.

Peter Brown/ Banner reporter: he too has been looking and it is very difficult, has had some opportunities for rentals in Truro; has looked on Facebook & Craigslist

Members had open discussion about the fact that people in the community don't feel like enough is happening to address the housing crisis. There is a need to push harder for development; the development process is very slow. How can we make things happen? Other communities are looking at middle income units such as Somerville. What about small homes, portable ones on a lot, say Jerome Smith Lot, or on private property? Need to have agenda item to further discuss. What about campgrounds? Could year-round tiny homes be placed there?

Tax Exemption Program: Board of Selectmen approved increasing the eligibility to 80% AMI [Area Median Income]. Need to develop an education and outreach program to include flyer, tax bill insert, mailing to all property owners, etc. Need graphics, photos, text, catchy phrase.

MCDBG FY 2015: The FY 2015 Mass. Community Development Block Grant Program application round is due 2/13/15. The Housing Specialist/Grants Administrator is still trying to consider potential activities for a single application. The grant is very competitive – the top considerations for consideration is that an activity must be eligible, benefit low/moderate income residents, and be ready to go. For example, conversion and rehab of the former community center for the development of affordable housing [up to 80% AMI, not median/middle] might be eligible if it was ready to go with design development drawings complete and all other funding sources in hand, but we are not there yet. MCDBG will not do new construction but will do rehab and site work for new development. The Town is part of the regional application through the Town of Truro for housing rehabilitation program for private property owners and childcare subsidies. The rehab program is to correct code violations and has a 15 year forgivable deed restriction.

Kristin Hatch MOVE to provide a letter of support for the regional MCDBG FY 2015 application for housing rehabilitation and childcare subsidies; Louise Silver second; approved 4-0.

Note - Housing Specialist to draft.

Other ideas – congregate housing development; like the Foley House possibly for women; need for middle income units; need for housing for all income levels.

CPA FY 2016 Applications: no new information; ongoing agenda item for applications; Community Preservation Committee will be meeting 1/12/15; members should forward any questions to Housing Specialist.

[Donna Szeker leaves about 2:00.]

Updates: 4 applications were received for 16 Harry Kemp Way resale units and a lottery was conducted on 12/22/14; the Housing Specialist is moving forward with applicants with goal of closings in February 2015. Hensche Lane applications are due 1/22/15.

Housing Specialist had just received very preliminary, back-of-the envelope, numbers for couple scenarios at former Community Center and will be working with MHP to develop a few more for consideration with one to include all median/middle/market.

Tiny homes – lots of interest in micro-units. Need further discussion and research.

Minutes: none

Meeting adjourned at 2:38 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist