

Provincetown Community Housing Council

Town Hall ☞ 260 Commercial Street

September 30, 2013

6:00 pm – Joint meeting with Board of Selectmen: start 7:25 pm

Members Present: Ann Maguire, Susan Cook, Donna Szeker, and Kristin Hatch [Joe Carleo absent, sick]

Staff: Community Housing Specialist Michelle Jarusiewicz

Housing Summit: General discussion with Board of Selectmen concerning the Housing Summit regarding vision and planning to date. The CHC is looking at mid-November, mid-week, afternoon potentially at the VMCC but cannot schedule exact date until a Facilitator has been selected; still waiting for list from Mass Housing Partnership. The date will trigger other action items such as space, food, etc.

Selectman Elaine Anderson indicated while we have certainly made great progress, we still have critical issues and there is ongoing need. We have an embarrassing seasonal housing issue. Selectman Tom Donegan looking forward to the Summit. Perhaps we should keep the focus narrow and do a separate track for seasonal? Focus on rentals, smaller projects, look at case studies and mix use development. Selectman David McChesney said that rentals are the highest need along with senior housing. Where does the expansion of Maushope stand with regard to future sewer hook-up? Selectman Erik Yingling would like the Summit to be action oriented with developers and the town prepared to make commitments. Selectman Anderson said that the reality is new development takes time and is frustrating; need to be creative; we don't have much land. Selectman Austin Knight need to plan facilities; public/private partnerships work well. Need to look at incentives for shorter term not always in perpetuity. Selectman Donegan consider inclusionary bylaw? Need to consider USDA application for Maushope work with sewer team. How many units will a sewer hook-up allow? Preference for November 19/20/21.

CHC Member Ann Maguire indicated that sewer access is a key resource for development; if small pieces of land, small development; donating land is huge contribution as well. Agree great need for rentals. Member Kristin Hatch [rep from Housing Authority] indicated about 80 people on Housing Authority waitlist; about 6 – 7 year wait. DPW Director David Guertin said 1st step is staff-to-staff meeting to discuss health of current system? What ideal system? USDA currently would entertain an application but need to define it.

Selectman Donegan asked could betterments be different for Affordable Housing as way to provide an incentive – say 90 years instead of 20? David Guertin responded that the SRF model is 20 years; USDA has 40 year maximum or perhaps a public subsidy to allow it to happen? CHC member Hatch said that we need to look at other options, not just building, look at rehab of existing etc. and “green” development. Selectman Donegan – VFW could be mixed use. CHC member Maguire – the question is money? What are the obstacles? Resources?

Budget for Housing Summit estimated at up to \$10,000. Source of funds? Could be Affordable Housing Trust Fund; the Community Housing Council are the gatekeepers for that and will consider approving funds at a future meeting.

The CHC is doing the leg work for planning the Housing Summit. Selectmen are invited to attend and participate. Next meeting, October 8, at noon.

CHC Meeting adjourned at 8:05 P.M.

Submitted by: Michelle Jarusiewicz, Community Housing Specialist