

Provincetown Community Housing Council

Grace Gouveia Building, 26 Alden Street
June 13, 2011

1:00 p.m.

Members Present: Joe Carleo, JD Bower, and Harriet Gordon

Staff: Community Housing Specialist Michelle Jarusiewicz, Assistant Town Manager David Gardner

Public Statements: none

Affordable Housing Policies: Discussion with Ted Malone of CHR. Community Housing Resource Inc. [CHR] had submitted requests to the Board of Selectmen [BOS] to amend both of their Affordable Housing [AH] policies regarding the provision of town services and the waiving of certain fees. The Selectmen tabled their discussion and are awaiting input from the CHC. Currently the policies apply to developments that are 100% affordable and were written as an incentive for the creation of affordable housing. Draft policies were distributed and reviewed. At a minimum, clarification of the definition of "affordable" is necessary to include "community" housing. Original policy was written before the zoning by laws added "community housing." Growth management now has thresholds for developments with 33% affordable and 50% affordable. The intent is that only the affordable deed restricted units get a fee waiver. Need consistency. Need to have project specific agreements to clarify what town services are provided under certain conditions such as how many barrels, location, access, etc.

Areas for consideration:

- Amend the definition to "community housing"
- Change the percentage from 100% to 50% or 33% or X%?
- Include agreement

50% encourages developer to provide more than the minimum number of affordable units.

Harriet Gordon: MOVE to support both recommendations of amending town policies regarding building permit fee waiver and the provision of town services; second by JD Bower; approved 3-0.

Probably will be on BOS agenda 6/27.

Housing Permit Procedures: The Housing Specialist distributed various documents including criteria and application. It has been a number of years that housing permits have been requested. Criteria needs to be reviewed and updated. For next agenda. If simple changes, such as changing "local partnership" to "Community Housing Council" can probably be done in a month or so. If more complicated, may want to conduct public hearing.

Minutes:

JD Bower MOVE to accept the minutes of 3/21/11; second by Harriet Gordon; approved 3-0.

Harriet Gordon MOVE to accept the minutes of 4/25/11; second by Joe Carleo; approved 2-0-1 [JDB].

Other:

The Community Housing Specialist noted that she is now the representative for the town for the HOME Consortium.

Stable Path: Mr. Malone pointed out that both the Planning Board and the Zoning Board are reviewing the project. The ZBA will be meeting on 6/30. There are 6 market rate units and 23

affordable/community housing units. Two phase project on contiguous lots. The best case for LIHTC is 2012; the market rate units could happen anytime. Usually the market and affordable units are done at the same time and waiting for the tax credits would delay the market rate units. The issue is the phasing. How can the town protect the resource and ensure that the affordable units are built while allowing the market rate units to move forward? What if something happens? Could have deed restriction that runs with the land. Need to place on future agenda. Ask the Assistant Town Manager to participate.

Next meeting: Monday [6/27] or Tuesday [6/28] 8am? Check with Molly. Harriet away through 6/26.

MOTION to adjourn. 2:00 pm.

*Submitted by:
Michelle Jarusiewicz
Community Housing Specialist*