

Provincetown Community Housing Council

Grace Gouveia Building, 26 Alden Street
June 28, 2011

1:00 p.m.

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

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

Public Statements: none

Housing Permit Procedures:

The Housing Specialist distributed various documents including criteria and application. General discussion about need to update definitions, change references of "local housing partnership" to "Community Housing Council." The Housing Specialist is in search of electronic copy. Bring back to next agenda.

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. Reviewing as single project with 2 contiguous parcels. 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 with construction 2013, occupancy 2014; 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.

JD Bower: MOVE to support CHR/Ted Malone's proposal for Stable Path to allow the Phase 1 [construction of 6 ownership units] portion of the development to proceed in advance of Phase 2 [construction of 23 affordable and community units] development with the expectation that the financing for Phase 2 will take a few years to complete. This is conditioned upon 2 of the 6 units in Phase 1 being deed-restricted affordable median rental units until such time as Phase 2 is complete. Once Phase 2 is complete, those 2 rentals will become market ownership units and the occupants will have the option to relocate into the Phase 2 development. If, worst case, Phase 2 does not happen as envisioned, those 2 rentals will become 2 median ownership units. The deed restriction will also include a restriction on the Phase 2 parcel, that if developed outside the proposed 23 units, it will include at least 3 low income [at 65% eligibility, 50% rent level] units; second by Molly Purdue; approved 4-0.

Molly Purdue leaves at approximately 9:32 am.

Minutes:

JD Bower MOVE to accept the minutes of 6/13/11; second by Harriet Gordon; approved 3-0.

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

MOTION to adjourn. 9:34 am.

Submitted by:

Michelle Jarusiewicz

Community Housing Specialist