

# Provincetown Community Housing Council

Grace Gouveia Building, Room 6

February 9, 2009

## **4:00 p.m.**

**Members Present:** Joe Carleo, A.J. Alon, Molly Perdue, Jack McMahon, and Cathy Reno Brouillet

**Members Absent:** Bill Dougal [excused]

**Staff:** Community Housing Specialist Michelle Jarusiewicz, Assistant Town Manager David Gardner, Assessor Paul Gavin, Town Manager Sharon Lynn, Director of Municipal Finance Alix Heilala, Selectman Michele Couture

## **Public Statements:**

Pam Parmakian: speaking as a citizen, in the past, the previous Town Manager had presented the same type of request – to use affordable housing trust funds to offset the affordable housing tax exemption impact, \$51,000 at the time in order to balance the budget. How much money is budgeted for this? If it was a shortfall in the budget, should ask for the shortfall.

AJ Alon MOVE to take agenda item #4 out of order; Molly Perdue second; approved 5-0.

## **Affordable Housing Tax Exemption:**

Request by town administration for \$70,000 to offset the affordable housing tax exemption impact of the budget. Assessor Paul Gavin explained how the process works, the tax exemption program is not a budgeted line item. Within the tax recap sheet, there are revenues, expenses and an overlay account which estimates tax dollars returned in the year. The AH tax exemption has been growing, for 2010 estimated at \$70,000 approximately the costs of 2 jobs. More units are expected to be added in the future as projects come on line such as 90 Shank Painter. Selectman Couture indicated that she spoke as an individual selectman and could not guarantee that no one would ask for help in the future, but she supports the program – it is successful and the town needs more incentives for affordable housing. General discussion about benefits of the program for citizens, individual property owners, and developers and how to sustain it in the future. Overall there is projected \$700,000 shortfall in FY 2010 budget. The town is looking at all options to cover the shortfall. After that, options are to cut personnel, programs, or override. Housing taking a big hit – first the re-allocation of CPA percentages reducing potential funds available for housing, now this. Town is looking at different ways to increase revenue stream.

Molly Perdue MOVE to approve \$70,000 in affordable housing trust fund allocation as one-time offset for the affordable housing tax exemption program; second by Cathy Reno Brouillet; approved 5-0.

AJ Alon - recuses himself and leaves the room and meeting 4:52 pm

## **Community Housing Resource Project Update:**

**83 Shank Painter:** purchased last July 2008, has 5 affordable units, 4 of which were SROs. Using the same number of bedrooms with some rehabilitation will create 15 individual units, 12 efficiencies and 3 one-bedrooms ranging from 275 SF to 350 SF. Rents will range \$500 -\$600 including all utilities. The Life Initiative assisted with acquisition. MHP will be a lender. There is a gap of \$150,000 – have submitted request to both AH Trust Fund and CPA Fund. Started the 40B Comprehensive permit process. After 40B application is submitted to ZBA, copies will go to all boards including CHC.

**Stable Path:** About 1 year ago went before the Planning Board, the project has evolved since then and will also be a 40B application. At this time total of 37 rental units: 5 market, 10 median, and 22 low/moderate at various income levels [50%/60%/70%]. Will try the local banks for financing. Will probably submit to ZBA in 3 to 4 weeks. The goal is to submit in the next rental round with the state on 6/25. Have submitted a request for \$800,000 in CPA funds, 2 years for construction, best case start in fall of 2009. \$12 million project. The County has committed \$100,000, may change to 2 projects to allow for up to \$200,000 because \$100,000 maximum per project.

Jack McMahon MOVE that the Community Housing Council supports Stable Path's CPA funding request to assist with the creation of more income diversity; Molly Perdue second; approved [4-0-0].

Ms. Perdue indicated that she supports the median income rental housing units; there is no other funding source besides CPA for that segment. This is in alignment with their mission and the John Ryan report.

The Community Preservation Committee is conducting a public hearing on 2/24/09 6:00 pm regarding CPA requests.

Jack McMahon MOVE that the Community Housing Council supports 83 Shank Painter CPA funding request to assist with the creation of more income diversity; Molly Perdue second; approved [4-0-0].

**Next Meeting:** February 23, 2009.

### **Minutes**

Joe Carleo moved approval of minutes for 1/12/09; second by Jack McMahon; approved [2-0-2].

MOTION to adjourn. 5:52 pm.