

# Provincetown Community Housing Council

Grace Gouveia Building, Room 6

March 23, 2009

## 4:00 p.m.

Members Present: Joe Carleo, A.J. Alon, Molly Perdue, and Bill Dougal

Excused Absence: Cathy Reno Brouillet

Staff: Community Housing Specialist Michelle Jarusiewicz

Community Housing Specialist Michelle Jarusiewicz stated that Jack McMahon had resigned following the last meeting.

**Public Statements:** none

## **Community Housing Specialist Report:**

**Herring Cove Village:** The Board of Selectmen approved the Marketing Plan for Herring Cove Village on 11/24/08 which was then submitted to DHCD on 12/2/08. DHCD requested a full Local Action Unit [LAU] application in order to review the marketing plan. A full LAU was submitted to DHCD on 12/31/08 and is under review. DHCD is requiring a new revised Regulatory Agreement for Herring Cove Village which has been reviewed by Town Counsel and will be presented to the CHC at the next meeting and then to the Board of Selectmen. The Marketing Plan was approved this morning and will proceed!

Member Bill Dougal questioned condo fees? They will be attached to the new regulatory agreement and have been reviewed and approved by DHCD. He expressed concern over bank financing in this climate. Typically individual applicants may have difficulty until 50% of the units are sold or under agreement. Can we find out from a local bank if this will be an issue? The Chairman indicated that he would e-mail a local banker.

**Ch. 40B Technical Review Assistance:** At the request of the Zoning Board of Appeals [ZBA], the Assistant Town Manager and the Community Housing Specialist explored options for technical assistance for the town in anticipation of receiving three Ch. 40B Comprehensive Permit applications. One is already in hand for 83 Shank Painter and two more – 90 Shank Painter and Stable Path are expected in the next 30 days or so. The current ZBA has no experience on such reviews. The Massachusetts Housing Partnership [MHP] offers Ch. 40B Technical Review assistance through a grant which allows the town to select an experienced consultant from a previously selected list. The consultant will work directly with the town and ZBA on project specific applications. So, we may be eligible for up to 3 grants of assistance - \$15,000 for the first and \$10,000 for each of the others. Note that this requires the approval of both the Board of Selectmen and the Zoning Board of Appeals. If approved, this will all happen very quickly as the first public hearing is scheduled for 83 Shank Painter Road for April 2, 2009.

**90 Shank Painter Rd.:** Town staff is working with The Community Builders [TCB] on scheduling with various boards regarding their Ch. 40B Comprehensive Permit application. At this point, we expect that TCB will present to the CHC on April 27<sup>th</sup>.

**CPA Funding Requests:** The Finance Committee invited town staff to their meeting of 3/23/09 to discuss the CPA housing articles for Stable Path and 83 Shank Painter approved by the CPC for submission to town meeting. Information sheets have been drafted. Support will be needed prior and during town meeting.

**33 Court Street:** Per ED Patrick Manning: DHCD has verbally approved PHA doing most of the work with bidding the roof and windows, they have not provided official written approval. Manning has submitted all the paperwork to DHCD for the Accelerated Emergency Program. The PHA Board would like PHA to advertise locally to solicit the verbal bids to assure all local contractors are aware of the bidding.

**Upcoming dates:**

4/1/09: Affirmative Fair Marketing & Conducting Lotteries for Affordable Developments workshop in Boston, which replaces the one that I planned on attending on 2/4/09.

4/6 & 4/7, 4/13 & 4/14 – Annual & Special Town Meetings

**Homeless Prevention Council:**

Maggie Flanagan from the Homeless Prevention Council reviewed the assistance provided by the Homeless Prevention Council with the grant funding provided. Entire amount, \$10,000, has been expended. All those listed received one-time assistance, sometimes packaged with assistance from another source. Seven families assisted, rest were individuals. Big thing this year was the wait for the unemployment assistance was long, 5 to 7 weeks. All showed the ability to carry their situation forward. Two or three were homeowners, rest were renters. The Chairman stated that the state was getting \$26 million to implement this type of program.

Ms. Flanagan pointed out that the number one need in Provincetown was more affordable rental units, mostly for singles, some for families. And, need jobs. During the spring, unemployment benefits run out before jobs become available and shut-off notices start.

**Rental Selection Process:**

Contact CHR and TCB for future agenda discussion regarding how developers select among eligible applicants.

**Town Meeting Preparation:**

Review of draft handouts. Last year Amy prepared a handout. Don't do a 40B handout. Keep bullets; understate it. Chairman will not be available at town meeting but may prepare some statements.

**Minutes**

AJ Alon moved approval of minutes for 3/9/09 as amended; second by Molly Perdue; approved [3-0-1].

**Other:** Molly Perdue expressed concern about the need for better communication between boards – how can we do that? Suggestions included joint meetings, talking points that all members can bring forward to other groups, development of fact sheets to share, conduct round table discussions, monthly housing update in the Banner. How is Seashore Point doing, any affordable units left?

Need to look at the CHC's mission statement and be consistent. For example, the proposed project at Stable Path works as it provides affordable housing options over a range of incomes.

Need to develop an information sheet for Town Meeting regarding need. Need to put faces on housing "need."

**Next Meeting:** April 27, 2009 which will include 90 Shank Painter application.

MOTION to adjourn. 5:24 pm.