

Provincetown Community Housing Council

Judge Welsh Hearing Room

December 3, 2007

4:30 p.m.

Members Present: A.J. Alon (arr 5:30p), Elaine Anderson, Catherine Reno Brouillet, Joe Carleo, William Dougal (arr 4:40p), and Molly Perdue (arr 4:35p).

Members absent: none

Staff: David Gardner

Others: Howard Burchman, Annie Howard, Michele Couture, Joe DiMartino, Martha Hevenor, Ted Malone, Maxine Notaro, and Paul Ruchinkas.

The Provincetown Community Housing Council held a public meeting at 4:30 p.m. and then a joint meeting with the Planning Board at 5:30 p.m. in the Judge Welsh Hearing Room.

The meeting was called to order at 4:32 p.m.

Meeting Agenda

Minutes of the November 19th meeting.

Motion: Accept the November 19th minutes as rewritten.

Motion: C. Reno Brouillet Seconded: Elaine Anderson Vote: 3-0-0.

Minutes of the November 26th meeting.

Motion: Accept the November 26th minutes as amended.

Motion: Elaine Anderson Seconded: C. Reno Brouillet Vote: 4-0-0.

Comments/recommendations on RFP for 90 Shank Painter Road Project

Joe C. had one concern. Go to the 4th bullet and he's concerned about putting in a chart. Just take out the chart because it'll bug the developer - just strike the chart.

David G. said that the direction from all the committees have been submitted to the Board of Selectmen (BoS) and it will be up to the BoS to accept all the comments.

Motion: Move to accept the RFP as changed.

Motion: Elaine Anderson Seconded: Molly Perdue Vote: 5-0-0.

Ted Malone, Race Point Road preliminary presentation of affordable housing development for ownership and rental units

Ted Malone described his presentation as informal. His plans have been in the works for about 5 years and he is currently primarily focused on the commercial portion which he's very excited about.

The overall plan is for about 40 units. Three units will be on Sterns Avenue and that has already gone to a site plan review – they will be ownership units. He has had meetings with the acting police chief and both the acting police chief and Ted feel that some of these would be opportunities for recruiting the incoming police force. There will be some opportunities for matching monies - so that would be just one small piece and these three units would be median and middle range. There was one single family home on the parcel and it will have to be moved and will be for the construction manager of the plan. One plot would be 15 units for home ownership and a 20-unit rental development. The precise mix would more than likely be 60/40. It will be a low income tax project and would be funded by the state and then the Community Preservation Committee (CPC) would also have to make decisions on the growth management permit. Category 1A and 1B – home ownership for the 15 units may depend on the market. He would probably need additional money from the CPC in the amount of \$300 odd thousand. Ted remains concerned about the home ownership portion because he feels that the median might be tough to sell - it's a lot for people to carry in this economic climate.

He has also looked at the middle income – rental efficiencies. - \$1,155/mo for a studio, and \$1,208/mo for a 1 bdrm - the numbers are big but he's not willing to take that reach yet. Ted also said that you can't do less than 20% affordable because there would be many restrictions.

Now as far as responding to the single bedroom unit desire. He has – with his plan – taken advantage of the site; it is hilly so the plan is interesting. Some of the units are one floor and then he also has 2 story townhouse style units. He has focused on work space for 6 of the 20 units and these will have flexible space. For financing purposes they will be all bedrooms - 3 units will have 4 bedrooms but one of the bedrooms could be used as a studio/workspace.

Over the whole sequence of applications – the Planning Board has the most work to do on this. Ted said that he may need to tweak these plans a bit and that's why he is coming without a formal application. The Planning Board has been aware of this possible proposal for quite a while.

Bill D. said that - as a council – we're trying to see where we go from here. We have the Ryan report and a “statement of needs.” Rentals are the wave of the future, and secondly – your company has the largest community applicant list. We don't know anything about it and if we were to apply the Ryan report – this plan doesn't fill the need. Bill is looking at it as a prioritization - looking at it from a community standpoint.

Ted said that the John Ryan report was in the abstract.

Bill D., still looking for the LIST, said that he didn't know how this council can assess need – because we don't have the list.

Ted said that any time there's an opening in his developments, we advertise and it's filled immediately.

Bill, not to be discouraged said - and of this list - how many are local preference? - a lot of this is driven by fiscal realities.

Ted reassured him by saying that any of the funding sources are going to be looking at an assessment of whether the need is there. They will look at the Ryan Report, Provincetown Housing Authority lists, etc. - so they will have a very current knowledge of where the need is. The predominate need is

for one bedrooms and families are usually in the median category. There are lots of people who are single and are looking for a home. Furthermore, whenever Ted has a 3 bedroom available – it goes begging for applicants.

Elaine Anderson asked for the actual number of units in each category and that query was satisfied. Molly, too, asked for more specifics on the mix and percentages.

Molly then asked if there was a move-up – as in - do people in rentals then apply for ownership? Ted said that this does happen and he had actually proposed that the Local Housing Partnership (LHP) set up a form of priority for rental persons who would like to move up.

Bill D. asked if this project was going to be a 40B. Ted replied that no, it wasn't. Then Bill asked if the commercial component that you've completed is separately financed? Answer: "Yes, it has its own title 5 so it won't be part of the sewerage and will be separately financed."

Bill, repeating the sentiment that he had expressed many times before, said that there has to be a new level of transparency – openness – partnership – etc. so that we can feel comfortable – we don't want to go to ZBA and render a negative finding.

C. Reno Brouillet asked – "What is your intention of coming before us tonight? Were you looking for a letter of support?" – Ted said. "No, not yet. He wants to make sure that the Planning Board is more comfortable with this plan." Cathy Reno said - so this is construed as an update only?

Ted was thanked by all for his input.

Discussion on Bylaws with Cape Cod Commission staff members

The Planning Board arrived at 5:30 p.m. for their combined meeting. Howard Burchman, Joseph DiMartino, and Annie Howard from the Planning Board as well as Martha Hevenor and Paul Ruchinskas from the Cape Cod Commission.

This combined meeting was convened at 5:40 p.m.

Annie H. said that she had 3 hand-outs for Smart Growth; they were to be copied and handed out to all attendees after the meeting. She also asked if the PCHC was dealing with the housing plan that was finalized on December 7, 2006? "Yes," they replied, "that's one of the things we are dealing with."

Howard Burchman really wants to focus in on the concept on filling in affordable housing. He continued by saying that we all have an interest in overlay districts and Martha has brought forward a draft.

Martha H. read through her hand-out which detailed 4810, the inclusionary housing by-law. This was evidently written as a follow-up from the 4170 by-law. It would refer to development of 5 or more units – main difference is use changes from residential to commercial – and the intent is to create more affordable housing opportunities.

When Martha got to the middle of her reading of the 4-page document, Bill interrupted with a hypothetical scenario and asked what ifs..... At this point Paul Ruchinskas tried to step in and respond. Since none of this was real – it seemed to be an exercise only with no final conclusions just

possible outcomes.

Then Bill jumped into the tremendous H2b visa problems and thus he could foresee businessmen rushing to sell or convert businesses that they couldn't staff – still on a hypothetical bent.

Molly P., in reference to #7 of this Section 4810 wondered why the PCHC wouldn't be involved in any of these decisions. A.J. agreed - we'd like to have some kind of say in here. Martha said that in this section we didn't add in PCHC – it's an oversight – and the PCHC should be included in this.

Joe DiMartino said that we've been working with Martha and the idea is to be able to afford these projects so the Town actually wins. Flexibility is the aim.

Bill who had been dealing in hypotheticals now said – “we have to have real-life examples!” Martha said that there has to be a plan - not just an idea. Bill, continuing, asked how much money would “fees-in-lieu” contribute?

Joe C. said that none of this is a new concept. The Boston Redevelopment Authority (BRA) benefited the city; it provides another option for people and he feels it's the right direction to go in.

Paul R. said that he has found that the penalty money just sits there. Mashpee has had money that they've had sitting on for 3 years and it has yet to be spent.

Elaine A. said that #7 needs more clarification and she will take a crack at rewriting it.

Ted said that one of the recommendations from the Housing Summit was a buy-down program. If we had a program established where lotteries were in place and then that unit would become deed-restricted – it's worth a thought.

The PCHC would like to hear another version of 4810. Howard Burchman said that they'd be happy to come back here and/or send the draft back to you.

Thank-yous were expressed all around and it was promised that there would be another meeting.

Adjournment happened at 7:00 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2007.

Joe Carleo, Chair