

Provincetown Community Housing Council

Meeting Minutes

June 16, 2008

Town Hall Auditorium

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

Members absent: None.

Staff: David Gardner, Assistant Town Manager

Members from the public: Ted Malone

The meeting was called to order at 4:06 p.m. with a quorum.

Local Preference Policy Update

Proposed language is being reviewed by DHCD. The item should be continued to the next meeting to await DHCD comments.

Public Statements

Ted Malone commenting on bringing forward a recommendation from the Housing Summit to create a Condo Buy Down Program utilizing CPA Funds. The program would identify an appropriate level of subsidy, which could be combined with other gap funding programs for residents to use in purchasing existing market-rate for-sale units within town. The unit in which the subsidy was used would then be deed restricted. This will not only provide assistance to those who are marginally capable of purchasing homes, but might also help the existing housing market in Provincetown by opening up additional qualified buyers. Other communities, like Acton, Chatham, Sudbury etc... has similar programs. Molly and Joe will work with Ted on identifying other such programs and will come back to the committee at the next meeting with some ideas.

Employer-Assisted Housing Program

Discussion continued regarding the potential to utilize Housing Trust Funds for the Town match to participate in this program. Several members thought it was worth looking into, although with a 80% income cap it is not clear if many Town employees would qualify for the program. Much discussion occurred as to whether it was appropriate to spend public funds on a program that would only be available to Town employees.

No action was taken.

Zoning ByLaw Changes

The Planning Board is planning to meet on July 16, 2008 to consider zoning bylaw amendments, including the proposed Inclusionary Bylaw. The Housing Council will seek to meet jointly with the Planning Board to move that item forward for possible consideration at a fall Special Town Meeting.

Local Housing Bank

The Local Housing Bank discussion was placed on the agenda for further consideration. It was originally proposed back at the April 2007 Town Meeting as part of the Transfer Tax proposal. A Local Housing Bank would serve to supplement the Housing Trust Fund and would be more flexible because it would not be limited to the restrictions of MGL Ch 44 and therefore could be used to support median and middle income housing programs. The Local Housing Bank had been considered the fund to receive any affordable housing in-lieu fees that might be created by an Inclusionary Bylaw.

The Housing Council will look into the benefits of creating a Local Housing Bank and will be brought back as an agenda item at the next meeting.

Project Updates

90 Shank Painter RFP – Remediation is complete. Two proposals have been received. The proposals will

be opened on Tuesday, June 17, 2008 at 2:00 pm.

Race Point Rd – Ted Malone informed the Council that he has withdrawn his proposed development from the DRI review at the Cape Cod Commission. He is revising his development and will resubmit later this summer with a 40B proposal to include a total of 38 units including approximately 23 low/mod, 5 median, 4 middle and 6 market rate units.

83 Shank Painter Rd – Ted Malone informed the Council that the project is still moving forward and the pending sale could close as early as Thursday, June 19, 2008.

CPC Representative

Motion to appoint AJ Alon as the Community Housing Council representative to the Community Preservation Committee. Motion by Kathy Reno Brouillet, Seconded by Molly Purdue. 5-0-0

Minutes

Motion to approve of minutes of March 31, 2008 as amended. Motion by AJ Alon, Seconded by Molly Purdue. 4-0-1 (KRB)

Motion to approve of minutes of June 2, 2008 as amended. Motion by AJ Alon, Seconded by Molly Purdue. 4-0-1 (BD)

Committee Organization

Motion to reappoint Joe Carleo as chair of the CHC. Motion by AJ Alon, Seconded by Molly Purdue. 5-0-0

Motion to reappoint AJ Alon as vice chair of the CHC. Motion by Molly Purdue, Seconded by Kathy Reno Brouillet. 5-0-0

Motion to reappoint Molly Purdue as clerk of the CHC. Motion by AJ Alon, Seconded by Kathy Reno Brouillet. 5-0-0

Schedule Next Meeting

Next meeting will be June 30, 2008 at 4:00 pm.

Motion to adjourn the meeting at 5:40 pm.

Respectfully submitted,
David Gardner

Approved by _____ on _____, 2008.
Joe Carleo, Chair