

Provincetown Community Housing Council
October 27, 2008 Meeting Minutes
Caucus Hall, Town Hall

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

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

Meeting was called to order at 4:05 pm.

Public Statements – None

CH. 40B Subsidized Housing Inventory Update:

Community Housing Specialist Michelle Jarusiewicz reviewed the request from DHCD for the town to update its 40B Subsidized Housing Inventory. That requests shows us at 5.67% as of 9/24/08. The lower percentage is due to the expiration of some deed restrictions, additional units will expire later in 2008, 2009, 2010. Recently completed projects such as Meadows, NEDA, and others need to be submitted as new units for addition.

Selectman's agenda: The Chairman and the Community Housing Specialist will be presenting two items to the Board of Selectmen tonight: 1) policy for referring refinance and sublet requests to DHCD for review and 2) amendment to regulatory agreement for Herring Cove Village

Fair Housing Workshop: the Community Housing Specialist attended a workshop in Yarmouth regarding Fair Housing on 10/24/08. The overall message – DHCD has made Fair Housing a priority and will be spending some time doing education and outreach and expects to be scoring communities in the near future. It is not enough to not discriminate, there is an expectation of affirmative action. This will require amending our local preference policy as some things are not allowed such as minimum residency, or past residency, or relatives of residents.

Project Updates: Will be meeting with the Community Builders again this week in preparation for the Land Development Agreement.

CPA Affordable Housing Fund/ Land Bank – Assistant Town Manager David Gardner indicated that there are 2 articles on the 11/17/08 special town meeting regarding reallocation of CPA funds: 1) the 10/10/10/70 percentage splits which provides 10% in each category and 70% to be available for any category and 2) 80/10/10 which switches the 80% for housing to 80% for historic preservation. Community Housing Specialist spoke against supporting either reallocation as the affordable housing need is still great and this would reduce funds targeting affordable housing. CPA funding is the most flexible of sources and a significant one. General discussion about what were the underlying issues – the rehab of town hall is the most significant and while the CPC would still have control as the gatekeeper if the 1st option passes town meeting, there will be significant political pressure to shift funds for rehab of town hall. There was some discussion about approving the first option [10/10/10/70] for a limited timeframe and then return to the original [10/10/80 for housing].

Motion to not recommend Article 1 of the Special Town Meeting. Motion by: AJ Alon; seconded by: Molly Perdue. VOTE: 5-0

Motion to not recommend Article 17 of the Special Town Meeting. Motion by: AJ Alon; seconded by: Bill Dougal. VOTE: 5-0

Motion to not support the merger of the CPA and Land Bank funds. Motion by: AJ Alon; seconded by: Cathy Reno Brouillet. VOTE: 5-0

Minutes

Motion to accept the minutes of October 6, 2008. Motion by: Jack McMahon; Seconded by: Molly Perdue. VOTE: 3-0-3

Schedule Next Meeting

Next meeting will be November 17, 2008 at 4:00 pm. Future meetings will be on same Mondays as Board of Selectmen; that is 2nd and 4th of each month.

Motion to adjourn the meeting at 5:48 pm.

*Respectfully submitted,
Michelle Jarusiewicz*