

Provincetown Community Housing Council

Grace Gouveia Building, 26 Alden Street

January 10, 2012

4:09 p.m.

Members Present: Joe Carleo, AJ Alon, Harriet Gordon, and Molly Perdue [4:15 pm]

Staff: Community Housing Specialist Michelle Jarusiewicz

Housing Specialist Michelle Jarusiewicz outlined that the Town Clerk had indicated that the CHC members that are also members of the Housing Authority may stay in the meeting during the discussion of the Housing Authority request, but should abstain from the vote. If they were to leave, we would lose the quorum. Members Molly Perdue and Harriet Gordon are both members of the Housing Authority.

Public Statements: Ted Malone expressed concern that, with the pending 65 new rental units that will be coming on line this spring and summer, the vacated units in Provincetown may then become seasonal or weekly rentals. The Town should try to provide incentives for the units to remain year-round, and affordable if at all possible. Perhaps additional outreach of existing tools, including the tax exemption program and the housing rehabilitation program, would help. Other incentives? Future agenda discussion?

Housing Forum: Housing Specialist Michelle Jarusiewicz outlined the Housing Forum scheduled for January 11th from 3:00 – 7:00 pm at town hall. Various housing agencies will be present providing information about the programs that they offer including both new rental developments at 83 and 90 Shank Painter; COA, Assessors, CDP, HPC, Housing Authority, and Seashore Point. It is an opportunity to kick off the new developments and to share information about other resources.

Growth Management Bylaw report 2012: Draft report being presented to Board of Selectmen with public hearing on January 23, 2012. CHC makes recommendations on amount of gallonage for affordable categories; specifically how to split 1650 gallons between categories 1a [low/moderate income], 1b [median income], 1c [middle income]. There are existing balances within each category, these gallons would be for future use. Question: can gallons be re-allocated in the future?

Joe Carleo: MOVE to support 1650 gallons be allocated in category 1a [low/moderate income]; second by AJ Alon; approved 4-0.

Housing Authority Request: Harriet Gordon and Molly Perdue abstain. Executive Director Patrick Manning outlined the request for up to \$31,000 from the Affordable Housing Trust Fund for the rehab of a 3 bedroom unit at 40 Pearl Street. The previous tenant abandoned the unit in June after 8 or 9 years residing there leaving extensive damage to the unit inside and out. Some appliances were obtained at no cost, but damage was more extensive than anticipated requiring the replacement of some subflooring. A request for funding from DHCD was denied as there are not enough funds. The Housing Authority's budget has been level funded for years and no funds are available.

Joe Carleo MOVE to support the Housing Authority's request for up to \$31,000 in Affordable Housing Trust Funds for the renovation of 40 Pearl Street; second AJ Alon; approved 2-0-2 [MP, HG].

FY 2013 Housing Office Budget: Housing Specialist outlined the request for CPA funds, \$41,686 to continue the Housing Office budget which mirrors the split for FY 2012. That is: 10 hours per week for housing, 5 hours per week for CPA Admin, and 5 [or more] hours per week funded separately by other sources.

Molly Perdue MOVE to support the Housing Office budget and the CPA funding request for FY 2013; AJ Alon second; approved 4-0-0.

CPA Local Rental Voucher Program Request: Housing Specialist outlined the CPA application for a local housing voucher program. General discussion about how the program might work. Given the local economy, would a 3 year program work here? Members want more information and would like to attend CPC meeting with discussion about the program.

Minutes: Joe Carleo: MOVE to accept the minutes of 8/1/11; Harriet Gordon second; approved 2-0-2.

Annual Town Report: The Chairman would draft and submit the annual report. Members should let him know of anything they would like added.

Other: none

Next meeting: 1/31/12, Tuesday at 4:30 pm with Community Preservation Committee to hear discussion of housing related applications.
2/1/12, Wednesday, at 5:30 pm, for further discussion if needed.

MOTION to adjourn. 5:13 pm.

Submitted by: Michelle Jarusiewicz, Community Housing Specialist