



## Finance Committee

Judge Welsh Meeting Room – 4:55 p.m.  
February 4, 2014

**Present:** Mike Canizales, Duane Steele, Catherine Russo, Clarence Walker, Raphael Richter, Doug Cliggott    **Excused:** Stan Sikorski

Mike Canizales opened the meeting at 4:55 p.m. and stated meeting was a public hearing to discuss funding opportunities for developers for year round affordable residency and also taxes in Provincetown.

Mike read a letter from Barbara Rushmore which discussed several issues including her feeling that the commercial tax rate gives businesses an unfair tax break, and also discussed the abolition of the meter charge. States Committee should elaborate on how rates are realized.

Mike then read a letter from Peter Petas that discussed changes in Provincetown residency. He discussed taxes and assessed values rising with much vacancy during the winter months. Jobs have declined with many people working out of town due to not having affordable housing rentals. Discussed the severe lack of affordable housing and presented the idea that the town purchase property for rentals with first preference to people who would have year round residence and also for seniors. If more people were able to live in town and children attended school, more services would be needed which would create more employment opportunities for year rounders. He discussed possible options for determining rents and shared information on transfer taxes that are used by towns like Nantucket. He shared how much could be accomplished in a ten year period, and that requesting state funding may have strings attached.

**Mike then opened the floor to comments.**

**Scott Caldwell asked about current guidelines for affordable housing and if they are accurate.**

**Michelle Jarusiewicz, Community Housing Administrator, stated that the Housing Summit was held and a follow-up meeting will be on 2/28/14 which will have an action plan. She discussed different options to help people stay in housing including Little Fix which is a plan being used by many up-cape towns to help seniors, disabled, and veterans stay in their homes with services put into place to help them. She discussed a local voucher program for people who need a little rental assistance and would offer financial counseling. She also discussed percentages for housing. They are submitting an application related to sewer connections and planning funds for expansion (proposals).**

**Information was provided on tax exemption programs and properties that need code corrections. The lottery program was also addressed. Patrick Manning from the Housing Authority discussed subsidized housing, and that the home has to be the primary residence for most of the year. Michelle discussed different types of funding and rules. She does not recommend that the town get into the housing business, and that they would have to look at laws and rules. The town would be subject to Fair Housing Laws, bonding requirements, etc. There was much discussion with committee members. Members discussed Fair Housing Laws as well as construction which would help local contractors. Mike asked about a simplified infrastructure to help local contractors and assist them with bidding for contracts. Discussion continued with the need to find alternate funding sources. Doug will look at funding opportunities, and shared that he likes the idea to keep the debt leverage low.**

**All board members participated in the discussions and also stated the need to possibly have a professional management company to oversee properties with some type of funding. Mike addressed possibility that if town borrowed money to purchase housing, employers could take long term leases for their employees. The Housing Authority members went shared how they manage their properties, and that state assistance helps with monies for staffing. CPA**

parameters were discussed. In addition to raising monies to purchase housing, it would be helpful to raise monies for rehabbing properties. There was much discussion/ideas by committee members on how to develop a housing program, long term planning issues, and need to also look at any exemptions. Mary Jo shared need to look into laws.

Committee members discussed having a public hearing on this single issue and need for an advisory view.

Mike adjourned the meeting at 6:30 p.m.

Respectfully submitted:

Maghi Geary