

# Provincetown Community Housing Council

Caucus Hall Town Hall ↻ 260 Commercial Street  
February 6, 2017

5:08 p.m.

Members Present: Susan Cook, Paul Richardson, Elaine Anderson, Kristin Hatch

Excused: Ron Irwin

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none

Special Town Meeting discussion acquisition of Harbor Hill: several members attended at least one if not both of the public presentations on the acquisition of Harbor Hill. Discussion included Paul Richardson concerned about \$1.5 million Trust funds. If \$1M gap, after about 8 years, where will gap funding come from? If operating 26 units at a deficit, could be shorter timeframe. The real estate taxes are lost forever. Kristin Hatch spoke of the 2 suggested numbers and thought it was a lot per unit; potentially more than to build new. Ms. Jarusiewicz explained that they are built and don't require permits; they are in decent shape with limited renovations needed. Ms. Hatch indicated that money takes time. Have the Board of Selectmen asked the community for \$10 million to build affordable housing? Ms. Anderson said that not sure if we will get the bid. There are competitors that could have deep pockets. Ms. Cook said that while she understands the rush because of the 2/14 due date, she feels that it is too quick.

Mr. Richardson said that the Town and the Trust have never done this before – who is leading? Who has experience? Ms. Jarusiewicz indicated that there are advisors that have been hired with experience in public bidding for properties like this. Ms. Anderson said that this is something that we have never confronted before. Is it premature to commit the entire amount of funds right away? Where is additional income to keep the Trust viable? Paul said that the taxpayer will subsidize. Ms. Anderson said that she went from horrified to having most of her questions answered at last meeting but no pro forma with a -0- net at the end is a concern. But she feels like we should go for it. There is an exit plan. Mr. Richardson indicated that there is a rational vs. an emotional decision. Opportunity is here. Ms. Hatch said that the Trust could buy individual units, scattered site. The issue is to buy Harbor Hill or not.

Ms. Jarusiewicz said that before the Harbor Hill opportunity arrived, the Town was trying to figure out how to maximize the impact of the \$1.5 million since buying one unit at a time will get 3 to 4 units maximum.

The committee discussed possible votes to recommend, not to recommend, or take no action. There was concern that a fragmented vote could be harmful.

Kristin Hatch MOVE to make no recommendation to Special Town Meeting on the acquisition of Harbor Hill; Paul Richardson second; approved 4-0.

Meeting adjourned at 5:40 pm

*Submitted by:  
Michelle Jarusiewicz, Community Housing Specialist*