

COMMUNITY PRESERVATION COMMITTEE MEETING:

MINUTES

Grace Gouveia Building, 26 Alden Street

June 22, 2010 5:30 pm

Members present: Dorothy Palanza, Nancy Jacobsen, Steve Milkewicz, Dennis Minsky, Eric Dray.

Absent: Arturo Alon, Susan Cook, Stephen Borkowski

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

Public Statements: none

Vice Chairman Position: tabled until more members in attendance

Hawthorne Letter: add language "...motion overwhelmingly approved by town meeting." Delete "While we had to make difficult choices..."

Eric Dray: MOVE to approve letter as amended; second: Dennis Minsky; approved 5-0.

Signs: End of fiscal year, time to purchase some signs with FY 2010 CPA Admin funds. Member discussion of signs in general.... For permanent signs, "the project" language should be more specific. Town Hall could have a bronze plaque like existing plaques in building, to be further discussed with Town Manager. Use large signs during construction. Small permanent signs could be carved. Past & current projects:

Library – one large generic sign

Seashore Point: small flat with specific language

90 Shank Painter – one large generic sign

Sandy Hill – small flat, "Renovation of this building was funded in part..." [contact first as to placement]

83 Shank Painter: small flat, "Renovation of this building was funded in part..."

Suzanne's Garden: small flat, "This public garden funded in part in 2009..."

PMPM: 2 small flat signs with dates [dates of town meeting votes], "Renovation of this building was funded in part..." inside/outside of lodge – color scheme [ecru/green]?

FAWC: small flat, "Renovation of this building was funded in part..."

Archives: small flat, "Construction of Del Deo Archive Room funded in part..."

Library: generic construction sign

Peter's Property – none

Hawthorne Property - decide when time comes

Order one large and one small generic sign for now with FY 2010 funds.

Minutes: Eric Dray MOVE to approve minutes of 5/18/10; second: Dennis Minsky; approved 5-0.

Other:

Legal expenses: Assistant Town Manager David Gardner requested additional CPA administrative funds to address CPA grant related legal expenses. Spent over \$6,000 for Suzanne's Garden and already \$3876 for Hawthorne Property, Land Bank funds can only pay for post-STM expenses. Approximately \$8,000 additional legal fees above the \$3,000 previously authorized for Suzanne's Garden.

Eric Dray MOVE to approve approximately \$4,600 from FY 2010 CPA administrative budget for CPA legal expenses; second by Steve Milkewicz; approved 5-0.

Protocol for FY 2011 Round: for discussion at next meeting. What will total amount available be? Should there be a cap? Should there be a 50/50 split? Ask CPA Coalition regarding best practice.

Community Housing Specialist Report

Michelle Jarusiewicz

June 17, 2010

Aunt Sukey's Way: Town meeting moved forward with the acquisition of 15 Aunt Sukey's Way for open space only. The CHC can now rescind its vote of March 15th:

Joe Carleo MOVE that the Community Housing Council commit to lend the Housing Authority \$190,000 from the Affordable Housing Trust Fund for the acquisition of 15 Aunt Sukey's Way to be paid back when alternate funding is in hand; second by Molly Perdue; approved 3-0.

90 Shank Painter Rd.: The Community Builders expect to hear about tax credits later in June and will meet with Board of Selectmen in July for a project update.

83 Shank Painter Rd.: Community Housing Resource has been told that DHCD will not consider its application out of round and will be required to submit in the competitive September round. Awards are announced in November and, if funded, loan closings and construction in January 2011. CHR is still pursuing out of cycle funding.

Stable Path: CHR submitted a Project Eligibility Letter Request to MHP on 4/22/10 to MHP for the Stable Path Rental Project which typically begins the 40B process. MHP will not issue a Project Eligibility Letter [PEL] until CHR can demonstrate project financial feasibility. Excerpt from CHR email:

The process for the PEL is far more strict than ever before and MHP can not issue a letter as subsidizing agency unless they can confirm financial feasibility of the project. A consequence of the freefalling economy has been diminished prospects for Low Income Housing Tax Credit (LIHTC) deals to attract corporate (bank) investors willing to pay what they used to pay for every tax credit dollar. The prospective equity investment has declined 25% from three years ago when the Stable Path financial package was put together. This has resulted in a GAP of more than \$1,500,000 which must be filled before MHP can attest to the current feasibility of the project to start the PEL process.

I am very discouraged by the new PEL process that can't even allow the process to begin. It seems reasonable to me to begin the regulatory process and hold out hope that by the time that the project gets an allocation of tax credits from DHCD (Fall 2011 seems like best case), maybe the investment climate would have improved and the funding GAP would disappear.

I am seriously considering other alternatives that would allow something to happen sooner with more certainty of financial feasibility. I may go back to the local approval process, with less than 30 units so that the Cape Cod Commission DRI process could be avoided, and see what I can do with little public subsidy.

33 Court Street/PHA: Construction is on hold as the Housing Authority staff has been redirected to work on various apartments for both internal moves and making units available. Construction should resume mid-June for completion in July.

Upcoming dates:

7/12/10

BOS Public Hearing on Town-wide goals

July 2010

TCB - 90 Shank Painter update Bd. Of Selectmen

2 affordable rentals coming available in Truro:

Highland Affordable Housing is accepting applications for its First Discovery rentals.

One 2-bedroom unit: Rent \$1,151 [no utilities]

One 1-bedroom unit: Rent \$732 [no utilities], reserved for elders [55+] and fully accessible.

Household income cannot exceed:

1-bedroom [60% income level]:

\$32,880 – household of one

\$37,560 – household of two

2-bedroom [80% income level]:

\$43,800 – household of one

\$50,050 – household of two

\$56,300 – household of three

\$62,550 – household of four

More info: JULY 20, 6pm and July 30 9:30am at Truro Public Library

Call 1-800-220-6202 x 17

Applications due 7/31/10; lottery 8/13/10

GRANT ADMINISTRATION:

MCDBG-R CDF 08 [\$819,500 for Water Treatment]: CDBG Environmental Review process underway along with the bidding process for the water treatment pilot.

Mass. Historical Commission: Submitted grant application on 4/9/10 for restoration of the Library façade; believe that the town will receive an award of \$36,500.

Note that the town's new website is in transition and has limited information available at this time. I have received some training in how to update the sites and will be working to place additional information.

Next Meeting scheduled Tuesday, 7/27/10 at 5:30 pm, possible agenda items: time limitations for grants, future CPA round timetable with possible due date of mid-November.

Adjourned 7:03 pm.

Submitted by:

Michelle Jarusiewicz,

Community Housing Specialist