

Provincetown Community Housing Council

Judge Welsh Hearing Room

January 28, 2008

4:00 p.m.

Members Present: A.J. Alon, Elaine Anderson, Joe Carleo,
and William Dougal (arr 4:09 p).

Members absent: Catherine Reno Brouillet and Molly Perdue
(both above excused)

Staff: David Gardner and Amy Lawson

The meeting was called to order at 4:03 p.m. with a quorum.

Meeting Agenda

Review and approval of Minutes

Motion: Approve the minutes of the January 11th meeting that took place on January 7th.

Motion: Elaine Anderson **Seconded:** A.J. Alon **Vote:**

Introduction of new Housing Specialist and discussion of short-term priorities

Amy Lawson is the new Housing Specialist and right now she's been busy organizing the files so that it'll be easier to find things. The last time the listings of affordable housing records were updated was 2001. She will be finding out how many affordable housing units there are in town and also tracking down the accessory units. Amy said that she will be working Monday through Thursday from 7:a.m. to 3:p.m. and she can be reached at Ext. 515. The Assessor is helping to track units, too.

Bill Dougal arrived at this point in the meeting.

David G. said that part of the discussion should be to come up with priorities for Amy L. He then handed out a copy of the job description for Amy.

Joe C. said that the short term priorities are the work around the brochure that Polly H. worked on. That's the TAP grant that we have to finish in order to collect – and maybe Amy will have to look into reapplying for it; its prime purpose was out-reach.

David said that we should be able to have something by April.

Also, continued Joe, the changing of the bylaws that refer to the Local Housing Partnership (LHP). We would hope this to be one of your first priorities.

Amy L. requested a copy of the current application since it is not available online.

Bill D. said that in their meeting with the Planning Board, there was some specific reference to this Council and the Zoning board and that the Town had adopted a housing plan and that should be a point of reference for the ZBA. Also the zoning by-law has to go before the town meeting.

Amy, still trying to get a handle on what is being requested of her, asked - so that as a theoretical

example – you want us to look into the mix – income mix – and whether they qualify for local preference or not? - not the theoretical need but the actual need?

Funding Issues

David wanted to look at how the funding looks for '09. Joe wondered if we should use the affordable housing trust fund for the Housing Specialist's position. Amy will be working for 30 to 35 hours/week. Elaine will be discussing at her next CPC meeting whether funding this position for another year might be feasible.

David G. said that it would be helpful for us to have direction from this PCHC whether there will be funding. Bill said that he thought that the '09 budget had already been submitted? The position was originally funded by the CPC and we should continue along this way.

Motion: Move to continue financial support for the Housing Specialist for FY09 in the amount of \$50K from the CPC funds.

Motion: A.J. Alon Seconded: Bill Dougal Vote: 4-0-0.

Future Meeting Schedule

The next two meetings are scheduled for February 11th and February 25th. There will be only two meetings in February.

Presentation by Ted Malone

A.J. Alon recused himself for this presentation. Ted said that it's been a long time – but he has an update on new projects that he has coming forward. One project is Race Point Road (which will be regulatory project) and the other is 83 Shankpainter which will be the first one presented.

83 Shankpainter is located between Clem and Ursie's restaurant and the gym. It has 5 affordable housing permits that were issued and it was intended to be 100 percent affordable. There were 4 bedrooms and one was a handicapped accessible unit. There were 5 deeded units and the 1st floor was commercial. The 2nd floor currently has a communal kitchen with bedrooms – much like the rooming houses of old. There are currently 15 bedrooms on the property.

Ted M. wants to convert the 14 bedrooms on the upper floors and reconfigure them as efficiency apartments. With his plan, he will get a total of 13 efficiency apartments – approx. 300 sq ft. each. By carefully redesigning them, he plans on rentals (for eligible tenants) of approximately \$625/mo. which would include heat, air conditioning, and all utilities. There are currently five tenants in this building and rather than relocate them, Ted would opt to work around them. The existing title 5 could support what is there now. The tenants would have more independent units and every unit would be long term affordable.

Ted passed out all the funding information in his packet. He also requested that the Affordable Housing Trust Fund finance part of this package. He plans to have two – one bedroom handicapped units of 450-500 sq. ft. each.

Ted - explaining the financing - said that he still has to find an investor – he thought maybe Seamens Bank might be interested. He can get \$100k from Barnstable County and more from the Affordable Housing Trust Fund and a permanent mortgage for \$1M. He will be spending about \$500K on renovations.

The plan would dormer out on the gym side. The rent will include heat, air-conditioning, and electricity. The state will pay \$957 for a section 8 and he said that he would be happy to go for CPC funding, as well.

Ted said that he has been doing this for 30 years and he has finished 70 units of housing to date.

The questions and answers were exchanged with no definite conclusions because the project is still in the planning stages.

At a future meeting Ted will present further plans for Race Point Road.

Adjournment happened at 5:30 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2008.

Joe Carleo, Chair