

Provincetown Community Housing Council

Judge Welsh Hearing Room

February 11, 2008

4:00 p.m.

Members Present: A.J. Alon, Elaine Anderson, Joe Carleo, Catherine Reno Brouillet, Molly Perdue, and William Dougal (arrived 4:10 p).

Members absent: none

Staff: David Gardner and Amy Lawson

Others Present: Ted Malone

The meeting was called to order at 4:07 p.m. with a quorum present.

Meeting Agenda

Review and approval of Minutes

Several changes were made to the minutes from the January 28th meeting. Clarifications were made, several conversational sections were struck, and incorrect salary information was removed.

Motion: Approve the minutes of the January 28th meeting.

Motion: Elaine Seconded: A.J. Alon Abstained: Molly and Cathy

Vote: 4-0-2

Housing Specialist's update on recent activities

Amy presented the technical manual. The council agreed that they would each like a manual with a copy of the rules surrounding the Affordable Housing Trust Fund added.

She distributed the new CHC application for affordable housing, and asked members to provide feedback at the next meeting. She also asked for any information about form A, which was missing from the packet.

Amy presented the update on Sandy Hill Lane that was submitted to the CPC from the project developers. In discussion Bill Dougal asked if there was a way to find out if the occupants listed were previous residents of Provincetown. Molly Perdue asked if there was a funding mechanism that could be used to lower the -income designations for the three vacant units.

Amy distributed a new draft of the community outreach brochure that will provide information about town sponsored programs to encourage affordable housing production. Amy also updated the members on the status of the existing TAP grant. The funds for this grant have not been drawn down. Amy will seek invoicing from the previous consultant to ensure that the funds are utilized prior to applying for another TAP grant for the upcoming year. As a part of this discussion, Bill Dougal asked for a calculation of how the town is progressing in relation to the 10% + 100 affordable housing goal.

Presentation by Ted Malone regarding 19 & 35 Race Point Road and 83 Shank Painter Road

AJ recused himself.

Ted discussed the 83 Shank Painter Road project:

15 one-bedroom rental units of varying sizes.

100% affordable to individuals at or below 60% of the AMI.

Units will range in size from 225 and 375 square feet

Approximate rents will range from \$600+to \$700+ per month.

Units will be available to individuals with mobile rental assistance vouchers

Ted stressed that his renovations will provide an upgrade in terms of space and amenities, and his reuse of the building falls in line with local goals.

Funding for the project will come from a variety of sources including \$100,000 from the county, \$600,000 tax credit investment, 1.2 million from the MHP and Life initiative. They will also be seeking assistance from the town's Affordable Housing Trust Fund.

Joe Carleo asked if the PCHC could get an accounting of the AHTF as well as any rules, guidelines and laws that govern the use of these funds.

Bill Dougal wanted to be sure that there is a noted community need for one bedroom units, and that new housing developments address the actual needs of those seeking affordable housing. He also asked about use of basement (will be used for commercial storage), laundry facilities (located across the street), and maximum occupants per unit (probably one).

Bill Dougal asked if there could be a way that employers can be notified about upcoming affordable housing vacancies through the business guild or chamber of commerce.

Ted asked for the committee's support in moving forward with the project.

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The committee agreed that they would like a detailed account of how this project will meet the housing needs of the community and how tenants will be selected. Furthermore, the council would like more information on Ted's marketing plan.

Ted distributed a new packet of information with recent changes and updates and transitioned into the Race Point Road project. Ted indicated that there has been some trouble with the ZBA and Nelson Avenue abutters because of the scale deviation.

Because of the size and scope of the Race Point Road project, the project is under review by the Cape Cod Commission. The CCC will analyze regional impact and apply any necessary mitigation. The CCC has 60 days to complete a review, after which, Ted will have 90 days to hold a public hearing.

Because the project is under review by the CCC, local review and permitting has been suspended.

Ted will present plans for the Sterns Avenue project at a future meeting.

The meeting was adjourned at 5:46 p.m.

Respectfully submitted,

Amy Lawson

Amy B. Lawson

Approved by _____ on _____, 2008.

Joe Carleo, Chair