

Community Housing Council

Meeting Room A

August 20, 2007

4:00 p.m.

Members Present: A.J. Alon, Elaine Anderson, Catherine Brouillet, Joe Carleo, William Dougal, and Molly Perdue.

Members absent: none

Staff: Matt Mulvey and Maxine Notaro

Others: Polly Hemstock, David Krohn, and Jessica Waugh

The meeting was called to order at 4:09 p.m.

Meeting Agenda

Minutes of the August 6th meeting.

Motion: Approve the minutes of the August 6th meeting as written.

Motion: Molly Perdue Seconded: Cathy Brouillet Vote: 6-0-0.

Presentation/Update on Herring Cove Village, 21 Bradford St. Ext. (Bissell's)

David Krohn verbally presented his new plan to the CHC. They were hoping for a real plan. Mr. Krohn said he had previously given out packets to the Local Housing Partnership and thought that would suffice with a spoken update. He said that there are an existing 8 units and his plan is to put in an additional 9 units; three of these 9 units will be one bedroom affordable units. He further said that they anticipate spending a lot of money on native landscaping, etc. and he is trying for the "oh wow" ambience on his 4.1 acres.

David Krohn was asked why he hadn't pursued a 40B opportunity. The answer was unclear since D.K. said that many communities are not in favor of this but this community is. Bill Dougal wondered about the policy issue since when we have a 40B project we have to have a 20% affordable component. A.J. Alon said that during a May 18th meeting with the Local Housing Partnership (LHP), the developer proposed three – 1 bedroom units as the affordable component of the development. David Krohn felt that this was agreed to but A.J. said that the directive at that point was for Mr. Krohn and his partner(s) to go through all the other committees, i.e., ConCom, ZBA, Planning, HDC, etc. and then come back for an opinion of the LHP and/or current CHC. Matt Mulvey – said the plan had been agreed to.

David K. said that the Fire Chief advised him to put in all median housing since most of his firemen make too much money and wouldn't qualify for affordable. Joe Carleo asked, "So where are you now with the other boards?" Ans: Tomorrow he'll be meeting w/ConCom.

Bill Dougal had questions regarding the anticipated prices of the completed condos:

1 bedroom upper	\$425,000
1 bedroom lower	\$400,000

(A one bedroom unit would have 760 sq ft. and all 3 affordables will be on the 1st floor selling for less than the above prices.)

2 bedroom	\$700,000 (some at \$600,000)
3 bedroom	\$770,000

Joe Carleo said that he would prefer more diversity in future developments. Molly P. said that if our aim is to keep families here, a 2 bedroom unit is a more sensible way to do this – not a one bedroom unit.

Bill Dougal said, “What if we came back to you and said we would need affordable housing for a 2 bedroom unit?” David said you’re asking for \$6K loss for each of these.

Cost is the same to build. David K. threatened that he may just redo the 8 units he has and make them all market rate. Joe said the moderate rate would be preferable. After a whole lot more conversation, Joe said he would like a complete packet for the entire group at the next meeting and then David K. could come back for a discussion. The next meeting is on Monday, August 27th and the deadline for the new plans to be placed in the Building Department will be on Friday, August 24th, in the morning. The Council members will then pick them up and study them prior to the meeting.

A.J. Alon said that our legal counsel has to be consulted. They will be given the entire scenario and then they will determine whether the development will have 20 or 33% affordable; then David Krohn will determine on the basis of that whether or not he will move forward with his plan.

School Department Needs

Jessica Waugh was invited by Bill Dougal to come and speak to the group about the needs of the School Department's employees. She had not been put on the agenda but since Bill Dougal invited her to the meeting, he asked if – in deference to her busy schedule – she could be heard ahead of the other agenda items. It was agreed.

She said that last year there were 74 employees – 40 at Provincetown High School (PHS). They placed an ad and most of the candidates were from either Barnstable or surrounding towns and their reason for applying, they said, was that they wanted to work for a small school. Another reason is for the health benefits that Provincetown hands out. Barnstable is 50-50 for health and our health benefits are terrific (think it's 80-20). We're \$10 or \$15k less for pay than any other school on the Cape. Para professionals are supporting their special needs students. Jessica said she even froze her salary for 4 years but her teachers do need rental housing.

People want to be in our school system but their biggest struggle is housing for the paraprofessionals, custodians, and other support personnel. Examples of the salary range are: \$34,815.02 for bachelor degrees and \$67,483.66 for master degrees.

Molly Perdue asked how many families are lost annually. Jessica W. said about 3 or 4 and mostly to Cape Cod Tech.

Discussion with Polly Hemstock

Polly Hemstock who officially had been on the agenda was finally interviewed. She is being hired as a consultant to fulfill the requirements of the TAP grant.

Polly H. is very knowledgeable in housing circles. She previously worked for the CDC but many of her previous employments have been grant related and eventually peter out – thus her availability at this time.

There are three areas for her to focus her attention:

1. property tax exemptions
2. accessory apartment by-law
3. outreach and the amnesty program.

She fully understood what would be required of her but had an important question: After the outreach and information imparting, etc. – how would people get back to her – as in contact number? Joe Carleo said that it was hoped that there would be a housing specialist in place by that time with a bona-fide office and real phone number.

It was discussed that Wellfleet – establishing a pilot program – is using CPA funds as a loan fund for people who want to become legal residences – as in illegal in-law apartments. The CPA funds are helping the people of Wellfleet to accomplish this. A.J. Alon suggested that the CHC could use some of the Affordable Housing Trust Fund money to accomplish something similar.

Tenant Selection

The above areas spawned many questions, i.e.,

Bill Dougal asked: Who would review the housing applicant?

Polly said that the Housing Office would review income verification and current pay stubs BUT the landlord gets to choose the tenant.

Bill, again: Who is driving the placement of the tenant?

Polly said the landlord has the choice, i.e., if there were 5 applicants and one was known to have an alcohol affinity – then the landlord could opt not to have him as a tenant.

Joe Carleo explained the process through section 8 tenants and this process would be similar.

Bill Dougal – repeating what had been previously explained – said that the main fear of a landlord would be that they would have to take a tenant they didn't want. Once again, Polly explained that the landlord selects the tenant and the choice is based on approval of the landlord as well as the tenant's qualifications.

Accessory Dwelling Units

Bill Dougal said that the sewer system imposes limitations on the number of bedrooms allowed, etc. You can't put in an extra unit without upgrading to a title 5. The way to avoid this is to remove a bedroom from the main dwelling and put it into the accessory unit; this shifting of the allowable flow is done quite frequently.

Polly Hemstock said she would also devise a check list for people with affordable housing questions and it would contain who they would see first and then in what order they would ask for their variances. The first step would probably be starting with the Building Commissioner and then perhaps the committees they would need to consult, i.e., ZBA, Planning, HDC, BoH, and on down the line. Polly H. would provide the list in order to guide them.

Polly wondered aloud regarding the outreach program – How many people do we have out there? – then how large must the property be and what is the criteria for water, density, etc. She then decided that she will provide a draft for review by the Community Housing Council at their meeting after Labor Day. She will also develop a mailing list.

Bill Dougal said that licensed facilities are tied in with the conversion by-law (4170).

Real Estate Tax Abatement

The Real Estate Tax Abatement List should be separate from the accessory dwelling unit list. Polly, once again, reassured the council that she will prepare a draft.

Molly P. suggested a sheet on each specific program – amnesty; accessory dwelling; tax abatement program, etc.

Draft of One-Year Goals for PCHC and the new Housing Office

At 6:30 p.m. when the meeting adjourned there was no time left for this discussion but the main topics of goals were:

1. Administrative
2. Research/Needs Assessment
3. Coordination
4. Development/Pipeline

This rough draft was handed out at the meeting and perhaps everyone could look the list over and have comments on the goals at the next meeting.

Public Statements

There were none.

Other Business

Tbc – as in “to be continued”

Adjournment happened at 6:30 p.m.

Respectfully submitted,

E. Rogers Gaudiano

Approved by _____ on _____, 2007.

Joe Carleo, Chair