

Provincetown Community Housing Council

Judge Welsh Hearing Room

November 26, 2007

4:00 p.m.

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

Members absent: A.J. Alon (excused absence)

Staff: David Gardner

Others: Dr. Cheryl Andrews and Michele Couture

The meeting was called to order at 4:02 p.m.

Joe Carleo said that this would be a short meeting – about one hour long.

Meeting Agenda

Review and approval of Minutes of November 19, 2007.

Due to many corrections, the minutes will be rewritten and then submitted for approval at the next meeting.

Discussion

◆RFP for 90 Shank Painter Road Project

This meeting was mainly called to provide input from the Council to the RFP which is being overseen by David Gardner, Assistant Town Manager.

One comment was to put the number of units and the mix into the RFP. There was also a comment to use the local workforce and see that the CPC application is attached. It was also decided that the tenant selection process would be separate from the developer.

Elaine Anderson said that the CPC did meet on the RFP at their meeting last week and did make several motions; they also provided David with their input. Part of their concern was to make sure the RFP would be accompanied by a deed restriction and the deed would then become an attachment to the RFP. The mix on page 7 of the RFP draft identifies the housing needs as identified by John Ryan; the CPC chose to accept that and leave the Ryan “needs assessment” in there. Priority preference is to be given to the proposal with the largest number of larger units.

Bill Dougal – returning to a comment he had made – said that we have another significant application that has been submitted for Race Point Road. Do we know how many units? - are they rentals or ownership? – what is the size of the units? Something is wrong with this picture - is it a 40B project or what?

Joe C. said that he doesn't know if anything has been submitted – BUT - moving forward – we have

to put out an RFP that has an ideal mix of housing and the more specific we get the harder it will be for any developer to bid on it

After a bit more discussion on things that didn't relate specifically to the RFP – Joe said that what we need today is to make our recommendations on the Shankpainter RFP.

Bill D. was still worried about 40B projects and Molly P. said that we were told that 40B projects will not come before us.

Bill said that since the Town doesn't have 10% affordable housing - we don't have the ability to apply for a waiver or relief from any 40B project - so if we're looking at a possible 40B – does our community housing plan have any weight? – or is the 40B law something that trumps any of our concerns?

David G. said that 40B is a double-edged sword which may allow us to get the optimal number of units in a development.

Joe Carleo – at this point – announced that we have 20 minutes of meeting time left and these questions are in the future. We are here to work on the recommendations for the RFP.

David G. said that in our discussions – the selection process – the scoring matrix and the makeup of the selection committee itself all weigh in on making the final decisions.

Patrick Manning and David drafted a list which included PCHC comments and - as soon as we're able to finalize the RFP – he was hoping to get more input on the Management Plan and any input on what you'd like in regards to the selection process. The CPC - in the deed restriction - seeks out the application being consistent with the purchase of the land - so any comments regarding the selection process would be relevant.

Joe C. felt that the Council covered all of this last week under property management which usually encompasses tenant selection, evictions, etc. Joe further said that we'd like a role in that process, too.

It was thus decided that the Community Preservation Committee (CPC), the Community Housing Council (PCHC), the Board of Selectmen (BoS), and the Provincetown Housing Authority (PHA) would be the four entities who will be working on the selection process and perhaps representatives from each group would form the selection committee. Generally a week will be dedicated to RFP applicants' interviews – maybe the 2nd week in April.

Joe C. then asked if there were any other comments on the applicant selection process. Once we're satisfied with the RFP – then we propose that a member of this Council be a member of the selection committee.

David G. said that obviously there will be staff people involved – and we should look for people who have housing expertise.

Joe said - so to move forward – he'll write the Council's suggestions for approval at next week's meeting; he will circulate something to everyone for their review during the next week.

NEXT MEETING WILL BE DECEMBER 3RD AT 5:00 P.M. WITH PLANNING COMING IN AT 5:30 P.M. FOR A JOINT MEETING.

Adjournment happened at 5:00 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2007.
Joe Carleo, Chair