

# Provincetown Community Housing Council

Grace Gouveia Building, Room 6

December 8, 2008

## 4:00 p.m.

Members Present: Joe Carleo, A.J. Alon, Jack McMahon, Cathy Reno Brouillet, and Molly Perdue

Members Absent: Bill Dougal [excused]

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

## Housing Office Budget FY 2010

Community Housing Specialist Michelle Jarusiewicz presented a draft Housing Office budget for FY 2010 estimated at a total of \$59,740 which assumes 20 hours per week at current salary and insurance cost increasing by 10%; expenses remain about the same. Members agreed that the budget looked good and was lean. Question – can the balance appropriated by town meeting in FY 2008 for the housing office still be used, or do we need to re-appropriate the entire amount?

Molly Perdue indicated that we still need to do outreach and fundraising, especially in the summer to increase the Affordable Housing Trust Fund balance.

## Community Housing Specialist Report

Michelle Jarusiewicz reported:

- Town reports for the Annual Report are due 1/22/09.
- The Board of Selectmen approved the Marketing Plan for Herring Cove Village and the revised Local Preference Policy on 11/24/08.
- Next round of applications for CPA funding will be due 1/22/09.

## Minutes

Jack McMahon moved approval of minutes for 12/1/08; second by Molly Perdue; approved [2-0-3].

AJ Alon moved approval of minutes for 11/17/08; second by Jack McMahon; approved [5-0-0].

## Land Development Agreement

Review and discussion of proposed Land Development Agreement for 90 Shank Painter Road. Joe Carleo emphasized that people should know that construction probably won't start until January 2010 because of the economy not because of the developer. The developer, The Community Builders Inc, and the agreement will be presented to the Board of Selectmen tonight. The proposal requires 40B application and will need the support of the town and its boards.

## Other

Molly Perdue: is it possible to discuss with local banks creating an innovative program to utilize homes that are under foreclosure? Unfortunately, banks want to sell properties, not be landlords. Possibly, we can contact Seamen's Bank to see how things are going.

Next Meetings: January 12, 2009 & January 26, 2009.

5 minute break to set up for joint meeting with Board of Selectmen.

## 5:00 pm Joint meeting with Board of Selectmen

Members Present: Michele Couture, Elaine Anderson, Austin Knight, Dave Bedard, Mary-Jo Avellar

Staff: Town Manager Sharon Lynn

Dave Bedard steps down as he owns property in the area.

## Community Builders, Inc. Presentation 90 Shank Painter Road

Following slide show presentation of proposal, The Community Builders Inc. representatives [including Willie Jones and Jan Brodie] indicated that it generally takes about a year to complete the 40B approval process with the financing started during the same timeframe. The most aggressive approach would include submitting a financing application in the June 2009 round with construction starting in November 2009; construction would take about one year. But it may require applying for 2010. The Chairman indicated that she preferred the more aggressive schedule. Staff and the developers should feel free to ask for special meetings to facilitate the process. Staff assigned to work on the project includes Town Manager Sharon Lynn, Assistant Town Manager David Gardner, and Community Housing Specialist Michelle Jarusiewicz.

Mary Jo Avellar disclosed that she is a real estate agent, but the company that she works for does not do rentals.

Members agreed to schedule a special meeting to approve and sign the Land Development Agreement to allow for review.

The Community Builders Inc. indicated that washers and dryers would be in each common area in each building, probably coin operated through a vendor. Accessible units have hook-ups for washer and dryers. Still considering dishwashers as they save water usage. Still would argue for garbage disposals. They are aware of the Willow Tree of concern.

The Community Builders Inc. is looking for suggestions for a name for the development – any ideas?

MOTION to adjourn. 5:48 pm.