

Provincetown Housing Authority

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Provincetown Local Housing Partnership and Provincetown Housing Authority

**Judge Welsh Hearing Room
September 8, 2006
8:00 a.m.**

LHP Members present: Arturo Alon, Scott Campbell, Tim Hazel, Melissa Jones, and Noah Taylor.

PHA Members present: Nancy Jacobsen, Pam Parmakian, and Molly Perdue.

PHA Members absent: George Bryant and Harry Opsahl-Gee

Staff: Keith Bergman, Patrick Manning, Maxine Notaro and Doug Taylor

The PHA meeting was called to order at 8:10 a.m. by Nancy Jacobsen.
The LHP meeting was called to order by Tim Hazel at 8:10 a.m.

AJ Alon arrived at 8:15a with apologies and Noah Taylor arrived a bit later.

Meeting Agenda

Future goals on Affordable Housing

Nancy announced that they were there with a request for \$15K and \$20K. Tim Hazel said I thought we were going to talk about incentives?

Patrick Manning clarified the meeting purpose by saying that the request for \$15K will go along with the \$20K to pay for housing consultant, John Ryan. \$20K is ear-marked for his services and the auxiliary costs for food and room for the summit will come to about \$15K. Patrick said that because neither boards had quorums, we just moved ahead until we got a full complement for voting.

It was difficult to persuade Tim Hazel that this money needed to be expended. "We have to pay a guy \$15K who is already working? And what about all the other housing summits held - what did they accomplish?"

Pam P asked Keith Bergman (KAB) how - now that both boards have recently filled - can we be part of it? KAB told Pam and the others that you're the hosts. John Ryan is coming today to look over the meeting site (Provincetown Inn). The summit will have a presentation by John Ryan for about 2 hours and he's not sure who is going to facilitate these groups. KAB said that they would be run in a similar fashion as the school conferences and then break up into groups. The only way this is going to be worthwhile is if we can get other people into the mix and we seem to have the momentum going now.

KAB – it may well be that you can sprinkle yourselves out among the different groups at this workshop. The summit is the start and by December a plan of action will be hammered out, i.e. properties we want developed and how we're going to proceed. Last night in Hyannis there was a Cape Cod Task Force and what was discussed was whether each town should go forward individually – or should something be done statewide? One of the statistics under our goals is to construct 200 or 250 units of rental housing. We need to arrive at a community consensus on how to raise that kind of money. Do we amend our zoning by-laws? – or how do we get where we want to go.

AJ noted (as had Tim previously) we've had these summits before and we have had no results. He almost feels it's a stall. We're back to the same table and why aren't we doing something about it?

Molly said we have momentum and if we can provide more momentum then we can move this project forward.

Tim said the key is to stop condo conversion – we're almost tapped out – we have had plenty of conversions in the past that could have been used. Patrick interrupted saying, "This is a discussion that's gone on for quite a few years with no concrete results." Doug Taylor interjected, "But this is now a crisis!"

Patrick said the options are - do you build new – or do you stop conversions? You have to have the backing of the town or you can't move forward.

KAB – matter of what permanent support structure we put into the plan for affordable housing. We're looking at \$200K/year translated into 1 or 2 full-time people. Other towns have approached the issues in different ways but it's more than one position and probably two full time positions. You need a permanent structure in place to implement this.

AJ said, "What are the results of all the past summits? Where did all that information go?" KAB said we had one at the last presidential election. Delahunt, and a few politicians attended and their parting shot was, " Let us know when you have a site and we'll help you." In 2002... we adopted the CPA tax, we've amended the Zoning by-laws, but we were unsuccessful in putting a tax on property sales because there was no momentum. The community at large and local real estate people downed it.

Nantucket embraced it and we need the support of realtors. Some things we can control and some we can't.

Patrick, defending the past summits' benefits, said that what has come about is amnesty and we also put in place that you can get a tax exemption for affordable units. So these things have come out of the summit. This is very inclusive.

Pam will be discouraged if we can't establish 2 articles for the fall town mtg. KAB thinks of the conference as a way to build the community. "Otherwise it's a crap shoot."

LHP Motion: Approve \$15,000 for the housing summit.

Motion: Tim Hazel Seconded: Scott Campbell Vote: 5-0-0

PHA Motion: Approve \$20,000 for the housing summit.

Motion: Pam Parmakian Seconded: Molly Purdue Vote: 3-0-0

Tim Hazel wondered if the Community Preservation Committee (CPC) has agreed to put any money toward this? Patrick said, "No. They're tapped out for approving available money."

Pam would like the CPC to advertise for applicants to access funds at fall town meeting. Pam would love to recommend that they do this.

KAB said that the BoS is supportive of setting up rental subsidies. We had a good working group meeting with the Interfaith Council and several other groups. What we should do is the main question. Other things are still on the table – and we're looking into those with needs for now – as a means of holding it together.

Patrick said that the Interfaith Council charges no fees to help individuals. Right now they have limited office space and they will be given space at the Grace Gouveia building.

Tim Hazel wants to encourage help for displaced residents and Pam said they can approve the money for the Interfaith Housing Council and then set up guidelines, i.e., only for Provincetown residents who have lived here for at least a year and a few other parameters - but first we should approve the amount and then establish the guidelines. Pam felt the guidelines should be loose so that a lot of people could be accommodated.

KAB said that a grant agreement is in the works right now saying that housing needs for Ptown residents only. Molly said it would be great if all the housing groups were on board - as in NOW. Tim would also like to see that.

Motion: The LHP approves \$20K from the Affordable Housing Trust Fund for the Interfaith Housing Council.

Motion: Tim Hazel Seconded: Arturo Alon Vote: 5-0-0.

Motion: The PHA approves \$20K from the Affordable Housing Trust Fund for the Interfaith Housing Council.

Motion, seconded and approved unanimously by the PHA Vote: 3-0-0.

It was decided by the assembled that another group meeting would benefit both committees (LHP & PHA). It will happen on next Friday at 9:00 a.m. in Town Hall. It is a regularly scheduled meeting of

the LHP; together the two groups will try to write two articles regarding affordable housing for the fall town meeting. Patrick thinks the LHP should have representatives on the CPC; two of the members will attend the next meeting of the CPC on Tuesday morning at 9:00 a.m.

There was then a mini discussion on promoting good relations with the CPC and a lot of interaction on underlying issues. Molly said, "We'd like to know where they stand and how they feel. Their perceptions. Nancy thinks the key is strong participation.

Molly – to get back to the \$20K – how do we get back to the CPC? One suggestion: go to Pru Sowers and try to get a piece in the paper about the LHP and PHA contributions to the Interfaith Council.

There was also a discussion on the CPC having \$1M available from an unused source which had been previously approved.

Doug Taylor cautioned that speed is needed. The warrant for the fall town meeting closes exactly one month from today - thus the meeting on Friday the 15th at 9:00 a.m.

Molly just wants something to happen. We need to take care of someone NOW.

Tim doesn't see it as a band-aid. Molly said if we don't put pressure on the CPC right now then we'll lose.

Tim encouraged keeping the existing property and revamping them for use now.

The final request was that - Anyone who can go to the CPC meeting on Tuesday should attend as a member of the public.

Adjournment 9:20 a.m.

Respectfully submitted,

Evelyn Gaudiano, Evelyn Rogers Gaudiano