

Provincetown Community Housing Council

Judge Welsh Hearing Room

July 10, 2007

4:00 p.m.

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

Members absent: Joe Carleo (excused absence)

Staff: Matt Mulvey and Maxine Notaro

Others: Howard Burchman, Michelle Jarusiewicz, Sharon Lynn,
Ted Malone, Pam Parmakian, and John Ryan.

The meeting was called to order at 4:00 p.m.

Meeting Agenda

Meeting with John Ryan

John Ryan, the Housing Consultant, said that the Town Manager had asked him to prepare a memo assessing the importance of things the Community Housing Council (CHC) should focus on accomplishing. He then proceeded to list them in order of importance:

1. Key Issues for the CHC to consider,
2. Proposed Scope of the Provincetown Housing Office, and
3. Proposed Use of Remaining Consultant's Time

Molly Perdue asked, "How many housing offices are there in the state?" Mr. Ryan didn't know – only that he had interacted with some of them. It was also determined that both Truro and Wellfleet were not as far along in their planning as Provincetown so the thought of regionalization wasn't feasible.

Bill Dougal said he really needs an update on where we are strategically. "We should take a breather to find out where we are financially – and therefore – what is our role? Are we going to have an officer for the housing authority – or what? We have to decide what is going to be the model of where we are going to go. Because \$50K is not going to get you the kind of person we're looking for. We need to sort it out."

John Ryan said that his sense is that there is a substantial need that has to be addressed. There has to be a person to answer the phone and know the answers that people may ask. These are the needs! The townspeople want to see something done – to hire someone – in fact – the CHC should begin thinking about how you build more support – and trying to work with the state to get more funding to move this project along. Shankpainter has the most involvement – but it is not the responsibility of this group to move this along. This group should be setting the direction.

Molly Perdue had several questions regarding local preference; it was passed in 2003 and we need a clearing house to have this information available. We need a person who can start to put all this

information together and a staff person would be essential. We need this and we have to be consistent. Molly thinks regionalization would be great down the road but not now.

Elaine Anderson thinks maybe we should be looking forward and seeking a staff person. We do have a fund – it might not be full time position – but we have to start somewhere. Why should we wait any longer?

Cathy Reno said that we need to have Procedures and Policies in place; that should be our priority.

Bill Dougal agreed with Cathy Reno and stated that we are a newly formed council and we have to do introspection, what will be our strategies? We have a disconnect in this community. It's up to us as a council to bring something forward to educate the populace. Questions the general public will have are: 1) What does it mean to me? and 2) What does it mean in terms of local preference. We're building community confidence. The housing person will – more or less - be our marketing person.

Molly disagreed – there has to be a symbiotic relationship and her conception of a housing office – we need to have information and a housing office. People have to have a place where their questions can be answered, i.e., “accessory dwelling” is only a buzz word unless it's explained.

Cathy said that we have to have a mission statement regarding - who we are - what do we want to accomplish.

John Ryan – referring to Bill Dougal's statements – said that a mission statement with key goals is necessary. One crucial element for this housing office is that we're trying to preserve this community. That's an essential piece for anyone you're hiring to understand. And by spring you have to have someone on board to handle all questions – and there is a real need for that. So he'd be cautious about taking too much longer.

Molly said that the town would like to see some kind of momentum happening. The office would have to be able to answer questions.

Mr. Ryan said that it's important that there be a phone number associated with the Town where people can call and say – I have a need – and that person will be able to direct them.

Michelle Jarusiewicz said that every project is going to be different. You could have a list of interested people. You should have a list to hand out to people. She further said that if you start advertising today you couldn't hire someone fast enough to fill the tremendous need out there..

Bill Dougal said that ultimately we're talking about community need i.e., if we're trying to put a policeman on board..... example..... There's a need here and these are the kinds of decisions that have to be made. We need a community office to make these decisions. John Ryan agreed, there are some things that can be addressed by this committee, i.e., local preference. That is one element that should be on your “to do” list. There's a need for someone to guide people.

Elaine Anderson floated a motion which spawned a discussion.

Motion: Accept John's offer to put through the first draft of a mission statement.

There was no second and Mr. Ryan said he couldn't possibly draft a mission statement for the

Council; it had to come from them.

Bill D. said that he'd like to see the whole picture and then the mission statement will come forward. More importantly, he would like the CHC to embark on some form of community education. A J Alon said that some people make way too much money to buy an affordable home. Bill countered by saying that we have to have some clear direction for local people.

After a whole lot more discussion, the following motion was made by Elaine Anderson.

Motion: Accept John Ryan's offer with the option of a working paper document identifying organizational structure, funding plan, goals, local preference, and report back to the Council.

Motion: Elaine Anderson Seconded: Cathy Reno Vote: 5-0-0.

John said he'd get back to the CHC in about two days to firm up timing of this request and the group also needs a concerted effort to identify usable land.

Bill Dougal said that he'd like to start with J. Ryan's report and condense that into some form of strategic work plan or focus. We must focus on a work plan and recommend some sort of organizational structure. Bill would like a breakdown. "What should be our strategic focus?"

John Ryan replied that there are 2 different ways; he could try to look at the issues, i.e., financing plan and organizational structure. Another approach would be to facilitate a discussion – so that you have two choices.

John Ryan continued by saying that there are 3 things the CHC has to juggle:

1. If and when the ownership issues about the Shankpainter property are settled, then you have to push for proposals to go out.
2. The group accepted a grant from the Cape Cod Commission to commit people to year-round rentals. That was supposed to be completed by the end of September. Someone must finish that and you have \$3,500 to do it.
3. The money you have available to you – people in the community are going to be thinking about all of this.

Matt Mulvey said that maybe the group would want to work up a job description with a sub-committee. We should be able to pull a job description down. We can start working on that.

Policy and Procedures for new Housing Council

This had already been covered in the meeting.

Public Statements

Howard Burchman, chair of the Planning Board, announced that they are working on a couple of initiatives. He had many things to say regarding the presentation of conflicting by-laws that both his committee and the Local Housing Partnership had championed. Now he would like to work together with the CHC for the good of the community.

The Cape Cod Committion is developing a draft for the Planning Board – and on July 17th they'll have a version of 40R smart growth. It will have to do with 2nd floors along Commercial Street..

Matt Mulvey said he's involved in the Public Works Dept. relocation.

Other Business

Cathy Reno announced that she has a conflict for next Monday's meeting. The poor woman has to go to a Red Sox game in Boston!

Minutes

It was agreed to wait for next week.

The agenda for next week was discussed but it was decided to wait for next week to see if the chair agreed with it.

Adjournment happened at 5:55 p.m.

Respectfully submitted,
E. Rogers Gaudiano

Approved by _____ on _____, 2007.
A.J. Alon, Vice Chair