

# Community Housing Council

Judge Welsh Hearing Room

September 10, 2007

4:00 p.m.

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

**Members absent:** none

**Staff:** Maxine Notaro

**Others:** Elizabeth Bridgewater, Polly Hemstock, David Krohl, Ted Malone, John Ryan, and Jim Watkins.

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

## Meeting Agenda

### Minutes

**Motion:** Approve the minutes of the August 27<sup>th</sup> and September 4<sup>th</sup> meetings as amended.

**Motion:** A.J. Alon      **Seconded:** Molly Perdue      **Vote:** 5-0-0.

### Discussion with John Ryan /5 Key goals for the PCHC

Joe Carleo opened the subject up for discussion. Bill Dougal said that his initial impression – it's a good start but a lot of them are process oriented goals. He continued by saying that a lot of people are looking for us to make affordable housing happen. We should be on to the next project at this stage! We should be having the capability of bouncing a lot of balls at this time. That's the bottom line. The goals are just like mechanisms without any tangible goals. What is our time line for creating them? Bill would like more of a focus on the goals driven by outcome. He likes to keep his eye on the end point and how we get there. Bill looked at the goals and he thought they were a great template. How do we guarantee that local residents will be accommodated? One of the council sees local preference as a big headache and we need guidelines. As in - which goals are going to be the priority goals?

Bill D., still commanding the discussion, asked - what is the goal – how many – how does the local preference criteria work? This community will not allow us to take our sweet time. The community is not going to support tax increases unless we are going to get some projects.

Molly Perdue said that we're going to need to multi-task – we can't stall on - what's our next project? When educating the community is mentioned - this is important! Most people don't know the need and don't know the numbers. Lots of people are not able to afford home ownership. And the housing office – how do we establish that? If you don't understand this, how do you participate? What is the mix going to be?

Bill D. doesn't see the council having the ability to do the analysis without an expert. We need to know how many units, etc., and the only decision left is income eligibility. Until we grapple with financial issues, we have to determine officially what we want to achieve.

A.J. said that low and moderate are the same thing. Bill, taking over the conversation once again, said that perhaps his terminology is a bit out of sync.

Molly Perdue said that we have applicants coming before us – you're talking about only one aspect. Policies and procedures are not the bottom line. Bill is talking rentals.

John Ryan finally got an opportunity to join the discussion that he had been asked to both attend and lead. He said that Bill wants goals and targets over a large period of time and we have to have a starting point for this. John R. went to the easel and said that we have a report on rentals, amounts, etc., and we can do a graph over a several year period – as in years 1, 2, and through year 10. He further said that maybe 10 or 12 this year and maybe the following year a few more additions. At the same time you can say – using the income chart for needs – that we will eventually hit the needs of those different levels. That piece will help you draft a long range plan. You talk about having to know where the financing is coming from - but there's the financial plan of the offices that we'll be working for. Do you want us to go with the needs that this professional put out there? You're not going to get the 250 units at any time soon.

Joe C. did his goals before John's report came out. It's more about the things we need to do. John Ryan agreed - Bill is talking about something longer and broader. Bill D. also feels that we need the continued services of John Ryan. "We need to put a little more meat on this - as in which goals are most critical, etc.

Molly P. asked - talking about the need of 250 rental units – how would you suggest turning this into project after project?

John Ryan said that there are some basics – short answer is that if you're committed to a certain number of projects. Go after private funding and when that ends, most of the private projects you have will be completed. If people can't afford to rent, then they certainly can't afford to own. When you're working with a private developer – his sense is that the needs of the town are being met. You try to address and negotiate and then you, as a group, are addressing the needs as the projects go on.

Bill said that the biggest contribution will be 80/20 rule – 80 percent of the success will be related to the larger projects, too. He wants to be sure that this council envisions where we can derive the greatest response. We can get caught up on semantics about these smaller projects and ignore the overall needs. John R. and Joe C. had a conversation about the feasibility of different projects.

John agrees with that assessment. We've all seen how long it takes. There's a lot of value in looking at future developments. He thinks that's a piece of work that can be done. Also, the role of the housing officer is about educating the public in what is happening in community development. Once you begin to get that level of credibility maybe you can go to a town meeting and get permanent funding.

Elaine A. said that we should focus on the funding initiative of government funds. Bill D. said that maybe one source could be the CPC – or whatever?

E. Anderson further asked - do we also have a role in streamlining some of the applications? Molly P. said that if we want to encourage people we have to streamline the whole process.

John R., speaking about procedures, said that you want to communicate with clarity and he sees that as one of the primary roles of the housing person you hire. These issues may be problematic and he would encourage you to invite people from the different committees to your meetings and ask them what are the impediments – ask the town to see where the bottlenecks exist? If I were giving you advice (which I am) it would be to do whatever you can do to get a person hired and make “clarity of information” a goal. Begin the process of seeing what your next projects are. Start negotiating with private developers and get clear on that.

Bill said that he would be reluctant to get into an analysis of procedures. It’s a quagmire. ConCom has its own agenda from the Commonwealth and BoH is totally guided by the Commonwealth – and Zoning is driven by the state and was crafted in great measure by the BoS. We would be taking on decisions from the BoS. Molly said that we are policy setting. Also, do we want phasing – or don’t we? Molly was pushing for a dialog to be established..

Joe C. said the next step would be in having a definite plan and maybe ask John to help. John - in response – suggested changes and will put it out as a draft statement. Joe would like an executive summary of the draft statement for greater clarity. Bill wants a timetable and - to keep it simple – maybe first year and 2 years out, etc. and identify the project as high priority, etc. John R. said that he still has 45 hours of professional time left. A draft was promised by John in 2 weeks or so.

### **Discussion with Polly Hemstock**

The council asked Polly if we could reapply for this TAP grant? She said that the Cape Cod Commission sometimes does it twice. Polly H. gave out both her business card and a draft of her brochure that could be sent to all property owners. She went on to describe it and got a whole lot of feedback on it, i.e., “what is the property exemption?, etc.” Joe C. thinks the overall information will be skimmed and then anyone interested will go over it and ask for more information. Polly asked for a suggestion of a graphic for the cover of the brochure.

Ted Malone said that one interesting thing in the plan is that - the tax exemption is written so that it may be written up to 80% . It’s a gray area and eventually will have to be resolved. He had this same conversation with Paul Gavin the other day. The actual law refers to a person of low income and – for the most part HUD standards drive the guidelines. The Assessor said that he has about 50 units under that tax exemption program.

Bill said that it’s important for us to know - from Paul – how many applicants the Town has had for the tax exemption program – and people should be told that all their applications will be kept confidential.

Polly was thanked and told that this brochure was a great start. The group wants the mission statement of the council on the back of the brochure.

Maxine Notaro announced to the gathered group that the Planning Board has no intention of bringing any zoning articles to the special town meeting in November.

### **Public Statements**

**Elizabeth Bridgewater** who is a new resident of Provincetown said she is a home consortium representative for Provincetown. The home consortium has housing dollars and it has a once a month

meeting. She just wanted to introduce herself and will be attending her first meeting in the near future. She was thanked for her input.

Bill spoke to the chairman of planning and he's more than willing to have a joint meeting with the Community Housing Council.

**Motion: Move that this council have Joe C. contact the chairman of the Planning Board about having a joint meeting.**

**Motion: Bill Dougal      Seconded: Elaine Anderson      Vote: 5-0-0.**

**Any other business**

David Krohn and his business partner, Jim Watkins, were told at the last meeting of the CHC to return only after they had attended ConCom, Planning, and Zoning hearings. They have yet to present to Zoning so all they had to say were moot points. They spoke for about a half hour and said that Zoning's next meeting wasn't until October 3<sup>rd</sup> so they were asking ONLY for conditional approval. It didn't happen.

Adjournment happened at 6:30 p.m.

Respectfully submitted,  
E. Rogers Gaudiano

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2007.  
Joe Carleo, Chair