

Community Preservation Committee

Judge Welsh Hearing Room

August 1, 2006

4:00 p.m.

Members Present: Elaine Anderson, Mona Anderson, Nancy Jacobsen, Austin Knight, and Stephen Milkewicz.

Members Absent: Howard Burchman and William Dougal

PHA Members: George Bryant and Nancy Jacobsen

Others: Keith Bergman, David "Dixie" Federico, Michelle Jarieswicz, Patrick Manning, Pam Parmakian, Molly Perdue, John Ryan, Doug Taylor, and Ben Thornberry.

Meeting Agenda

The meeting was called to order at 4:10 p.m.

Patrick Manning announced that Margaret Bergman had recently resigned from the Provincetown Housing Authority (PHA) so they have no quorum.

Discussion with John Ryan Regarding Housing Summit Proposal/

Scope of Services

Elaine Anderson, Chair of the CPC, introduced John Ryan to the group. John Ryan said that he has been trying to move with haste – but we have to have a clear aim of the stakeholders. Bill Dougal was the person who suggested having a housing summit, - specifically to address the housing needs of the community.

John Ryan (JR) said he has done a summit type meeting in several other places. Austin Knight wanted to know the areas where John Ryan had worked. Martha's Vineyard is one and Nantucket has a similar process. He's presented his credentials to the CPC and he finds there's a tremendous need here. JR also said that it's nearly impossible to live here year round on a seasonal job. Also the constant shifting of year-round people from seasonal to winter rentals causes terrible disruptions to people. He said, "Let's bring folks together, where's the money coming from and what is the timetable?" Continuing, JR said, "So, I came up with a concept for making that happen. Try to create some working groups and work with them for a couple of months and then come before you sometime in December with a plan."

He said that his role is largely facilitation. He is not giving Provincetown an action plan, but a compilation of people's ideas. It has to be approved by town meeting and that's the overview.

Patrick Manning asked what the return on the housing survey was? Answer: Very small..... but JR says it was only a small part of what he hopes to accomplish. The new superintendent of schools

suggested putting the survey into their newsletter at the beginning of school.

"So," Patrick continued, "It's still an open survey? What do you see as a target number in responses in order to give you a good picture? It's pretty limited." JR said that it's only a brief conversation with the 120 people who responded.

Austin asked, "So you went through the records to see the conversions?" (From real family houses to condos.)

JR said they have very current sales information - useful demographic information. He's had conversations with 15 large employers in Town to get a plan to address those housing needs.

Molly Perdue asked, "How are you going to create working groups if you don't get a cross strata? This will be meaningless."

JR – there is a core group who always step forward. Molly then asked, "So you have a model?"

JR replied that he relies on Keith Bergman (KAB) and the Board of Selectmen (BoS) and the Community Preservation Committee (CPC) to guide him.

Molly said, "There are people in charge who don't want all the voices heard."

JR said he envisioned a week-end summit – not a group that meets during the week. He will listen to each person and absorb what they have to say.

George Bryant said – if you rely on surveys to know what people are thinking - we can tell you and we don't need a consultant to tell us that. George expounding on the topic said, "I would think a guy with all your experience would bring something more to this meeting!"

George B brought in a survey and we are inverted – compared to other Cape towns. George says what we have is one big motel here. That's all. People sneak another unit – or two – into a building. We're basically a studio and one-bedroom community. So, how do you put a stop to it?

JR in response said, "I appreciate that Provincetown is a unique community. Solutions that might work elsewhere may not work here."

George said that we are losing some capacity that can maintain a year-round community. In 1970 it was cheaper to buy a house rather than rent. Now look!

Pam Parmakian has concerns about the work group evolving from this summit. Who will be tweaking this information gleaned from summits and surveys? Pam also said, "The workers in town work on week-ends and you said that will be the timing of the meeting? At the September meeting do you anticipate a whole working group?"

JR shifted the dialogue and said that maybe the National Seashore Park (NSP) group could get together and work with them. He sees the workers as bringing some real ideas forward.

Pam asked the CPC - "Do you see this as a 'conflict of interest'?" KAB quickly replied that it's not a

conflict and this issue comes up before the BoS all the time.

JR says the BoS should be behind what I'm doing and ultimately the BoS will have to say yes.

Mona Anderson said that our primary concern is that we get to address all the people involved in this. We have to get in touch with the seasonal people and she wants them included. Most of them rent from May 15th to Sept 15th. "Can we have the summit before they all leave?"

KAB acknowledged that there were great questions about how you organize and how you get people there. Molly Perdue had an outreach one for schools. You have to have an ad in the newspaper – sometimes a freebie. It's got to be an open invitation and you have to have an outreach. December and/or January is the perfect time to wind up with conclusions of some kind in order to prepare for the spring town meeting. We may identify special properties and increasing the sewer district will certainly have an affect.

Steve Milkewicz wondered if - from the last housing summit - did we get anything that we can use for this summit? Bob Cabral mentioned putting housing on that large boat he has? JR said he'd like to see some data on that.

KAB said that Delahunt sponsored a one –day summit here and the outcome was: when you have a site – call us..... end of that.

Bob Cabral was the first person who thought of Cumberland Farms and he called corporate and asked them if they wanted to donate their property. At first they said yes but then they decided to sell and the new delay is "who cleans up the site which had been a former dump?"

We have funding but we have to find out how to prioritize it. We need to talk about a map – as in WHERE to build - or do we rehab? There has to be a consensus. KAB – had a conference call with Sue Conley's agency who has been paying for JR's services to date.

Ben Thornberry, a tenant in the Figurehead House is trying to get people involved. "Do you have any immediate suggestions for people like me?" (After all the tenants in the house were given warning last fall (2005) that they could only occupy their apartments for one more year, the owner served each of them with recent eviction notices and stated that they would have to vacate by September 1st, 2006.) Elaine referred him to Housing Assistance Corporation of Cape Cod. She has brochures.

JR said that his whole organization needs to have some kind of community coming together to help in situations like this, too.

Elaine has information from HUD. Patrick doesn't think that anything will happen immediately. Patrick says qualifying for HUD is not that simple. Often affordable rentals are in Truro and most people don't have transportation so it's not a valid option.

Molly Perdue jumped in again saying, "We've been saying the same thing for over 10 years. Now we're losing such a fabric of our community." She wants us to open-minded.

Austin Knight said - if you're able to get property and develop rental housing, it will take zoning changes, i.e. where we can go up –and we are going to have to identify clear places in town. We don't

have a clear plan – and until we have that plan – we can't just subsidize anyone. We have to get everyone involved. Instead of saying "housing project" refer to it as a "community project." Our funds are tied up.

Elaine said that when we talk about community housing – it will be a mixed income building. The town doesn't want a ghetto – or a place where only poor people can live. We have to start thinking out of the box with new ideas and new terminology.

Steve M. said that I keep hearing IMMEDIATE – and the only way I see doing it is to acquire a large hotel – and to get them to rent out their apartments. They will make money, it will be year-round - maybe we can give them incentives.

Molly P said that people rely on government to help them when they need it. Given the fact that we have so many people who want to stay these 11 people who have no place to go should be helped.

Elaine wondered if Molly and Michelle would be willing to partner with JR?

Patrick said to Molly, "With all due respects to the School Department, this is the first time anyone from the school has shown up at any of these meetings. Local groups who are familiar with the problem are needed to participate.

Austin Knight worried about the financing. If the JR cost is \$25K and CPC has committed to \$10K - where is the other \$15K going to come from? and are we going to tap into the Housing Fund?

Elaine – "CPC is unanimous in its support of the \$10K." Patrick's group (PHA) couldn't vote due to the resignation of a board member.

Austin Knight wanted to hear more background on JR. KAB explained that the money doesn't go into the trust fund automatically. Take 10% of the land bank funds and appropriate that to the affordable trust fund. Town meeting approved the expenditure of \$37,220K. KAB would submit the request eliminating the middle step and deal in creative funding. "If we want to do it the money is there," said KAB.

Elaine added that by the BoS action, we can access the \$15K.

August 14th the BoS is scheduled to meet with the PHA – unless they get some new members – that date will come and go since the PHA will have no quorum.

Patrick Manning said, "If this is an accounting maneuver.... Can we get an opinion of the town counsel?" KAB said he already has. Austin wonders about the timeframe. Certainly at tonight's BoS meeting – anyone in favor of this transfer should be at the meeting tonight.

KAB – it may not make sense to make the conversion to a rental subsidy. That adds up to \$10's of thousands really fast. Maybe a Human Services grant?

JR said that he needs a commitment for his services by August 8th.

Elaine encouraged everyone in this room to attend the meeting of the BoS tonight.

Motion: Adjourn at 5:30 p.m.

Motion: Austin Knight Seconded: Steve Milkewicz Vote: Unanimous.

Approval of Minutes July 25-26, 2006

Not addressed.

Schedule Next Meeting for August 22, 2006

Not addressed.

Respectfully submitted,

Evelyn Gaudiano

Approved by _____ on _____, 2006.
Elaine Anderson, Chair