

Provincetown Year-Round Rental Housing Trust Board of Trustees

Minutes: October 20, 2017

Community Development Conference Room, Town Hall, 260 Commercial Street, Provincetown

11:04 a.m.

YRRT Members Present: Kevin Mooney, Rob Anderson, Nathan Butera, Chris Andrews, Tom Donegan

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: Michelle Jarusiewicz referred to email from Gordon Siegel which is actually for Oct 25th forum. Tom Donegan indicated that the Trust needs to decide if will read the entirety or summarize; varies with different boards. Kevin Mooney suggested that to avoid criticism, should read the entire thing. It is already out there.

Member Statements: Tom Donegan received emails about 50% vs. 30% of income rents; not linking to income directly. Michelle Jarusiewicz stated that with traditional affordable housing, the standard is set to 30% of income with 1½ people per bedroom. We are not using 1½ people per bedroom standard, so rents could be even higher than those proposed. Tom stated that we could identify tiers for apartments. UMass study stated that 64% of residents pay more than 30% of income on housing costs. Kevin Mooney saw an ad on Facebook for 1-bedroom available 11/1 \$1400, no heat, 750 SF; another cottage for \$1500, October – May \$1500 per month. Need to shift the conversation – we are trying to fix a broken market.

Rob Anderson is attending the Regional Housing Institute. There is also a Cape Cod Commission Housing Report, 200 pages of dense material and data. Education is very important and we need to be pro-active.

Tom Donegan up to Special Town Meeting there were about 400-500 comments on 2 Facebook pages but many were by a small group of residents and *washaways*. Manifest of misery. One-on-one people are more positive. Rob Anderson mentioned the personal attacks to him and others. Need for engagement at every level of public discussion; be pro-active. Kevin Mooney reminded members that on social media to be mindful of the open meeting laws; can't have 3 members on the same message thread. Rob wants to spend time on the lottery. Tom indicated that there is negativity regarding change. Michelle Jarusiewicz distributed existing Housing Basics handout; could do something like that.

Rob stated that the Banner article was great although some of his quotes were misleading. Tom said that there are some arguments about over-housing, some by people with "less." Rob Anderson shifting the focus of Harbor Hill as year-round to summer workforce housing. Nathan asked how to control the price of seasonal? Market? Could self-report.

Follow-up Discussion Joint Meeting with Board of Selectmen & Finance Committee on 10/11/17: Kevin Mooney thought it went well and was happy with the feedback. He feels that people thought the Trust was unprepared. It set a good stage. Lasted about an hour; Tom Donegan probably about 1 ½ hours total. The BOS and Finance Committee understood the words and were supportive.

Preparation for Harbor Hill Update on October 25th:

Members outlined the presentation for the Harbor Hill Update to include an introduction about why we are here, history of sale, status, thoughts on policies. All Trust members can attend and be on stage or in front if possible. Power Point – Nathan will be there at 5:00 to check on it. PTV will film. Michelle Jarusiewicz will post as meeting and reminded members of jury duty requirement that could impact her availability. Rob Anderson will draft a script; all Trustees will speak.

Rent numbers – members should try to gather all info and examples; trying to look at functioning markets.

Next Meetings: Monday, Oct. 23rd [Tom will not be able to attend]; Tuesday, Oct. 24th, and the Update on Oct 25th.

Updates: Michelle Jarusiewicz indicated that one Architectural services proposal is under review. The RFP for management services was approved by Town Counsel.

Tom Donegan stated that there was no recommendation on the Bradford Street Extension parking proposal. There is only about 1 spot potentially without requiring significant excavation.

Kevin Mooney stated that the Finance Committee would like a joint committee meeting; maybe we could look at calendars.

Tom Donegan stated that the MOU was on the Board of Selectmen's agenda. The Trust should consider televising future meetings.

Adjourned 12:44 pm

Minutes by: Community Housing Specialist Michelle Jarusiewicz