

TOWN OF PROVINCETOWN - BOARD OF SELECTMEN

SPECIAL MEETING – TUESDAY, AUGUST 1, 2006

JUDGE WELSH HEARING ROOM

Chairman Cheryl Andrews convened this special meeting at 6:00 PM noting the following attendees: Board of Selectmen members: Cheryl Andrews, Sarah Peake, Michele Couture, Richard Olson, David Nicolau

Other Attendees: Town Manager Keith Bergman, Acting Asst. Town Manager Michelle Jarusiewicz, John J. Ryan of Development Cycles, Inc.

Recorder: Sarah Peake

The following are meeting minutes, in brief.

1. PUBLIC HEARING

Housing Crisis in Provincetown

Chairman Andrews made opening remarks then opened it up to the public.

Gail Browne – another impending ‘soft’ eviction is coming up. 11 households, 14 –15 people.

Molly Perdue – Need an emergency plan. Need long and short term.

Jennifer Cabral – Live at Figurehead House. Read Letter.

Alan Devine – Been here since 1992.

Napi Van Derek – Problem is price and not enough work to afford what’s here. Need to make money year round.

Elaine Anderson – Chair of Community Preservation Committee – Four ideas from today’s meeting.

1. Appeal to existing proprietors of large motels to provide emergency lodging year round. 1 – 3 year time frame.
2. Moratorium on Condo Conversions for 1 year.
3. Housing Assistance Corporation and Interfaith Council does rental subsidy and help with housing.
4. Housing Summit to develop Community Action Plan. \$10K from Community Preservation Committee need \$15K more.

Find members for Housing Authority and Local Housing Partnership.

Ben Thornberry – Joint equity. Housing Authority purchases units, homeowner purchase a percentage. Also look at rental subsidies.

Marjorie Conn – Can’t find a place to live. Feels hopeless.

Ginny Kelly – Lives on Alden Street. Has been threatened with eviction.

Napi VanDerek – Emphasized that he stays open year round. Rents are high here. Can’t have seven months of the year dead. Need to create an industry here I the winter.

Kristine Hopkins – Advocate since 1985.

Steve Melamed – Concerned about lack of immediacy.

- 1) Consider suspending operation of two boards, Housing Authority and Local Housing Partnership put under CPC.
- 2) Can Zoning Board of Appeals and Planning Board requirements be set aside. i.e. 40B Housing.
- 3) Be proactive.

Trisha Farrell – Lived here six years. Think about how we can tie the people over.

John Ryan – Highlighted housing report. Core of housing stock that doesn’t trade on the open market. 250

apartments needed. Need range of solutions – existing properties and new development.

Cheryl Andrews – Made comments before opening up for comments from the Board.

David Nicolau – Made comments regarding accessibility to funds and red tape. Having funding flow more easily and readily.

Sarah Peake – Short-term housing needs. Approach Cape Cod National Seashore. Invite Housing Assistance Corporation and Interfaith Council in to provide information to those who are facing eviction. In the long-term leverage our assets, put market forces to work for us.

Michele Couture – need rental subsidies. Read from CPC minutes regarding their lack of support for rental subsidies. Also likes joint equity idea. Asked people to go on the Boards to help with this situation.

Richard Olson – Questioned Keith Bergman on legality of requiring condo conversions to provide affordable component. Long-term – build piers for affordable housing and have some market rate units to pay for it.

Cheryl Andrews – Re-capped the suggestions:

1) Send letter to homeowner asking for more time and postpone the sale.

MOTION: Move that the Board of Selectmen vote to send a letter to the owner of Figurehead House and other addressees asking for dialogue and a delay of eviction.

Motion by: Cheryl Andrews Seconded by: Michele Couture Yea 5 Nay 0

2) Hotel / Motel

MOTION: Move that the Board of Selectmen vote to send a letter to the owners of the large motels and ask them to think about how they can be part of the solution.

Motion by: Cheryl Andrews Seconded by: Richard Olson

Discussion by board regarding this motion.

Yea 4 Nay 1 (Michele Couture)

MOTION: Move that the Board of Selectmen vote to schedule ‘transfer tax’ as an agenda item.

Motion by: Cheryl Andrews Seconded by: Michele Couture Yea 5 Nay 0

MOTION: Move that the Board of Selectmen vote the exploration of an Annual Town Meeting Article regarding condo conversions and requirements of affordable units.

Motion by: Michele Couture Seconded by: Richard Olson Yea 5 Nay 0

MOTION: Move that the Board of Selectmen vote to send a letter to George Price to talk about short term housing possibilities at the Cape Cod National Seashore and copy Truro and Congressman Bill Delahunt asking for help on this issue.

Motion by: Sarah Peake Seconded by: David Nicolau Yea 5 Nay 0

MOTION: Move that the Board of Selectmen vote to invite Housing Assistance Corporation and Interfaith Council and Community Housing Resource and Lower Cape Outreach Council for The Homeless to Provincetown to conduct a workshop on Housing Subsidies and Assistance for those in need.

Motion by: Sarah Peake Seconded by: David Nicolau Yea 5 Nay 0

MOTION: Move that the Board of Selectmen vote to authorize execution of a contract with John J. Ryan, Development Cycles, Inc. for a community housing action plan/housing summit in the amount of \$10,000 to be funded by Community Preservation Committee.

Motion by: Michele Couture Seconded by: Richard Olson Yea 5 Nay 0

Motion to adjourn by Michele Couture 8:20 PM.

Minutes transcribed by: Vernon G. Porter
August 2, 2006