

**TOWN OF PROVINCETOWN  
COMMUNITY PRESERVATION COMMITTEE**

TUESDAY, MAY 9, 2006  
JUDGE WELSH MEETING ROOM

Chairman Elaine Anderson convened the meeting at 9:15 a.m. noting the following attendees:

Members present: Elaine Anderson, Chairman; Mona Anderson, Vice Chairman; Bill Dougal; Nancy Jacobsen; Stephen Milkewicz

Absent CPC Member: Howard Burchman; Eric Dray (excused absences); Tim Hazel

Other Attendees: Keith Bergman, Town Manager

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

**DISCUSSION: PROJECT UPDATE ON APPLICATION 200601**

Keith Bergman said that the main update was concerning the proposal from John Ryan to do a market study of Provincetown affordable housing needs. He distributed a copy of Mr. Ryan's proposal. Mr. Ryan has done similar studies for Nantucket, Martha's Vineyard and the Cape Cod Commission. He is currently working in Wellfleet also. Susan Connelly thought that his proposal was very good and the MHP will be paying for the study. Mr. Bergman asked that the committee members look at the scope of services. Mr. Ryan will be meeting with the CPC as well as other groups. While technically the study will be for planning the 90 Shankpainter Road project, it will also be a study for all affordable housing in Provincetown. Ms. Connelly will give Mr. Ryan the go ahead in the next week. They hope to have an RFP for the project by the fall.

Mr. Bergman said they are still dealing with Cumberland Farms on the environmental issues. He is going to have a conference call with the MHP and the engineers about this later this week.

Mona Anderson asked where Mr. Ryan will get his data for the study. Mr. Bergman said that he didn't know. He had confidence that Mr. Ryan will know how to obtain the necessary data. Bill Dougal suggested that Mr. Ryan should go to the schools, police and other employers to gather information about their employees and their housing needs. He thought there should also be focus groups with various segments of the community such as restaurateurs, shopkeepers and innkeepers. Mr. Dougal thought that there should be an analysis of existing affordable housing. Mr. Bergman said that Mr. Ryan knows that he will have to familiarize himself with the town. He said that the CPC can tell Mr. Ryan their issues and concerns. Elaine Anderson said that he will meet with other Town committees as well as the CPC.

Mr. Bergman said that he will invite appropriate committees to meet with Mr. Ryan.

Mr. Bergman said that right now the MHP is working with three groups on this project (the BOS, PHA and the CPC). He said that it makes it harder because they are working with three groups with differing opinions. Mr. Bergman asked if the CPC could be the pulling together force. He thought that additional projects should be in the works, especially if they want to reach their goals as soon as possible.

Bill Dougal said that from what was said at Town Meeting they don't need forty units, but four hundred. They need a strategic plan to create as many units as possible.

Keith Bergman said that Susan Kadar of Truro is working with others to redefine affordable housing from 80% to 120%. The Cape Cod Commission is concerned with this due to the high cost of living on the Cape. Bill Dougal said that once they have the needs assessment, they can work on what the CPA can do and find land to build projects. Mr. Bergman said that he would like to work with one group. He said it would be helpful to define who is the "go-to" group for affordable housing in order to streamline the process. Mona Anderson said that she and Bill Dougal know where the land is, but are concerned about conflict of interest.

Mr. Bergman said that the Board of Selectmen are having a public hearing on June 5 to discuss what should be done with surplus Town properties such as the old library and the firehouses. One question is whether they should be converted to affordable housing or perhaps sold and the money used for affordable housing elsewhere. Elaine Anderson said that she thought affordable housing would be the highest and best use. She wondered who would be the coordinating entity for the greater plan, possibly the CPC or the EDC. Nancy Jacobsen asked about the Nantucket CPA. Keith Bergman said that they have a funded housing office. He said that the Town Meeting could be asked for money to establish an office here. He did not think it was really necessary at this time, because of the help they were getting from the MHP. Mr. Bergman felt that staffing an office wasn't as important right now as community agreement on what to build and where to build it. There is a commitment from the PHA to fund a housing coordinator for

\$45,000.

Bill Dougal said that the CPC is the best group to lead with the help of the MHP as consultants.

**MOTION:** Move to recommend that the CPC indicate to the BOS its interest in assuming the leadership position in developing a long-term strategic plan for community workforce housing development in conjunction with the PHA, the Provincetown Housing Partnership, the EDC, and the Planning Board; and with the engagement of the MHP on a consultative basis to the CPC.

**Motion by: Bill Dougal Seconded by: Steve Milkewicz Yea 5 Nay 0**

There was discussion about adding other groups. Elaine Anderson felt that it could become too cumbersome. Nancy Jacobsen felt that others should be invited to give input. Keith Bergman thought that they may want to host a series of forums on specific topics with specific groups.

In response to a question from Bill Dougal, Keith Bergman said that he will continue to be the contact point for the MHP. The CPC, the BOS and the PHA will all give input for the RFP for the Shankpainter Road project. He said that the BOS is having a goal-setting meeting on June 12<sup>th</sup> and will be asking for input from committees. The BOS will decide if they want to accept the CPC's offer to assume the leadership role.

[Keith Bergman left.]

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**PUBLIC STATEMENTS**

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There were none.

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**SET CALENDAR FOR CPC APPLICATIONS**

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Elaine Anderson asked if there were a motion to set a calendar for the applications. She thought that there should be another round of applications for the fall Town Meeting, because there should be more than one project in the works. Mona Anderson said that there must be a specified minimum number of units. Elaine Anderson said that the figure of twenty-units was discussed at the last meeting. She said that they do not have to necessarily approve any project, but it would show the community that they are looking for projects. Bill Dougal said that until they have the needs assessment, they should not ask for applications. He thought that it was unfair to the applicants. Elaine Anderson said that she thinks that it is important to keep the ball rolling. She said she will continue the discussion at the next meeting. They will have more strategic information by June according to Keith Bergman.

**The next meeting will be on May 23, 2006.**

The meeting was adjourned at 10:06.