

**TOWN OF PROVINCETOWN  
COMMUNITY PRESERVATION COMMITTEE**

TUESDAY, July 25, 2006  
JUDGE WELSH MEETING ROOM

Chairman Elaine Anderson convened the meeting at 9:13 a.m. noting the following attendees:

Members present: Elaine Anderson, Chairman; Mona Anderson, Vice Chairman; Bill Dougal; Austin Knight; Stephen Milkewicz

Absent CPC Members: Howard Burchman; Nancy Jacobsen (excused absences)

Other Attendees: Keith Bergman, Town Manager; Michelle Jarusiewicz, Acting Assistant Town Manager; Margaret Carroll-Bergman, Chair, PHA; Doug Taylor, Building Commissioner; Stephen Melamed, Chairman, EDC; John Ryan Recorder; Cynthia Curran

The following are meeting minutes, in brief:

**PROJECT UPDATES ON APPLICATIONS 200601 & 200604**

Keith Bergman suggested that John Ryan speak first. Mr. Ryan said that he would not be able to cover everything in his report in twenty-five minutes, but said he would try to identify the priority of needs. He had slides to show some of his information. Mr. Ryan said that the good news is that most of the community realizes that there is a problem. He said that there is a continuing erosion of the housing market and it will take a long-term on-going commitment to do something about it. He said that housing, jobs, and the community's infrastructure are all linked. The town must decide what kind of community it wants given the changing market conditions, demographics and economic situation. The changes in the town have not been planned and have not made the town better. Mr. Ryan briefly explained what his working assumptions were and his methodology in doing the report. From his research he believes there are about 750 to 800 year-round households of which about half are eligible for affordable units. Mr. Ryan gave other data such as the income needed to afford various prices of apartments. Mona Anderson asked how many people had responded to the survey. Mr. Ryan said that the numbers had been disappointing. He said that half of the people on the list waiting for affordable housing have left the town and that most people on the lists are local people. Purchasing homes is not an option for most people because of the prices. Many in the core workforce (teachers, municipal employees, etc.) own their own homes now, but as they retire or move away, their replacements will not be able to buy homes. There is a huge gap in what people can afford and what is available. Mr. Ryan said that many people work in service jobs and don't earn much money. These jobs are usually seasonal and people can no longer earn enough to live here. There has also been a decrease in the numbers of commercial properties in Town.

Keith Bergman said that changes of use of properties are not subject to affordable housing rules. He felt that this should change. John Ryan said that wealthy people want to buy property in Provincetown and this won't change in the next fifteen to twenty years. The problems will not be solved unless the Town has a clear plan. He said that some people will be happy to rent, but there must be opportunities for affordable home ownership. There would have to be enforcement for year-round occupancy and housing for median income households would be necessary.

Mr. Ryan estimated that 1500 more people live here in the summer than the winter. There is a need for seasonal rental housing for workers, although they could not create housing for everyone. He suggested 300 to 450 units. These might be dormitory style and employer driven. This could also relieve some pressure on the existing housing stock. He said that the seasonal rental needs do impact the larger community.

John Ryan said that most of the people who responded to the survey were renters. He said that survey respondents showed the most support for the 1% transfer tax and for the commercial conversion proposal. There was also a lot of support for giving priority to sewer extensions which serve affordable housing. Keith Bergman said that since the Town gets to decide where the sewer system is extended, they can also use that to encourage affordable housing development.

Bill Dougal said that the housing problems are growing quickly and they must act quickly to put a plan together. He said that it must be the highest priority. Mr. Dougal said that they must look at funding sources and use them in the most effective manner.

He suggested that there be a nonprofit entity whose sole purpose was to build housing. This entity would be in partnership with the Board of Selectmen and the community at large, but it would work outside of normal Town business. Margaret Carroll-Bergman said that there has been some correction in market prices. Mr. Ryan agreed, but

said that the number of people who want to buy housing here is rising and will continue to rise. Many people will want to retire in Provincetown. He said that the town can create a core of affordable housing, which can ride out this crisis. Keith Bergman said that the people retiring here now may want different services than the ones the town has traditionally provided.

Austin Knight, wondered how much it would cost to build the housing needed. Mr. Bergman said that they had finite resources, and once they use them, they will be gone. He said that he was still optimistic about the Cumberland Farms property and that Cumberland Farms was the only entity that had approached the town to sell a property at sub-market value. Most properties are extremely expensive. Mr. Bergman suggested changing zoning laws, to create affordable housing. He said that the BOS has made affordable housing a town goal. He believes that they need a housing czar, because it is a massively complex process. Elaine Anderson said that other towns had used a not-for-profit entity to create housing. Mr. Ryan thought it was a good idea to bring someone in to hammer out a plan, but it would take resolve and time to solve the problem. Bill Dougal said the CPC should hire or recommend to the Board of Selectmen to hire an expert in workforce housing development. He said that the business community must also be involved. Mr. Dougal made a motion to ask the BOS to hold a housing summit in mid-September and hire a consultant to help develop a plan [see below].

Elaine Anderson asked for discussion of the motion. The CPC has \$10,000 left, which they could spend on the consultant. Keith Bergman said that perhaps one person can't handle the whole job, so they might need to hire more than one person. Elaine Anderson said that they need a summit to develop a plan which specifies the number of housing units and the timeframe. The BOS is having a public hearing on this issue next week.

At this time the meeting was opened to public statements. Ben Thornberry asked why the CPC had not worked on redeveloping existing housing. He said that 35 people had been evicted last week and that nothing has happened in 49 CPC meetings. Elaine Anderson asked if the Figurehead tenants could buy their house as a group. Mr. Thornberry said that they might be able to do it with the Town's help. Marj Conn also spoke and expressed the extreme difficulty she has been having in trying to find a new home. Another woman said that many people have to leave town every year. John Ryan estimated that 100 people have had to leave each year for the past five years. The woman said there should be rental assistance immediately to help people stay in town. John Ryan said they must have short, medium and long-term plans. They may not be able to save a hundred people now. The woman felt that creating rental housing was more important than creating home ownership opportunities.

Austin Knight suggested that they get to the motion to hire a consultant. Bill Dougal asked if December 31 was a reasonable timetable. John Ryan said that he thought it was a very short time to get things done. Bill Dougal hoped that they could have something to present at the spring Town Meeting.

The motion was stated again and was voted on.

**MOTION:** Move to recommend to the Board of Selectmen that a summit or conference be held with key shareholders in mid-September for the purpose of developing a short-term strategy, as well as a long-term plan, to address the housing needs as identified by John Ryan, and to develop action plans which can be implemented by December 31, 2006, with funding for necessary consulting services to be provided by the Provincetown Housing Authority's Affordable Housing Trust Fund, and CPA funds.

**Motion by: Bill Dougal    Seconded by: Austin Knight    Yea 5    Nay 0**

Keith Bergman said that John Ryan would like to be the consultant as specified in the motion and would prepare a proposal.

Steve Melamed asked if it would be possible to use FEMA trailers to house people. Keith Bergman said that he did not know. John Ryan said that he doubted that they would be able to use FEMA trailers. Mr. Melamed also wondered if the town might be able to help the renters buy the Figurehead property. Mr. Bergman thought the Selectmen would have questions about what would be the best investment of the public's money. What would be the per-unit cost of buying the Figurehead?

Another member of the public spoke about her problems with housing. She thought that there should be rental assistance in Provincetown, as there it is in other communities. Elaine Anderson said that it is a very complex problem and they will do all that they can. She said that whatever they decide to do must be approved by the Town Meeting. There are guidelines which they must follow. Keith Bergman said that CPA funds could be used for rental subsidies, but it would have to be approved at the Town Meeting. There is a limit to what they can do with public funds. He also wanted to make sure that people whose stories did not make it to the newspaper were not overlooked.

Keith Bergman said that he met with Cumberland Farms yesterday about the Shankpainter Road project. Cumberland Farms will have its remediation proposal by August 25. They need to commit to how much they will pay for the

cleanup, so there will be no risk for the Town. When the town is sure about the cleanup, they will be able to issue RFP's for the project. Elaine Anderson asked if they would have the RFP's in time for the Special Town Meeting in November. Keith Bergman said no, because the warrants would have to be submitted much earlier.

Elaine Anderson said she would not adjourn this meeting. The CPC meeting will be continued at the Housing Authority meeting tomorrow.

Bill Dougal asked to address the members of the audience. He said that the CPC realizes that there is a crisis. Mr. Dougal said that when they first started they thought it would be a simple process, but it is not. He said that the committee was concerned that if they spent the money on short-term solutions, then they would not have enough money for long-term solutions. He said it was important to have mutual respect for one another. Other towns which have rental subsidies also have a lot more money, like Nantucket. A woman from the audience said she understood the difficulty of the task, but thought that people needed to be helped now. Austin Knight said that the CPC cannot do anything immediately, because all proposals must go to the Town Meeting. He thought that laws (such as zoning laws and change of use regulations) needed to be changed to encourage affordable housing. John Ryan said that on Martha's Vineyard 50 homes have been subsidized. The money has been raised privately from the community. He said that if there were easy solutions, they would have been done by now. Bill Dougal said that they need the support of the entire community in order to solve this problem. In response to a question about why they had not renovated existing housing, Elaine Anderson said that they had discovered that renovation was much too expensive. A member of the audience asked if they could just purchase existing properties but not renovate them. Austin Knight said that they were required by law to bring the buildings up to the federal code. John Ryan said that he did not think it was a good idea to talk about what had not been done. He said that, in his experience, negative energy never gets you anywhere. A woman from the audience said that they were not trying to be negative, but they needed help immediately. Austin Knight said they must determine what they can do for this emergency and what they will do for the long-term. He said they must have a dialogue.

**MOTION:** Move to continue the meeting on July 26, 2005 at the Provincetown Housing Authority's meeting at Maushope.

**Motion by: Elaine Anderson** **Seconded by: Austin Knight** **Yea 4** **Nay 0** [Mona Anderson had left.]

The meeting recessed at 11:47 a.m..