

Provincetown Community Preservation Committee (CPC)

Meeting Minutes

February 7, 2023, 4:00 pm

Judge Welsh Room, Town Hall, 260 Commercial Street

Members present: Polly Burnell, Kristin Hatch, Catherine Nagorski
 Members remote: Brandon Quesnell, Lucy Siegel
 Members excused: Alfred Famiglietti, Daniel Hammond, Charles Roberts
 Staff: Michelle Jarusiewicz, Housing Director & Grant Administrator;
 Mallory Kender, Deputy Housing Director; Alex Morse, Town Manager
 Other: Jay Coburn, Erin Shanti Desmond, Lindsey Gael, Nate Mayo, Stormy Mayo,
 Michela Murphy, Josh Rowan, Grace Ryder-O'Malley, Vitalia Shklovsky,
 Mallory Yannone

Committee chair Kristin Hatch called the meeting to order at 4:05 p.m. and opened the public hearing.

Agenda 1: Community Preservation Act (CPA) Public Hearing – Hybrid remote public hearing to obtain public input on applications for Community Preservation Funds as listed below.

FY 2024 Community Preservation Act Grant Applications:

Requesting Entity	Project Description	Request
Community Housing [3]:		
The Community Builders [TCB]	3 Jerome Smith Affordable Housing, Provincetown	\$500,000
Community Housing Council [CHC]	Transfer to Affordable Housing Trust Fund for community housing activities	\$330,000
Preservation of Affordable Housing [POAH] & Community Development Partnership [CDP]	Juniper Hill 95 Lawrence Road, Wellfleet	\$100,000
	Community housing sub-total	\$930,000
Open Space/Recreation:		
Recreation Dept.	Resurface Chelsea Earnest Playground	\$100,000
	Open space/rec sub-total	\$100,000
Historic Preservation [2]:		
PAAM	PAAM Historic House Roof Replacement	\$100,000
Erin Shanti Desmond SAIL AS YOU ARE	Planking the Deck, HINDU Rebuild	\$144,580
	Historic Preservation sub-total	\$244,580
	GRAND TOTAL	\$1,274,580
CPA General Administration	For advertising, legal, dues, and other CPA administrative expenses - Up to 5% of receipts	Up to \$50,738

Kristin Hatch introduced the FY2024 CPA grant application cycle. She shared that the committee has set a flexible spending cap of \$550,000. Applicants were invited to deliver presentations about their requests for funds.

The Community Builders (TCB)

3 Jerome Smith Affordable Housing, Provincetown – \$500,000

Lindsey Gael of TCB provided an overview of the planned development of 65 units of rental housing at the former VFW site. Ms. Gael reviewed TCB's presence in Provincetown, the layout of the project and types of units planned, the development's sustainability features, and targeted income eligibility for tenants (recently adjusted toward a lower income mix to garner additional workforce housing funds). The project schedule and a summary of funding sources were provided. The project's application for state and federal funds was recently submitted, with announcement of funding awards expected in the summer of 2023.

Ms. Gael noted that only half of the 50 applications received by the state will be funded, and that applications with a strong local contribution of funds are favored. In addition to Provincetown, TCB sought CPA funding from Truro and Wellfleet. Truro's CPC has recommended \$100,000 for the project; Wellfleet declined to commit funding.

In response to questions from the committee, Ms. Gael reported that TCB would be open to receiving the requested \$500,000 in CPA funding over two years, with a written commitment. Questions were raised about CPA guidelines prohibiting the commitment of future funds.

Town Manager Alex Morse expressed the town's support of the project, underlining the competitive environment for state and federal funding and the importance of strong local backing. Provincetown Community Housing Council chair Paul Richardson noted the council's support of the project, and their intent to commit funds.

Community Housing Council (CHC)

Transfer to Affordable Housing Trust Fund (AHTF) for community housing activities – \$330,000

CHC Chair Paul Richardson described the work of the council and the projects supported by the Affordable Housing Trust Fund, including the commitment of funds to the Housing Authority, Homeless Prevention Council, and the maintenance of community housing. The funds requested from the CPC would be expended in support of a number of FY 2023 town-wide goals, including but not limited to the Jerome Smith project.

Asked how new allocations of rooms tax funds to affordable housing would affect the CHC's request, Mr. Richardson reported that there is no certainty about the amount of money that will be made available. The Select Board will decide which amounts will be dedicated to the Year Round Market Rate Rental Trust and the Affordable Housing Trust Fund.

Preservation of Affordable Housing (POAH) & Community Development Partnership (CDP)

Juniper Hill, 95 Lawrence Road, Wellfleet – \$100,000

Community Development Partnership President and CEO Jay Coburn introduced the 46-unit Juniper Hill project and described its relevance in addressing the extreme regional need for affordable housing on the Outer Cape. Sited in a community activity center, the development will benefit from wastewater infrastructure to be created by the town of Wellfleet, and will meet advanced environmental standards (Passive House, net zero). The development will target a broad range of household incomes, with 11 units available to households making over 80% AMI.

POAH Senior Project Manager Vitalia Shklovsky provided further details on the project's income mix, design features, and broad community support. Additional funds were sought from the Brewster and Orleans CPCs (applications still in process). Funds have been committed by the Wellfleet CPC and the Wellfleet Housing Trust. Wellfleet's smaller tax base was noted, as well as their low number of existing units on the Subsidized Housing Inventory.

Members anticipated questions about how many Provincetown residents will be housed at Juniper Hill and expressed concerns about communicating effectively with townspeople. Mr. Coburn reported that while the number of current Provincetown residents who will be offered housing in Wellfleet is unknown, regional support for housing projects is unique to Cape Cod and highly impactful.

Public comments noted the "domino effect" of housing availability and affordability in one town easing housing burden in neighboring communities.

Recreation Department

Resurface Chelsea Earnest Playground – \$100,000

Recreation Director Brandon Motta reported that the current sand surface of the Chelsea Earnest Playground must be replaced due to fall risks over heights of six feet. The sand will be removed and replaced with a rubber surface over crushed stone. Fencing will also be replaced. The project is estimated to cost \$300,000 to \$350,000. The Recreation gift fund will contribute \$100,000, and additional grant funding (ADA accessibility, etc.) is currently being sought. There is a potential for CPA funds to be returned if sufficient grant funding is secured elsewhere. The playground is utilized by 80-100 children enrolled in summer recreation programming, with additional 50-70 children in afterschool programs and special events.

Public comments noted the limited amount of space for children in town, and the benefit the playground provides to locals and visitors alike.

Provincetown Art Association & Museum (PAAM)

PAAM Historic House Roof Replacement – \$100,000

PAAM COO Grace Ryder-O'Malley described the need to replace the roof of the museum's Captain's House, a building included on both the state and national registries of historic places. PAAM experienced a 47% decrease in revenue during the COVID-19 pandemic, and are seeking funds from the Mass Cultural Council and the Massachusetts Office of Travel in Tourism in addition to their CPC request. Private donors will also be asked to contribute to the project, estimated at a total of \$250,000.

PAAM is a year-round organization offering a wide variety of programming. Current exhibitions include an intergenerational project between local seniors and Provincetown students, work from the Fine Arts Work Center, and a juried PAAM member show. The roofing project will utilize local contractors.

Erin Shanti Desmond, SAIL AS YOU ARE

Planking the Deck, HINDU Rebuild – \$144,580

Co-applicant Michela Murphy described plans to rebuild the 1925 wooden Schooner Hindu. Work is underway to restore the schooner in advance of its 100th birthday in 2025, and to repair damage incurred during a recent maritime accident. Planking the deck will be the final phase of this project. Ms. Murphy and Sail As You Are President Erin Shanti Desmond described the historical significance of Hindu and its role in Provincetown’s maritime history. Sail As You Are was created as a non-profit to capitalize on the community around Hindu, and partners with local organizations such as Summer of Sass, the West End Racing Club, and Provincetown Schools. Plans were described to transfer ownership of the vessel, now privately owned, to the non-profit.

The Hindu rebuild project is estimated to cost \$500,000. Funds may also be sought from national organizations working to preserve naval vessels. Ms. Murphy and Ms. Desmond reported openness to a preservation restriction on the vessel and committed to keeping Hindu in Provincetown. Project Manager Josh Rowan noted that vessels are already subject to a variety of federally enforced restrictions. Hindu is currently located in Maine, as Provincetown lacks the infrastructure/space to enable work to be completed locally.

Members expressed concerns about private ownership of the vessel and Anti-Aid Amendment implications. Polly Burnell noted the significance of Schooner Hindu as an historic resource, calling vessels of this kind an “endangered species.” Brandon Quesnell offered support for the application, contingent upon deed restrictions. Kristin Hatch expressed her opinion that Sail As You Are is unqualified for CPC funding, preferring to dedicate limited available funds to a more “mature” organization.

Public comments encouraged the committee to support the project in order to secure Hindu’s future in Provincetown. Past CPC support of the privately-owned Hawthorne Barn was put forth as a precedent.

The hearing was concluded due to room scheduling constraints.

Kristin Hatch **MOVE** to close the CPA public hearing at 6:20 p.m.; Polly Burnell second; approved unanimously.

*Minutes prepared by Michelle Jarusiewicz and Mallory Kender.
Approved February 16, 2023.*