

**Community Preservation Committee  
Public Meeting of  
April 8, 2005, 9:00 AM**

**Members Present:** David Nicolau, Chairman, Tim Hazel, Eric Dray, Bill Dougal, and Nancy Jacobsen

**Excused Absence:** Elaine Anderson

**Unexcused Absences:** Treg Kaeselau and Stephen Milkewicz

**Also Attending:**

**Consultant:** Laura Shoefelt, Falmouth Housing Authority

**Housing Representative:** Patric Maning, Provincetown Housing Authority

A quorum being present, David Nicolau opened the meeting at 9:20 AM.

**Public Hearing**

**Public Statements:** There were no comments from the Public.

As mentioned at the last meeting, Laura Shoefelt sent emails to CPC members regarding sample projects at Falmouth. There was a discussion of the percentage of income and what it means to rent level in dollars. She explained this subject.

David Nicolau stated that a way has to be arrived at for lower rents and support a project by the CPC. Ms Shoefelt stated that she had to look at what the rent level is. The lower the rent, the more money will be able to be leveraged.

Patric Maning explained the outlook of Cumberland Farms property from the Housing Authority viewpoint and the CPC.

Ms Shoefelt mentioned in reply to a question from a member that for a one-bedroom apartment, the rent would be \$985 with a one-person median income of \$36,800 and a two person median income of \$42,000. This is based on the Barnstable County median income.

Bill Dougal stated that they have to bear in mind that the Community Preservation Act was meant for different people. In reply to a question Mr. Dougal had, Ms Shoefelt stated that she could get income figures for Provincetown from the Cape Cod Commission.

Eric Dray asked about seasonal employees and how it affects their income. Patric Maning mentioned people in affordable housing who leave Town for the winter months. There is a need for residency restrictions that are in place for public housing. The bottom line is year-round residents for all income levels.

A discussion followed regarding two-bedroom units with "roommate and how it works if one leaves, and the other stays or decides to leave. Mr. Maning explained that the word "roommate" is not used as the two become a "household" and both incomes are taken into account.

Mr. Maning also stated that there is some need in Provincetown for three-bedroom housing given a family with two parents and two children of opposite sexes.

Before rentals can be figured median income level information would be needed for Provincetown.

David Nicolau stated that if the CPC plans with the Housing Authority, a need for a plan covering design, architecture, and etc. would be needed.

Patric Maning replied that the Housing Authority is working with the Cumberland Farms people and he can ask how the CPC can work with them. The Housing Authority would need CPC funds as well as State funds. A need for a discussion of both groups is necessary.

Bill Dougal mentioned that the CPC has to target year-round residents who contribute to the Town. He asked if the Housing Authority and CPC are “together” on this and Mr. Maning replied affirmatively.

Mr. Nicolau felt that a need for a plan for the Cumberland Farms property was needed which would include number of units, etc. This would be important for a developer.

Laura Shoefelt stated that the CPC has to think about a CPC plan. It is easier to create a plan avoiding specific projects. She can come up with a draft plan and from that an RFP can be developed. She can supply samples of projects.

Bill Dougal felt that there is a need for a better definition of who to target monies toward which would preclude a need for specific Provincetown data. Ms Shoefelt explained what the scope of doing the plan would be such as researching Provincetown figures, etc.

Tim Hazel expressed his opinion that there is a real need for a plan and spoke about the year-round community and seasonal service employees. He would like to see a plan from Ms Shoefelt and this plan would be a good first tool to accomplish goals of the CPC.

***Next Meeting***

Laura Shoefelt will have a draft plan at the next meeting and email it to members prior to the meeting for the members to read.

The next meeting will be on Friday, April 29<sup>th</sup> at 9:00 AM.

A motion was made to adjourn the meeting at 10:55 AM.

**Moved by:** Tim Hazel

**Seconded by:** Bill Dougal

**Yea: 5 Nay: 0**

Respectfully Submitted

*Joel Glasser*

Approved by: \_\_\_\_\_ on \_\_\_\_\_  
David Nicolau, Chairman Date