

Community Preservation Committee

Town Hall Judge Welsh Room

April 29, 2005

Members Present: David Nicolau, Chairman, Bill Dougal, Eric Dray, Tim Hazel, Stephen Milkewicz

Excused Absences: Elaine Anderson, Vice Chairman, Nancy Jacobsen, Treg Kaeselau

A quorum being present, David Nicolau opened the Public Hearing at 9:10 a.m.

Public Hearing

PUBLIC STATEMENTS

Win Smith from the Planning Board was present. He said that he will be the representative from the Planning Board on the Community Preservation Committee. He had not been officially appointed as yet, so was not here as a member today.

CONTINUED DISCUSSION WITH LAURA SHUFELT

David Nicolau opened the discussion with Laura Shufelt, a consultant who is working with the Falmouth Housing Authority. Ms. Shufelt presented information about the process of obtaining and distributing CPA funds. She handed out copies of Employment and Wages Reports from the Massachusetts Division of Career Centers and Division of Unemployment Assistance. Ms Shufelt had compared figures from these reports with figures from 2001 and 2003. She found that the statistics are similar and there has not been much change from year to year. Provincetown's median income is about 30% less than the county median. These figures include all employees, including the self-employed. The CPA funding is based on the county median, not Provincetown's median income. Provincetown's middle income is comparable to the county median income. Even though CPA funding can be used only for moderate and median income groups, here in Provincetown that would include most middle income people as well. If a person or family makes below a certain amount, a landlord might not rent to them, because they couldn't afford the rent, David Nicolau said that CPA money could be used to subsidize poorer people, Bill Dougal mentioned the fact that one must live here year-round in order in order to benefit. People in the service professions don't always stay year-round. Laura Shufelt said that leases must be for year-round residents and there must be monitoring to make sure that this is complied with. A person is considered a resident as soon as s/he lives here. Preference cannot be shown to those who have lived here longer.

The selection criteria must be made simple so people can understand it. It was suggested that there be rolling application dates. David Nicolau said that some existing housing should be kept, but at an affordable level.

A question was asked about what the timetable should be. Ms. Shufelt said that between now and June 1st, the Committee should develop the selection criteria and application. Mr. Nicolau said that some work has already been done on this. The RFP's (or notice of funding availability for community housing) should go out on July 1st and applications should be returned by August 1st. The Committee would then have a month to review the applications and have something to present to the Board of Selectmen by mid-September. The selections would then be presented at the fall Town Meeting. Tim Hazel and Bill Dougal want the support of the BOS and thought that they should be given a progress report and a final draft before the applications are made public.

Laura Shufelt said that applications could still be received after the August 1st deadline, but they would not be approved until the spring Town Meeting. Those chosen would have to demonstrate a need for the money and present preliminary plans and a budget for the first year.

David Nicolau suggested that the Committee meet with the Board of Selectman in early June to review their work and make any changes before July 1st.

Next Meeting

The next meeting will be on Tuesday, May 10th at 4:30 p.m..

A motion was made to adjourn the meeting at 10:30 a.m.

Moved by: David Nicolau **Seconded by:** Bill Dougal **Yea:** 5 **Nay:** 0

Respectfully Submitted

Cynthia Curran

Approved by: _____ on _____

David Nicolau, Chairman Date