

Community Preservation Committee
And
Economic Development Committee
Town Hall Auditorium
November 29, 2005
9:00 a.m.

CPC Members Present: Elaine Anderson, Mona Anderson, Bill Dougal,
Eric Dray, Stephen Milkewicz, and Winthrop
Smith.

EDC Members Present: William Dougal, Gabrielle Hanna, Thanassi
Kuliopulos (arrived at 10:15 a.m.), Stephen Melamed, and Alix Ritchie.

Members Absent: EDC: Hunter O'Hanian (excused) CPC: Tim Hazel, Nancy Jacobsen (both excused)

The meeting was convened at 9:12 a.m.

Meeting Agenda

Joint Meeting with Provincetown Economic Development Council

Elaine Anderson, Chair of the CPC, said she would like a discussion format. As she understands the purpose of the meeting, we are going to explore common goals and we all just want to make sure that we are on the same page.

Steve Melamed, Chair of the EDC, said his criteria were much the same as Dr. Anderson's. He continued by saying that there are a number of areas that we're just not aware of and this meeting will be a good start.

Introductions happened all around.

Bill Dougal said that the Board of Selectmen (BoS) has established two major strategic initiatives for part of their goals. Affordable Housing has taken on a lot of new emphasis, specifically rental housing. The desire is to retain people who have been previously driven out of town by a lack of affordable housing. People who can't afford to live here. There has been a lot of development and more is needed. The need comes down to people on a waiting list! The core year-round businesses and housing needs are critical linkages. What sources can be utilized to make this happen? Bill has been involved in these causes since day one. The Economic Development Committee (EDC) has been in existence since summer and the areas they are addressing are:

Tourism, both cultural and economic

Healthcare sector.... Development of the care campus mainly, but also the VNA, private providers, etc.

Education This is a broad category which includes schools, as well as embracing Campus Provincetown, Cape Cod Community College (4Cs) – and may have linkage to tourism. Related issues in this category are: Enrollment is declining in Provincetown – What is the plan for the schools – long term? Can't recruit because teachers can't afford to live here.

Housing continues to be a need for workers in each category.

Waterfront represents an untapped resource. We have one of the most beautiful harbors in the world that has suffered a loss in the fishing industry. Again we have linkage to tourism.

The more the EDC mapped and considered strategic areas they found that without housing there will be no economic development in this community. Examples..... how many employees does the Cape End Manor (CEM) employ? The Police? the Fire Dept? The EDC has talked about doing things in broad strokes. It has to be a well-thought out plan that benefits all those in the community. Housing is the name of the game. Talked about leveraging the money to create affordable housing. The BoS is ready for something broad and bold in order to achieve the Town's immediate needs. Alix Ritchie said that we identified the same issues that others have identified. She was struck by Bill D's vision. Her comments were a repetition of Bill's thoughts. Look at the situation and find - what are the opportunities and what are the road blocks? Sometimes situations are both road-blocks and opportunities.

Elaine Anderson was in agreement. The two committees are not at odds with one another but truly share a single goal.

Alix said that is precisely her point: clearly affordable housing is an obstacle..... a problem that we need to solve.

Mona Anderson discussed the survey conducted by CPC where people expressed their desires. The voices of some of these people are very telling. People fell into several categories. Need for rental housing (affordable) for people who want to come here and contribute. We're basically all on the same page. Let's move forward before we lose even more people.

Alix wondered if the CPC has considered doing something temporary while we're doing something permanent? "Has anyone looked at this aspect?" "Can we afford to wait?" "What happens to the people who are leaving right now?"

Elaine said that a mass mailing had been considered to people whose homes stand vacant – would they be willing to rent? Alix was thinking about modular housing? Trailers? "What can we do on an interim basis?"

Steve Melamed said they are responsible to the Local Comprehensive Plan (LCP). We have a foundation and this has

been done once before. Stephan Nofield's 1999 report emphasized what they're doing now. We have to find a way to bring this 15 year study to fruition now.

Eric Dray said the Historic Commission is trying to maintain what we have and it is a regulatory approach. If we're trying to preserve our existing housing then we have to choose a different route.

Steve Melamed who serves on the Zoning Board said it is a double-edged sword, i.e., there is a limitation that we're going to walk into. Steve asked Elaine, "Is your priority that you have to make a move by this town meeting?"

Dr. Anderson replied that we have to spend it or bank it in a given year. Eric said – we have a number of applications. Win said that despite the fact that we would like to drive things, we have restraints.

Alix Ritchie commented that there are other players in the affordable housing planning. Then there was a discussion on the definitions of median income and how it relates to Provincetown. The bottom line is that the Townspeople rank as a group of the lowest paid employees in the state thus, the income guidelines don't even refer to them. Moderate and median income guidelines are very dispro-portionate. Our pay scale is at the bottom of the state but our housing costs are at the top! Alix reiterated that when you get to the disparity between pay and housing costs – then you have a problem.

The Cape Cod Commission (CCC) has a housing specialist. The figures are public but the solution is difficult. Alix said that there may be a way of going to the CCC and to get some research done. Alix is a member of the Cape Cod Economic Development Committee and could ask them for direction. Mona Anderson said that we have people here making only \$15K/year!

Elaine A. said that unemployment is not as attractive as it once was and we have to find year round employment when tourism shuts down.

Bill Dougal said that he has heard all of this discussion before. He's here to elevate this to a higher strategic level. Going back to Alix's comments.... we're losing people right now and if we continue to talk and talk.... we'll continue to do this. If we make a commitment today and funded an application it would be 3 years before people could be living in the accepted proposal. Let's not get bogged down on these details.

Bill believes the biggest strategic issue is to take that \$5M – figure out how many units can be built for the money and - what he has said right along - have a plan... and go forward with an RFP and have a land bank approach to doing this. They spend all their money in one shot. Secondly – the interim solution – once we're on the road to a long term plan - have a special town meeting if we have to – once the community knows that there is something that's going to be there – but - what can we do in the interim? Once the community has the sense that something is going to be done. Alix said that this is especially true if it's directed to rentals. Bill continued by saying, "We have to act immediately!"

Steve Melamed asked Doug Taylor, "Why does it take 2½ years for any project? Doug Taylor cited approvals from the many boards, etc. and to get all their funding in place – maybe. The only thing we have holding us back for temporary quarters is the sewer. A perfect spot would be large parking lot for buses on Jerome Road.

Elaine – getting back to proposals – said that the biggest drawback will be site control without which an application cannot be submitted. Eric Dray said that if the Best Western is going to be sold – why don't we buy it and use it for affordable housing? Win Smith, a representative of the Planning Board, said that all things coming before them are "Approval Not Required" (ANR)s.

Bill D suggested having one large RFP taking as much money as we think is responsible. Alix wondered if the CPC was asking for Letters of Intent (LOI)? Elaine said, "Yes, the CPC was interested in knowing what was in the pipeline for the January 6, 2006 proposal deadline." EA says that the real work will begin in January when the full proposals are submitted.

Alix' suggestion is to revise the process – have a small grant application process – (below \$20K) – and at the same time have another level – large projects starting with the LOI and go to the full application process. Bill suggested that this need is so critical that we will only take fast track proposals for rental housing. These proposals would be the ones critically considered. Steve Melamed said that the BoS is in favor of bold strokes. Bill, once again, said that we definitely need a strategic plan and he has always said this. There's a trade-off – we're not going to get into the historic revamping of buildings that the Historic wanted. The fastest way is new construction and large groups. Elaine reminded them that the CPC funds are allocated in an 80-10-10 percent mix. (Housing – 80%, Historic – 10%, and Open Space – 10%)

Bill said the first step is to find out who has the land and who can develop it. Alix suggested looking at land the town owns for openers.

Mona felt we need to create a day care center. The EDC really wants that. Alix – mixed use is a benefit – for financing and general planning design.

Burt Wolfman was approached about day care and doesn't want it in the schools because of the liability issues.

Thanassi Kuliopolis arrived at this point (10:15 a.m.).

Alix said that if we're looking at attracting people – we have a reputation for historic buildings and we can't destroy

that.

Eric Dray said the \$5M for affordable housing doesn't even take into consideration the matching funds. We were thinking about \$50K/unit or rather somewhere from \$50 to \$125K per unit.

Alix – again – we want fast-track rental housing. Her other issue – while this is going on do we have the ability to have interim housing?

Win said the awkwardness is the mentality of perpetuity. Alix countered that maybe you should raise this question with the BoS. Mona said that we should not remove this from the equation. Bill D. said we can also provide subsidies for rentals.

Bill D. – wondering about rentals at market rates – said he believes that there would be some people who would step forward – particularly if there were an exit strategy, i.e., just rent for one year and the person will move into new rental housing. Bill believes if this community got behind this, there would be a lot of takers.

Community Preservation Committee's Motion: In recognition of the fact that there is a state of emergency regarding the loss and need of affordable rental housing in Provincetown, the CPC will begin an advertising campaign before the proposal deadline of January 6th requesting fast track rental proposals of 50 or more units on one or more sites and also recommend to the BoS that they develop a program to provide interim rental housing on an emergency basis.

(The above motion was made in two parts with included amendments.)

Motions by Elaine Anderson with 2 seconds – first by Win Smith and secondly by Steve Milkewicz. The vote was unanimous... 6-0-0.

Two Economic Development Committee's Motions:

Motion: To endorse the motion as presented above:

Motion by Alix Ritchie Seconded by G. Hanna Voted 5-0-0.

Motion: To proceed, in cooperation with the CPC, to approach the BoS in order to get their endorsement and their assistance to get a solution to this problem.

Motion by Alix Ritchie Seconded by Bill Dougal Voted 5-0-0.

Dr. Anderson gave a few concluding remarks thanking all attendees for their valuable input.

Public Comments

Thanassi Kuliopolis wanted advice for his mother and her land but was told that the CPC meeting was still ongoing. He was advised to have his mother fill in an application.

Brochure/Survey

EA said – this is definitely not the final – it still needs work. Probably the mission statement on the back. She also likes Bill D's idea of bulleting all the highlights.

Mona wants to make the brochure user friendly. Shake down on design of the brochure. EA – we haven't had a full committee discussion on this brochure.

Approval of Minutes

Motion: Approve the minutes of the October 25th meeting as amended.

Motion by Elaine Anderson Seconded by Eric Dray Voted 5-0-1 ab MA

Motion: Approve the minutes of the November 22nd meeting as amended.

Motion by Win Smith Seconded by Mona Anderson Voted 4-0-1 ab EA

Announcements

Just a follow-up on Sandwich Roundtable – December 6th

PHA would like us to meet with them at the November 30th meeting. It was decided that Elaine will call Patrick Manning and set up a meeting in December giving time to post the meeting date and time for the joint committee meeting.

Adjournment: 11:15 a.m.

Respectfully Submitted

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by: _____ on _____

Elaine Anderson, Chair Date