



THE COMMUNITY BUILDERS

September 19, 2023

Updates and News for 3 Jerome Smith Road Housing Project (former VFW site)

The Community Builders, Inc. (TCB), is developing a 1.8-acre site located at 3 Jerome Smith Road (former VFW Post site). TCB was awarded developer designation for the site through a Town-led RFP process. The site will be developed to provide 65 units of year-round affordable mixed-income rental housing to the community of Provincetown.

This mailing will go out periodically to provide updates on the housing project to neighbors and community members that opt-in to the mailing list. If you, or someone you know, aren't on the mailing list and want to be added to the newsletter distribution list, please email Tiffany at tiffany.leung@tcbinc.org

Information about the project is also available at: <https://jeromesmithengage.com/>

Project Updates

Project Name - The 3 Jerome Smith Road project has been named “Province Post”, in a nod to the site’s history as the VFW Post.

VFW Memorial Design – A more detailed view of the proposed design for the VFW memorial located on Jerome Smith Road at the front of the site is being reviewed with the VFW group. This design will be presented at the next abutter/community meeting and presented to the Select Board.

TCB Staff Transition - Tiffany Leung will be stepping in as the new project manager for TCB. Lindsey Gael remains at TCB and will continue to be available as Tiffany transitions into the role. Tiffany Leung can be contacted at: tiffany.leung@tcbinc.org or (857) 221-8702.

Construction Start – Construction of 3 Jerome Smith Road (aka Province Post) is expected to start in Spring 2024. Delphi Construction Inc. will serve as the general contractor for the project. Delphi is an experienced and well-respected contractor in the Outer Cape and wider Cape & Islands region. The expected construction term is 18 months. TCB will continue to update neighbors as we get closer to the start of construction.

Upcoming Meetings and Milestones

Abutters/Community Meeting – The next abutter/community meeting will be held in late October or early November to provide project updates. Notice will go out once the date is confirmed.

Presentation to Select Board - TCB will present to the Town Select Board on Nov. 13th to provide a general update on the project and share the proposed design for the VFW memorial.

Building Permit Application – TCB plans to submit an application for the building permit in December.

Timeline/Milestones to Date

- Abutter/Community Meeting (hybrid – VMCC) – June 21, 2023
- **Award of project funding from State – May 2023**
- Application to State for funding – January 19, 2023
- Special presentation to Select Board – January 17, 2023
- **Zoning Board of Appeals (ZBA) zoning approval – October 2022**
- Zoning Board of Appeals (ZBA) Hearing #2 (final) – September 29, 2022
- Zoning Board of Appeals (ZBA) Hearing #1 – September 15, 2022
- Presentation to Year Round Housing Trust – July 26, 2022
- Presentation to Community Housing Council – July 25, 2022
- Community/Abutters Meeting (virtual) – July 21, 2022
- Follow-up Abutters Meeting (virtual) – April 27, 2022
- Year Rounders Festival – March 12, 2022
- Community Meeting (virtual) – March 2, 2022
- Abutters Meeting (virtual) – March 1, 2022
- Presentation to the Select Board – February 28, 2022
- **TCB selected as developer of 3 Jerome Smith – November 2021**
- **RFP Released for development of site for affordable housing – June 2021**

