

# Provincetown Community Housing Council

## Veterans Memorial Community Center ↻ 2 Mayflower Street

### June 1, 2015

12:04 p.m.

Members Present: Donna Szeker, Louise Silver, Kristin Hatch, Susan Cook

Excused absence: Rev. Brenda Haywood

Staff: Community Housing Specialist Michelle Jarusiewicz

#### Public Statements:

Mary DeRocco of 56 Winslow Street and part of the George's Path neighborhood association. Working with Provincetown 365 regarding Winslow Farms. She is concerned about the density of the project and passed on her letter of 1/19/15. The project is in limbo. They had worked with the developer in 2013 regarding the design and then next the project is big again. She can see housing there but not that proposal. She would like to be involved with the planning.

#### Work Session with Provincetown 365 Housing Group:

David Garten introduced himself and indicated that the group grew out of the DART report and that it was a volunteer group with a background in development, architecture, and activism; proposing that this group can be used to benefit Provincetown. They have been focusing on housing with or without a police station on the VFW site. What is the best way to approach this? Through the CHC? Using the Housing Action Plan as a guide. Looking to the CHC for priorities - Trying to engage the community? Inventory analysis? He asked board members what were their issues with regard to the housing proposal at town meeting.

Louise Silver: There was no specific plan outlining which incomes would be supported and the make-up of studio, 1-bedroom, 2 bedroom, etc. Also, there was no plan to help residents transitionally that unexpectedly had lost housing. There continues to be a need for a density project.

Donna Szeker: One reason opposed to the Winslow Farms development was that she thought the Town should complete some of the projects in the works first before starting a large project.

Kristin Hatch expressed concern that it was too much money to be tied up in one project.

David Garten indicated that PT 365 had no vested interest in the project per se but had worked on schematics to give a visual. They just learned of the Housing Action Plan 6 weeks ago. How can they help? Schematics? Activism?

Kristin Hatch: Distributed Housing Action Plan matrix plan and said that sometimes schematics can be a problem.

Mary DeRocco: also wasn't aware of the Action Plan.

Kristin Hatch: described the Housing Summit from 2013/2014 and that the Action Plan has been at the Town's website for a year and a half.

Nancy Jacobsen from the Housing Authority said that this is just a smoking gun. The need for affordable housing has been dire for years; we have known for years.

Rik Ahlberg of PT365: can add the Action Plan to the Provincetown 365 webpage; always good

Board members agreed. Also agreed that agendas and minutes could be linked to the 365 page.

David Garten: areas they could help with?

Louise Silver: how about tiny homes?

David Garten: PT 365 is going to meet in the next few weeks; perhaps a prototype could be sought.

Louise Silver: There is a property on Bradford Street which is for sale with 9 year round rentals currently.

Paul Kelly: Inquired about the status of the year round rental trust?

Michelle Jarusiewicz indicated that Town Counsel was drafting the language for the special legislation. There may be issues with spending public funds money for market rate units and with acquisition being outside ch. 30B procurement laws.

Tom Coen: how about establishing a non-profit Trust for low/moderate income rentals? He was concerned with the Town being involved as owner.

David Garten: it is in the Action Plan; they could look at opportunities and mechanisms. Can look at condo conversion issue.

Gloria McPherson: the law is really restrictive; can't prevent condo conversions; looking at inclusionary by-law.

Kristin Hatch: we do have some funds in the Affordable Housing Trust Fund; could donate money to that.

Kathy Meads: Define affordable housing vs. community housing.

Michelle Jarusiewicz defined that the traditional term "affordable housing" targets up to 80% Area Median Income [AMI] under Barnstable County income levels that would be, for example, a maximum income of \$46,100 for a household of one and \$52,650 for a household of two. Community Housing is broader and can go up to 110% or 120% AMI. State and federal

funding sources only subsidize up to 80% AMI with CPA funds go to 100% AMI.

Louise Silver stated that so many people of every stratum need help. The Town needs to have the discussion about the future and which incomes will be supported by the town in Community/Affordable Housing. Also, that there is little to none available for residents whose incomes are less than 30% AMI since they only qualify for Housing Authority units (not affordable) and which would need to go outside of Provincetown.

Kristin Hatch: there is a larger public housing authority in Orleans.

Kathy Meads: what about non-residents?

Kristin Hatch: we have a local preference policy for up to 70% of the units for those qualifying, but the reality is that most tenants are local. At Province Landing, 48 out of 50 units were local. There are fair housing laws that must be followed.

Paul Kelly: VFW site schematics included a mixture of different size units 1, 2, and 3 bedrooms.

Michelle Jarusiewicz: there are a lot of variables for each development; for example, former community center, town considering 1/3 each category with some median units along with the hopes of fast tracking the development.

Patrick Flaherty: regarding 350 Bradford St, not against affordable housing but against the proposed density, scale, and size and would like to retain the character of the neighborhood.

Michelle Jarusiewicz: reminding everyone that at the end of the day, the Board of Selectmen get to decide on town-owned properties; the CHC, Housing Authority, PT 365 all make recommendations.

Louise Silver: more interest in tiny homes

Kristin Hatch: \$1.75 million was a lot of money

Patrick Flaherty: anyone relook at that 200- 400 unit number?

Louise Silver: number from 2013/2014, with the national economy assume it got worse

David Garten: PT 365 looked at Hensche Lane and old Ann Paige Way – nice scale and nice neighborhood. PT 365 can do leg work.

Paul Kelly: feels strongly that the mix and look needs to be right to get approval

Kristin Hatch: already have lots of tiny homes; there is interest in converting artist's studios to homes – amnesty to allow residence

Gloria McPherson: pointed out that we already have an amnesty program for illegal dwelling units; have had very little interest with the 20 year deed restriction. Maybe the link should be year-round and not "affordable." The small size leans towards affordable by nature. Density is a limiting factor in zoning. Looking at Hensche lane type of development, not going to get a ton of units. It is already a dense town. But if we don't increase density we will never hit the 200 – 400 units. The DART report examples were soft sites in Town with rough numbers.

Louise Silver: concerned they will become market rate condos

Gloria McPherson: incentive zoning within inclusionary. Accept the fact that it is private development. Town is not qualified to maximize value priorities. Now a 40B process in place which allows increased density to allow affordable housing units. 24 units at 350 Bradford Street is not too dense. 90 Shank Painter was more dense. But the visual, community character is very important.

Patrick Flaherty: slippery slope with 40B; can create an eyesore

Paul Kelly: Shank Painter is an opportunity; allows for re-thinking; can step back and allow greater density.

Patrick Flaherty: other incentives?

Kristin Hatch: Provincetown leading the pack

Rik Ahlberg: Aspen Colorado had land – our future

Tom Coen: where are we going? Residents? Tourists?

Kathy Meads: Economic Development, future of home businesses. Past discussion looked at broader vision

Kristin Hatch: how many secure year round housing? What is minimum number for sustainable year round community – 2500?

Patrick Flaherty: if our reality is increased part-time residents and decreased year round residents how do other communities do it? How do we convert part-time residents to year round residents?

Donna Szeker: some people leave for medical reasons.

Tom Coen: people are talking about more year round families, more children in the school system. Sometimes people with children move so that they can have a yard, etc.

Paul Kelly: man at town meeting said that he is married with a child and that there are not enough people like him to support year round activities.

Kathy Meads: buy existing year round building and maintain units.

Michelle Jarusiewicz: reminded everyone that next Monday the Board of Selectmen will discuss annual goal settling process.

Rik Ahlberg: the Local Comprehensive Planning process has started

Patrick Flaherty: don't want all affordable housing concentrated in town; density is a concern; if within the character of the

Town it's OK.

Tom Coen: 83 Shank Painter micro-units done well

Louise Silver: great idea about micro-units and combination of commercial/residential on Shank Painter

Kathy Meads: Why NIMBY? George's Path – how come 40 units are OK? Scale across town.

David Garten: adding to tasks for PT 365, expand Maushope, tiny homes/micro homes, educational links, accessible dwelling units, down payment assistance program

Paul Kelly: Basic ideas for VFW Site with and without police station; modeled after the Hensche Lane development with police station up front. Idea #1 has a cul de sac [16 units]. Idea #2 has emergency access through Winslow Farms [18 units; 26 if no police station]. Density is ok with good planning.

*1:50 Kristin Hatch leaves.*

Kathy Meads: concerned with density; closeness to building; maybe shift some open space to the edge

Paul Kelly: everyone's says "where is the plan?" for the VFW site; looking for input. Pointed out that he is not a developer; no vested interest. He is a volunteer through PT 365.

Kathy Meads: how do we make sure that their concerns are incorporated into the VFW RFP?

Mary DeRocco: ditto

Michelle Jarusiewicz: no guarantee that there will be such details in the RFP. The Board of Selectmen weigh all interests.

There is significant housing need. There are opportunities for their concerns to be heard both here at CHC meetings as well as at Board of Selectmen meetings.

Tom Coen: there will be a joint meeting between building committee and the board of Selectmen on the police station on June 15<sup>th</sup>. Hoping for some clarity on how to pursue.

Louise Silver: Paul- thank you! Your work is invaluable!

*End of work session 2:11 pm*

**FY 2016 Annual Goal-setting Process:** Housing Specialist distributed draft goals and strategies. Discussion about additional items including: homelessness and where do people go; explore micro-units; better communication between boards and committees and with citizens; Community Housing Council could be an arena for people to be heard; revisit Fire Station #2.

**Bob Murray Housing with Love Walk:** July 13<sup>th</sup> a Monday - annual awareness program that begins in Provincetown and continues across the Cape over several days. There are small segments. It is a fundraiser where donations go to the various housing organizations on the Cape. We could form a Provincetown team.

**Minutes:** tabled.

**Next Meeting** 6/15/15 at noon

Meeting adjourned at 2:40 pm

*Submitted by: Michelle Jarusiewicz, Community Housing Specialist*