

# Provincetown Community Housing Council

## Veterans Memorial Community Center ↻ 2 Mayflower Street

### March 7, 2016

1:32 p.m.

Members Present: Rev. Brenda Haywood, Elaine Anderson, Kristin Hatch, & Susan Cook

Absent: Kristin Hatch, Ron Irwin

Staff: Community Housing Specialist Michelle Jarusiewicz, Town Manager David Panagore, Asst. Town Manager David Gardner

Public Statements: none

Special Town Meeting: discussion with Town Manager David Panagore; Article 7 is a request for the acquisition of 48 Winslow Street by the Town. The owner approached the Town with a request to trade the property including the newly constructed 3-bedroom home for the former Community Center. The Town requested an offer and appraisals of both properties to be done by the owner by the same appraiser that had done the original appraisals. He received the offer on 2/5/16 and the appraisals on 2/16/16. The following Monday met with Board of Selectmen in executive session and then announced. In December he had met with the George's Path group and had some general agreement on density to remain about the same as the approved development at the back of the parcel and to get heavier density as approach Jerome Smith Road. In his perfect world, he would have his Housing Roadmap out about a month before plus the police station's citing would be out in public. The developer was looking for 7 units of 3-bedrooms each; he has reduced the total bedroom count from 21 to 17. The appraisal numbers have changed. The value of Winslow Farms has increased by about \$400,000 while the value of the former Community Center has decreased due to the lack of responses to the 2 RFPs. The last appraisal had its highest and best use as an art gallery. This article does not request any money for the acquisition. Acquiring the parcel unlocks the back of the VFW parcel which will allow access and allows the housing not to mix with the police use. Town is awaiting a redraft of the P&S. There will be a public process regarding use and density. Some will want more; some will want less. Need a good public process. Providing design details in advance doesn't make sense. Discussion of overall density and income levels does. Note that Selectman Erik Yingling wanted to be here but had a conflict. Questions?

Elaine Anderson: regarding the Grace Gouveia building development, some people are still hot about it, but we now have 3 units occupied! The Town Manager indicated that the bedroom/unit mix and the layout at the Community Center are also factors. Ms. Anderson asked if it would be year-round rental housing? Town Manager indicated not sure if there are any grounds to restrict; exploring options.

Susan Cook asked about the existing house on Winslow? The Town Manager indicated that it was ready to dispose of or there is potential as 2 units if split. What if doesn't happen? Back to considering options. Ms. Cook asked why there were lights on at the Community Center recently?

Elaine Anderson: people have told her that they don't want to trade the buildings as there isn't as much benefit to the Town; that selling condos doesn't help year-round rental need. The Town Manager said that the benefit to the Town is the Winslow Property. Ms. Anderson indicated there was conflict last year. Ms. Jarusiewicz said that the primary concern then was the money.

Susan Cook asked how many units? The Town Manager said that the neighbors want 6; some want more. It could be a 40B development. David Gardner indicated that combining the lot with the VFW provides other benefits

including access and improved circulation. The VFW property on its own is diminished by requirements. Density will be an issue.

Elaine Anderson said that it should be made clear that it could be 17 bedrooms or more at Winslow.

The Town Manager indicated that we need developer, money, and land. We can fight about what we build but need the land to build it. He pointed out that as an incentive; the Housing Specialist has offered to assist with the search for eligible tenants for a fee so that small-scale developers won't have to do it.

Elaine Anderson indicated that the details are very important. The Town Manager said that it is a process; need to build trust. There is no agenda; the challenge is how to get there. Ms. Anderson indicated that success is through lots of meetings; get people to understand and that will bring support.

Michelle Jarusiewicz pointed out that the first town meeting forum would be on Wednesday, March 9<sup>th</sup>.

Brenda Haywood asked if it would be for year-round rental housing? The Town Manager said yes at Winslow Farms/VFW site. At the former Community Center it would be condos. The Housing Specialist pointed out that the trade provides the Town with a property of greater value and the developer gets a tax write-off. Elaine Anderson said that it makes sense.

**Annual Town Meeting:** discussion with Town Manager David Panagore

**Article 6: Year-round Rental Trust.** The Town Manager said that it looks like the legislation will pass but if it doesn't within this cycle, it is recommended to re-vote at town meeting just in case. Elaine Anderson asked for a general description. The Housing Specialist said the Trust would provide for year-round rentals up to and including market rate rentals. The Town Manager said that the Trust could purchase existing units. In his opinion, if it passes, we need to look at how we do that. Maybe we can buy an equity position to decrease the rental price; that would stretch the money. David Gardner said that often when multi-unit properties come on the market, Town is asked why don't we acquire them. The Trust would give us a mechanism to do that. Discussion with Ted Malone about potential third party participation. The Town would not necessarily be the owner and operator but could fund it. The Town Manager indicated that an RFP would need to be issued for property management; it is not exempt from procurement laws.

Elaine Anderson inquired about could the Town consider rent control? The Town Manager indicated that Massachusetts eliminated that in the 1980's.

**Article #16 #6: Housing Revolving Account:** this is an annual request to continue the housing revolving account which is used for receipts and expenditures of certain housing activities; primarily the resale of deed restricted units. The resale fees get deposited into the account and expenses such as advertising can be paid from the account.

**Article #26: Condo-conversion by-law:** this is a revised version of last year's proposal. It eliminates the two-year moratorium and includes several hardship exemptions. Elaine Anderson asked if we had a moratorium in the past? No, it was voted down. There is need to slow it down. David Gardner indicated that it includes protection for tenants. It allows time and relocation benefits.

**Article #30: Zoning Growth Management Category:** David Gardner said that this would allow a new category for access to gallons for rental units without income restrictions. This could provide an incentive for new units through the accessory unit by-laws that were created. They would be deed-restricted year-round rentals. They can't be converted to condos and can't be rented weekly. Ted Malone asked if people have attempted to access or are

moving forward? David Gardner said both. One has completed and we have one waiting for gallons. There are a couple pending as well. Otherwise they have to compete in category 3.

Article #31; Zoning by-law Housing Definitions: Michelle Jarusiewicz distributed a chart with potential FY 2015 numbers for discussion. The definitions and chart show various income amounts for various household sizes above the traditional 80% Area Median Income [AMI] up to 180% AMI.

Article 32: Inclusionary Zoning By-law: The Town Manager described that the proposed by-law was very different than before. The percentage contribution for all new units has dropped significantly from 20% to 10% to 3%. If the development is for 6 or more units than a unit must be developed or payment in lieu. There is also a density bonus. There is a preference for an actual unit to be built but the by-law has some flexibility and is reasonable. Elaine Anderson asked who this was directed at? The answer – developers.

David Gardner said that these are all building blocks to a housing solution; there is not just one solution. This proposal in combination with others is a strategy.

Article 33: Funding for Year-round Rental Housing: David Gardner indicated that this demonstrates the Town's continued support of year-round rental housing. It does impact taxes. It is similar to last year's vote. The funds can't go into the Year-round Rental Trust until the Trust exists.

Other: Brenda Haywood announced that she was resigning for health reasons following today's meeting. Members thanked her for her work and participation and wished her well. Michelle Jarusiewicz pointed out that in addition to this spot on the committee [a Selectmen appointment]; the alternate position is available for the CHC to appoint.

Michelle Jarusiewicz said that all 7 resale units had finally closed; bringing in over \$24,000 in resale fees.

Next Meeting: Monday, 3/14/16 at 1:30 pm

Meeting adjourned at 3:13 pm

*Submitted by: Michelle Jarusiewicz, Community Housing Specialist*

# Income limits FY 2015

rev  
020416

## Barnstable County median income **\$80,300**

Household Size	30% Income Limit Extremely Low HUD	50% Income Limit Low HUD	60% Income Limit Moderate MHP	65% Income Limit Moderate	80% Income Limit Moderate HUD	100% Income Limit Median CPA	120% Income Limit CPA	150% Income Limit Middle CPA	160% Income Limit Middle CPA	180% Income Limit Middle CPA
1	<b>\$18,400</b>	<b>\$30,650</b>	\$36,780	\$38,313	<b>\$46,100</b>	\$56,210	\$67,452	\$84,315	\$89,936	\$101,178
2	<b>\$21,000</b>	<b>\$35,000</b>	\$42,000	\$43,750	<b>\$52,650</b>	\$64,240	\$77,088	\$96,360	\$102,784	\$115,632
3	<b>\$23,650</b>	<b>\$39,400</b>	\$47,280	\$49,250	<b>\$59,250</b>	\$72,270	\$86,724	\$108,405	\$115,632	\$130,086
4	<b>\$26,250</b>	<b>\$43,750</b>	\$52,500	\$54,688	<b>\$65,800</b>	\$80,300	\$96,360	\$120,450	\$128,480	\$144,540
5	<b>\$28,410</b>	<b>\$47,250</b>	\$56,700	\$59,063	<b>\$71,100</b>	\$86,724	\$104,069	\$130,086	\$138,758	\$156,103
6	<b>\$32,570</b>	<b>\$50,750</b>	\$60,900	\$63,438	<b>\$76,350</b>	\$93,148	\$111,778	\$139,722	\$149,037	\$167,666
7	<b>\$36,730</b>	<b>\$54,250</b>	\$65,100	\$67,813	<b>\$81,600</b>	\$99,572	\$119,486	\$149,358	\$159,315	\$179,230
8	<b>\$40,890</b>	<b>\$57,750</b>	\$69,300	\$72,188	<b>\$86,900</b>	\$105,996	\$127,195	\$158,994	\$169,594	\$190,793

### NOTE:

Numbers in BOLD Source of information is HUD Barnstable County FY 2015 Income Limits

This document is for reference only. Actual limits are determined by the specific funding source.

100% AMI is CPA figure; 120%, 150%, 160%, 180% are extrapolated using the 100% CPA number as a base

Note that income is the total of all gross income for all household members.

Income limits are updated annually.