

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

October 19, 2015

1:31 p.m.

Members Present: Donna Szeker, Kristin Hatch, Rev. Brenda Haywood, & Susan Cook

Staff: Community Housing Specialist Michelle Jarusiewicz; Town Planner Gloria McPherson

Inclusionary Zoning & STM Articles: Town Planner Gloria McPherson indicated that there was a public information session tonight from 6:00 pm to 8:00 pm sponsored by Provincetown 365 regarding the Special Town Meeting [STM] articles. The Board of Selectmen pulled the inclusionary zoning by-law from the STM warrant since it is not ready; perhaps it will be added in the spring. There are zoning-by-laws on the STM warrant including Article 17 which will allow an additional unit in Res 2 districts like the article approved in April in Res1. Have had 5 inquiries so far for the Res1 accessory units; appears that 2 are moving forward. They require year-round rental, lease, annual certificate, but no restriction; must meet all other zoning requirements. The tax exemption program could complement the creation of units to encourage affordable.

Kristin Hatch MOVE the CHC support Article 17 of the Special Town Meeting for accessory units in Res2 districts; Susan Cook second; approved 4-0.

Discussion of Articles 11 and 12 regarding condo conversions. Article 11 targets 3 or more units created before 1983; limited and targeted moratorium for 2 years to allow the Town to look at options. Article 12 goes further allows extended regulations to all condo conversions. Moratorium is only allowed if it has a sunset clause for planning purposes only. Had 8 condo conversion documents filed recently. Amherst has something like this without the moratorium section. Members inquired about whether it penalizes those who have been renting?

The Town Planner indicated that there were few updates about inclusionary zoning since last CHC meeting. She is working on incentives such as increased density or subsidies. The Town Manager has consultant Judi Barrett coming in to look at incentives.

Public Statements: none

Self-Sufficiency Local Voucher Program: Housing Specialist presented draft documents for the CPA funded program. The Town of Provincetown is presenting a Provincetown *Self Sufficiency* Local Housing Voucher Pilot Program. This program is funded with grant assistance from the Community Preservation Fund as approved by town meeting. The Provincetown *Self Sufficiency* Program aims to allow a family to have affordable, year-round housing while participating in a program which will educate and/or enable them to become self-sufficient within a three (3) year period. Participants are required to certify household income and adequate progress toward sustainability on an annual basis. Participants will also be required to meet at least quarterly with case managers and monthly meetings if required to do so. Participants will be required to provide quarterly reports on progress on forms provided. Lack of adequate progress and meeting milestones may lead to discontinuation of rental assistance. The Provincetown *Self Sufficiency* Program specifically targets households that will benefit from short-term assistance as a stepping stone to self-sufficiency; it is not intended to provide long-term rental assistance. The maximum timeframe for assistance is three years. General discussion and edits of documents.

Susan Cook MOVE to approve the *Self Sufficiency* Local Housing Voucher documents as edited; Brenda Haywood Second; approved 4-0.

Donna Szeker leaves at 2:30 pm

Homebuyer Workshop: Community Housing Specialist confirmed that Provincetown will be hosting the December homebuyer workshops through the Community Development Partnership on December 2, 7, & 9, 2015.

Updates:

The Housing Specialist conducted the lottery on 10/8/15 for both Sandy Hill units and the unit at the Meadows; now working with sellers, buyers, attorneys and others to complete the process.

Another 2-bedroom moderate income unit is available at Captain Bertie's Way with applications due by 11/24/15.

The lottery for applicants for the 3 units at the Grace Gouveia building will be conducted on 11/12/15.

Stable Path has reached the 50% construction point and will be starting the marketing and outreach soon.

CPA FY 2017 Round: due December 17, 2015. Try again for Fire Station #2

other: The Housing Authority met with Ted Malone regarding expansion and received a great deal of input and ideas; perhaps could add 20 bedrooms on their own property.

Truro Housing Forum on Saturday 10/24/15; Housing Specialist to attend.

Captain Bertie's Way Open house also on Saturday 10/24/15; Housing Specialist to attend.

Next Meeting: Monday, 11/9/15 at 1:30 pm

Meeting adjourned at 2:50 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist