

# Provincetown Community Housing Council

Veterans Memorial Community Center ☞

2 Mayflower Street

July 15, 2019

1:00 p.m.

Members Present: Keith Hunt, Paul Richardson, Kristin Hatch

Unexcused Absent Members: Susan Cook, Dimitri Papetsas

Staff: Community Housing Specialist Michelle Jarusiewicz

Other: Doug Dolezal, Mackenzie Perry/Housing Office Intern

Public Statements: None

Membership: Council member Dimitri Papetsas has not been present for a number of meetings. It was discussed how to reach out to this member, to encourage participation and attendance. A letter promoting membership was an option, explaining that his presence is wanted, but that he needs to attend meetings to maintain membership. Kristin Hatch expresses interest in being named a regular sitting member of the Council, as well as Chair.

Keith Hunt MOVE to appoint Kristin Hatch as a regular member on the Community Housing Council, instead of as an alternate, seconded by Paul Richardson and approved 3-0.

Discussion regarding the Chair of the Housing Council as well as the Vice Chair.

Paul Richardson MOVE having appointed Kristin Hatch as a regular member of the Community Housing Council, to serve as Chair at the next meeting upon official certification as regular member, seconded by Keith Hunt and approved 3-0.

Kristin Hatch MOVE to nominate Keith Hunt as Vice Chair, seconded by Paul Richardson and approved 3-0.

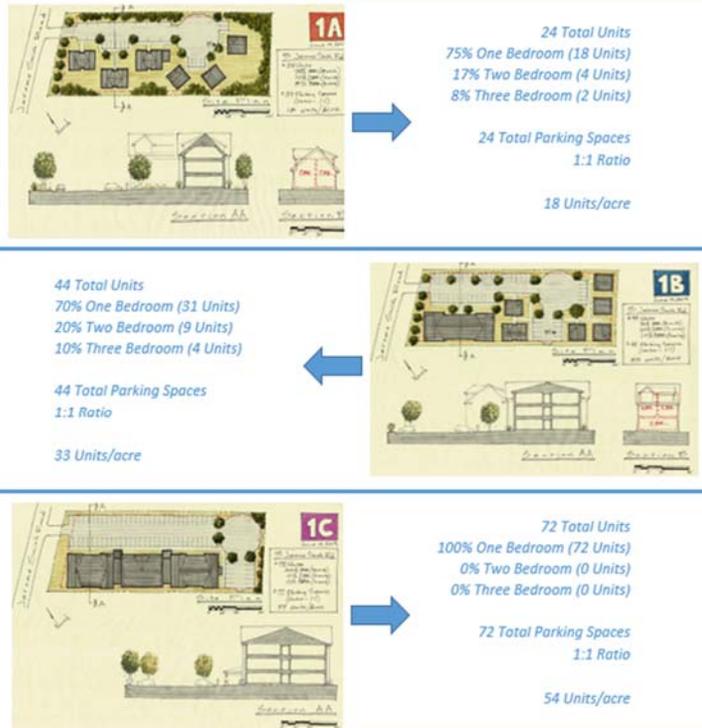
Paul Richardson MOVE Kristin Hatch as representative to the Community Preservation Committee for the Community Housing Council, seconded by Keith and approved 3-0.

VFW and 26 Shank Painter Road: Community Housing Specialist Michelle Jarusiewicz

For two Town owned lots, located at 3 Jerome Smith Road and 26 Shank Painter, a housing consultant was hired to conduct assessment for potential housing developments. JM Goldson, in partnership with the Town of Provincetown, conducted a Housing Forum on June 19<sup>th</sup>, 2019 to demonstrate possible elements of design and layout for developments at both of these sites. A slideshow of the presentation given at the forum is provided, as well as a collective flyer to demonstrate all three concepts for each site (shown below). During the month of July, we will be conducting outreach to the community in regards to the concepts for each property, surveying for the community's input on density, design, and basic ideas. Surveys (represented at the bottom of the displayed flyers) follow the same questions as presented at the first Forum, with the intention of seeing what scheme is preferred and which the community finds as a non-starter. An online survey is also available on the Town website, and will be handed out on Monday, July 22<sup>nd</sup> at Firehouse 3 between 10-4. The ideas taken from these surveys will be compiled by JM Goldson Housing Consultant, and developed into a new, inclusive concept on August 14<sup>th</sup>. Kristin Hatch will serve as the representative from the Community Housing Council at this meeting. A second forum will be held on September 17<sup>th</sup>, and a third at a later date to be determined.

Paul Richardson speaks on the community demand for one-bedroom housing and inquires about the involvement in zoning and inclusionary zoning with the presented development concepts. Michelle Jarusiewicz informs that the schemes are in compliance with zoning and assures that the schemes are only "concepts" and that funding, or who will be housed in these developments is not in discussion as yet.

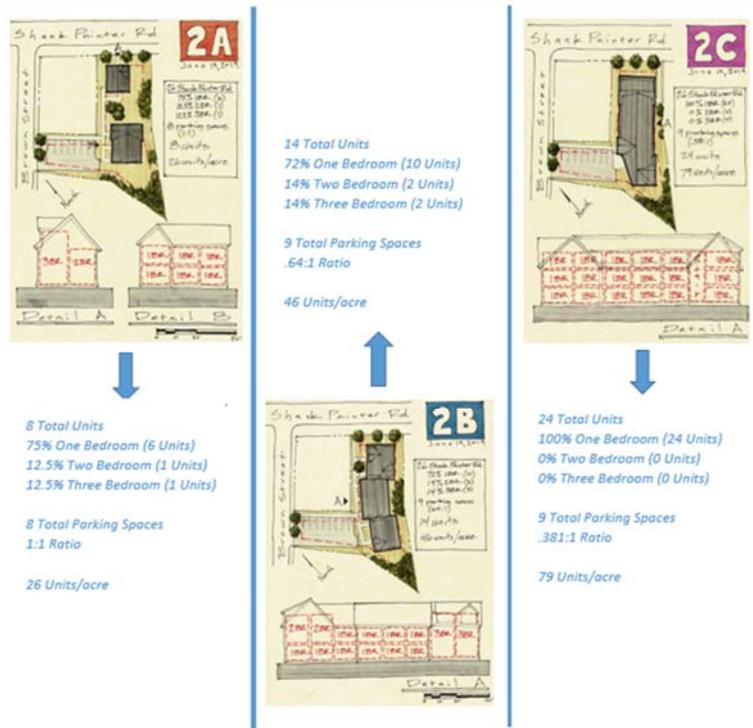
## VFW Housing Forum Overview



### POLLING QUESTIONS

- WHAT BEST DESCRIBES YOU (CHECK ALL THAT APPLY):  RESIDENT  SEASONAL  SECOND HOME OWNER  BUSINESS OWNER  VISITOR  OTHER\_\_\_\_\_
- IF YOU HAD TO CHOOSE, WHICH WOULD BE YOUR PREFERRED SCHEME FOR THE VFW SITE?  1A  1B  1C
- ARE ANY OF THESE CONCEPTS NON-STARTERS FOR YOU?  1A  1B  1C
- COMMENTS: \_\_\_\_\_

## 26 Shank Painter Road



### POLLING QUESTIONS

- WHAT BEST DESCRIBES YOU (CHECK ALL THAT APPLY):  RESIDENT  SEASONAL  SECOND HOME OWNER  BUSINESS OWNER  VISITOR  OTHER\_\_\_\_\_
- IF YOU HAD TO CHOOSE, WHICH WOULD BE YOUR PREFERRED SCHEME FOR THE VFW SITE?  1A  1B  1C
- ARE ANY OF THESE CONCEPTS NON-STARTERS FOR YOU?  1A  1B  1C
- COMMENTS: \_\_\_\_\_

### Buy-Down Program: Community Housing Specialist Michelle Jarusiewicz:

Previously approved at Town Meeting, \$175,000 of Community Preservation Act funds will go towards one eligible homebuyer, in compliance with the Buy-Down Program. A flyer and application have been drafted, to help promote this program to provide information to the community. It is estimated that the program will begin advertisement in September, with applications and required documentation due in October. After this deadline, eligible applications received will be placed into a lottery, in which the number one pick will then have a limited amount of time to find a home that meets qualifications for purchase. The house will then become deed restricted in perpetuity. Kristin Hatch expresses that she is interested in this program and finds it to be a great step forward. A number of people will qualify, and the program captures an already developed home as deed restricted to help preserve the housing stock that is already available. Members will further review documents and continue discussion at next meeting.

### Updates:

Kristin Hatch for Housing Authority: a video was sent to DHCD regarding a failing septic system which will be bid in August. The Housing Authority is looking at property near Maushope and how much is buildable.

Community Housing Specialist Michelle Jarusiewicz:

**8 Henschel Lane Resale:** buyer and seller are proceeding to a P&S and closing

### Harbor Hill Renovation:

Buildings #4, #6, & #7: Notice was sent to NEI and LDa 6/25/19 that town meeting approved the request and the Finance Director has signed the NEI contract; awaiting new bond to complete the document. Anticipate construction start-up July 29<sup>th</sup>.

Building #5: renovations continue; previously ordered replacement windows for units 23 & 22 have arrived and will be installed by CDP vendor next week.

The installation of the mini-split systems in all buildings by Rise Engineering's contractor is complete.

### **Harbor Hill Rent-up:**

Building #5: 6 units: 2 occupied, 2 pending. Available: 1-bedroom & 3-bedroom unit; one 2- bedroom lease has been executed to begin July 23<sup>rd</sup>. NEI lease is pending for another 2-bedroom unit to start August 1<sup>st</sup>.

### **Processing of applications:**

CDP David Abel and I are working on the transition of processing all applications from me to the CDP. Master lists have been created showing applicants from Round 1, Round 2, and Rolling; active applications have been turned over to the CDP.

### **Events:**

July 22<sup>nd</sup>: Economic Development & Housing Reports by Camoin Associates BOS presentation

September 17<sup>th</sup> & October 28<sup>th</sup>: Forums on Housing Development at VFW & 26 Shank Painter Rd.

### **30 Shank Painter Road:** Doug Dolezal:

The question of what role the Community Housing Council can play to move housing projects further is presented, in regards to the failed housing project previously designed for 30 Shank Painter Road. The first project to utilize the Towns new Inclusionary Zoning Bylaw was presented by Doug Dolezal in 2018, with the intention of delivering affordable housing units to the community. With the project, Dolezal's intent was to purchase the land and develop housing as a model for Inclusionary Zoning with silent investors, some of which were part of the Provincetown community themselves. However, the proposed project was presented with setbacks and "red-tape" in regards to various interpretations of the language within the Inclusionary Zoning Bylaw. The Planning Board had relayed that engineering for the project would be needed in order for the project to be presented in front of the Board.

Engineering had not been completed for 30 Shank Painter Road, as the Bylaw read that engineering "may" be required, not "shall" be. Engineering work has a cost. After delays, the lot was not closed on and the project was not completed.

Michelle Jarusiewicz suggests inviting the Town Planner to discuss what had just been presented, in hopes for further discussion for future projects.

Kristin Hatch expresses interest in this project, and agrees that the Community Housing Council needs a stronger voice in the face of housing development within Provincetown. The idea for affordable housing to be built, with private funds, is a great one. Perhaps they should meet with the Planning Board.

### **Affordable Housing Trust Fund:**

In response to personal donations made to the Trust Fund, a formal "Thank You" would like to be sent to extend gratitude for the community's generosity. A letter for the Banner has been drafted for this purpose.

Kristin Hatch MOVE to submit the letter to the Banner as edited by Paul Richardson and Michelle Jarusiewicz.

Seconded by Keith and approved 3-0.

### **Minutes:**

Kristin Hatch MOVE to approve minutes for 3/6/19 as presented, seconded by Paul Richardson and approved 3-0.

Kristin Hatch MOVE to approve minutes for 6/10/19 with corrections, seconded by Keith Hunt and approved 3-0.

### **Next Meeting:** 8/12/19 @1pm

Meeting adjourned at 2:57 pm

*Submitted by:  
Michelle Jarusiewicz, Community Housing Specialist*