

Provincetown Community Housing Council

Remote Meeting Town Hall ☞ 260 Commercial Street

April 12, 2021

1:04 p.m.

Members Present: Kristin Hatch, Paul Richardson, Michael Litvin, Austin Miller

Staff: Community Housing Specialist Michelle Jarusiewicz, Assistant Town Manager David Gardner

NOTE: THIS IS A REMOTE PARTICIPATION MEETING

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, the Governor's March 23, 2020 Order imposing strict limitation on the number of people that may gather in one place, and Chapter 53 of the Acts of 2020, this meeting of the Provincetown Community Housing Council will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Provincetown website, at <https://www.provincetown-ma.gov/>. For this meeting, members of the public who wish to listen and participate in the meeting may do so in the following manner:

To participate in this meeting, dial **(833) 579-7589**.

When prompted, enter the following Conference ID number: **225 126 898 #**

Quorum Roll Call:

Kristin Hatch, Chair	aye	Paul Richardson	aye
Michael Litvin	aye	Austin Miller	aye

Public Statements: none

Agenda item #2 Zoning Bylaw Amendments:

2. Zoning By Law Amendments

Article ___ Zoning Bylaw Amendment: Inclusionary and Incentive Zoning Bylaw. (Deletions shown in strike-through and new text shown as underlined.) To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 4 Special Regulations, Section 4180 Inclusionary and Incentive Zoning Bylaw [see notes]

Explanation of Article ___: *This article intends to cleanup, clarify and simplify the incredibly complicated Inclusionary and Incentive Zoning Bylaw. Since its adoption in 2017, the Inclusionary Bylaw has been applied on several occasions now, and each application requires a great deal of town counsel input along with many staff hours trying to interpret and apply the bylaw standards as well as its incentives. The intent was not to fundamentally change the intent or the result of the bylaw, but rather to simplify the approach to assist everyone in its implementation, including the housing developer, staff and Planning Board members. In summary, the changes include:*

- Clarifying that all Inclusionary Projects must provide a minimum of 1/6th or 16.67% inclusionary contribution whether it be through the provision of units in the overall development or in the payment of an in-lieu fee to the housing fund.
- Simplifying the payment in-lieu process.
- Simplifying the density bonus by removing the complicated reference to incrementally adding density units.
- Removing references to density bonus within the Res 1 District which is a single family zone.
- Clarifies the incentives available once the minimum 1/6 provision is met, including being specific as to the types of dimensional relief available to the Planning Board.
- Clarifies the fee reduction bonus, allowing the building permit fees for all deed restricted units to be waived.
- Clarifies the duplicity of approvals required for the determination of the income level of deed restricted units. Article 6 states that the CHC determines affordability levels, but inclusionary added the Planning Board the ability to make the same determination, allowing for the opportunity for the two boards to be inconsistent or not agree.

To participate dial (833)579-7589
Conference ID: 225 126 898 #

Ms. Jarusiewicz stated that at the last CHC meeting, members voted in favor of the proposed amendment, but some members wanted to further discuss in advance of Planning Board public hearing. Mr. Richardson and Ms. Hatch remembered the vote but not the desire to further discuss. Mr. Litvin was satisfied. Mr. Miller indicated that he is up to speed and supports the changes. Ms. Hatch invited the new members to further discuss.

Agenda item #3 Housing Updates

3. Housing Update

Housing Office: FY 22 CPA request for 25% of budget has been dropped as 100% is now in the Town Budget

Housing Authority: Request for Proposals for development consultant has been issued

Ownership: lottery held March 4th for 6 Sandy Hill Lane #11 [\$226,044] and sale is moving forward. Marketing & outreach is underway for IZ unit at 36 Nelson Ave [\$178,500] with open house April 10th and applications due by May 3rd.

To participate dial (833)579-7589
Conference ID: 225 126 898 #

Ms. Hatch indicated that the CPA request for 25% of the budget to support the Housing Office has been withdrawn as the full budget is now in the Town's general fund. She would like to revisit the goals, duties, changes, and job description on a future agenda.

Ms. Hatch stated that the Housing Authority received two proposals for development consultant that are unopened at the moment due to procedural requirements.

Ms. Jarusiewicz described participating in the recent MHP Training on Request for Proposals and that there had been a somewhat recent procurement issue in Holyoke that may have some impact on how future RFPs for development are issued.

She also described the open house at 36 Nelson Ave resale opportunity; there were about 20 interested parties. Applications are due no later than May 3rd.

Mr. Richardson disclosed that he is the attorney representing the seller at 6 Sandy Hill Lane for the resale.

Ms. Hatch stated that we are making progress on the Pathway to Homeownership.

Mr. Miller inquired about Area Median Income numbers and had we ever considered adjusting to local AMI? Ms. Jarusiewicz stated that all programs are tied to HUD AMI numbers for Barnstable County; all deed restrictions are also connected. Ms. Hatch said that she would love to have discussion in the future especially the difference between the numbers for households of 1 and 2. It's expensive to live in Provincetown. Mr. Litvin asked

how the numbers work. Ms. Jarusiewicz stated that deed restrictions, rentals, etc. all have maximum numbers that target certain income levels and vary with household size HUD numbers are the base used by all agencies and subsidy programs.

Agenda #4: Minutes: none

Agenda #5. Other:

Mr. Miller inquired about the proposed town meeting changes regarding flood zones, any impact on affordable housing? Ms. Hatch also asked about the proposal regarding dark skies. Mr. Gardner stated the illumination article was from the Planning Board and the flood zone was an update to the bylaw based on state model. It is required for the flood insurance program. It is nothing new as far as regulations, it adds definition. It uses FEMA language. Maps will get refresh date but won't change anything for Provincetown. It is really administrative in nature. It is required, if we don't property owner's flood insurance is at risk and would lose the 10% discount. There is no new impact, regulations are in the building code such as requirement to lift.

Regarding town meeting, there will be small section for non-residents. They are having a logistics meeting this week. Last September they had 300 chairs and 280 voters attended. They will have more chairs this time. Ms. Hatch offered 25 chairs and asked if there are more registered voters? Mr. Gardner said yes, about 400.

Agenda #6. Other:

Next meeting Monday, May 10, 1:00 pm

Meeting adjourned at 1:49 pm, Roll Call vote 4-0:

Kristin Hatch, Chair	aye	Paul Richardson	aye
Michael Litvin	aye	Austin Miller	aye

*Submitted by:
Michelle Jarusiewicz, Community Housing Specialist*