



Town of Provincetown

Meeting Agenda

The Provincetown Select Board, Provincetown Community Housing Council and the Year-Round Market Rate Rental Housing Trust will hold a work session on Monday, October 3, 2022, at 6 pm in the Judge Welsh Room, Town Hall, 260 Commercial Street, Provincetown, MA 02657.

In accordance with Chapter 107 of the Acts of 2022, this meeting will be conducted **in person** and as a courtesy via remote means, in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law.

Joining the Meeting:

Microsoft Teams: Join on your computer or mobile app Click here to join the meeting
Phone: Or call in (audio only) [\(833\) 579-7589](tel:8335797589) Phone Conference ID: 588 052 700#

To Participate during public comment:

- Teams: Raise hand to be called on to speak.
- Phone: Speak name clearly to be called on to speak.

Please do not speak again until acknowledged by Chair or meeting moderator.

- Keep your phone muted at all times when not talking (*6 to mute & unmute your phone)
- Do not use speakerphone, Bluetooth devices (speakers or headphones)
- Mute all background noises, including PTV, television or computer and use only phone audio.

Housing Workshop (Votes May Be Taken on the following topic which may include but not limited to)

1. Project updates

- a. TCB project at 3 Jerome Smith Rd.
- b. The Barracks project
- c. 288A Bradford St.
- d. Housing Authority expansion at Maushop
- e. VMCC, Firehouse #2, 30 Creek Road, Route 6

2. Housing Survey Results

3. Discussion

- a. **Town's \$3M commitment to the TCB project**
 - i. How do we get there?
 - ii. Excess \$ in Tourism, Affordable Housing Trust, Free Cash
- b. **Town/Select Board housing policy**
 - i. Policy on Town's role in worker/employee housing

- ii. Seasonal Town employees

c. Short-term Rentals (STRs):

- i. Partner with UMASS Donahue Institute to analyze impact of STRs in Provincetown
- ii. Purchase STR compliance software?
- iii. Change/update registration process and/or rental certificate fees?

d. Planning

- i. Update needs assessment
- ii. Housing production plan
- iii. Process to distribute new rooms tax revenue
- iv. Set numerical goal for number of year-round rentals by 2030?

e. 2023 Annual Town Meeting

- i. Bylaw changes or articles to advance housing efforts
 - 1. Adding dormitory/worker housing to inclusionary zoning bylaw
 - 2. CIP for Harbor Hill capital needs?
 - 3. Community impact fee on two and three-family owner-occupied STRs?

4. Future Housing workshop topics

a. Transportation

- Work with CCRTA to improve transportation options for workers who live outside of Provincetown

b. Programs & Initiatives

- Amend YRMRRHT legislation to allow for ownership programs
- Down payment and closing cost assistance
- Rental assistance
- Review ADU by-law
- Avenue to support proposed housing and inclusionary projects as they go through permitting process

Submitted by Chair David Abramson
Community Housing Council Chair Paul Richardson
Year-Round Market Rate Rental Housing Trust Chair Nathan Butera