

# HOUSING PLAN

*Housing Plan - An LCP shall include a housing plan that outlines how the town proposes to provide for the development of fair, low- and moderate- income affordable housing consistent with local needs, including an analysis of housing needs and proposed local housing supply targets. This plan should include:*

- a. A housing production plan (HPP); or,*
- b. for communities that do not have an HPP, a housing needs assessment that includes an assessment of demand based on current data, population, development trends, and regional growth factors; an analysis of constraints and limitations; and housing goals and actions. A town is also encouraged to identify priority areas for compact and multi-family housing, including infill and redevelopment.*

## OBJECTIVE 1: Affordable Housing

Provide housing that is affordable to the year-round and seasonal workforce; develop the right mix of affordable housing types that is specific to Provincetown.

STRATEGY A. Update local bylaws and regulations to encourage affordable housing.

- Task 1. Review the impact and operation of existing bylaws in order to make recommendations, if needed, to improve the alignment of affordable housing goals and outcomes.
- Task 2. Review and propose amendments to the Inclusionary and Incentive Zoning Bylaw with the goal of increasing affordable housing units.
- Task 3. Evaluate creating housing zoning overlay districts that allow three full stories for buildings on Shank Painter Road that also include provisions protecting adjacent residential neighborhood building scale (i.e. increased building scale in the General Commercial District shall be excluded from all other scale calculations outside the general commercial zoning district).
- Task 4. Partner with developers to propose friendly 40B projects that are Town supported, provide at least 50% affordable housing, and maintain the character of the neighborhood.
- Task 5. Propose amendments to the Zoning Bylaw that create additional incentives for property owners to build Accessory Dwelling Units (ADU).
- Task 6. Explore adopting anti-bligh bylaws or similar regulations to incentivize owners of vacant or under-utilized properties and buildings that could be better used as affordable housing.

Task 7. Preserve housing unit affordability by requiring deed restrictions as part of any adopted bylaw or regulation.

STRATEGY B. Identify financing sources for affordable and community housing

Task 1. Reallocation of the transient occupancy rooms tax, including short term rental income, which may require Town Meeting and Special State Legislation, to support revenue for affordable and community housing.

Task 2. Develop dedicated funding for affordable housing from a portion of the local marijuana tax.

Task 3. Transfer a portion of the local real estate transfer fee toward affordable housing.

Task 4. Maximize the use of Community Preservation Act (CPA) funds for affordable housing.

Task 5. Partner with local, regionally based entities that can fund affordable housing.

Task 6. Support community-based fundraising for affordable and community housing.

STRATEGY C. Promote the provision of fair, decent, safe, affordable housing for rental or purchase that meets the needs of present and future Provincetown residents.

Task 1. Implement regulations and policies that protect current residents, including seniors, people of color, and minorities from gentrification.

Task 2. Subsidize rent for low- and moderate-income residents, for workers seeking to live in an ADU, and make the process extremely easy for qualified persons to obtain rent subsidies.

Task 3. Remove administrative barriers for those seeking local rental and housing assistance.

Task 4. Add seasonal worker housing as part of Town-sponsored affordable housing developments.

Task 5. Form a partnership among the Outer Cape communities to create a seasonal worker housing program that coordinates and shares housing information and resources regionally.

Task 6. Educate property owners about the economic models for seasonal, year-round, and other alternatives to short-term renting that includes ways to mitigate risks for landlords.

STRATEGY D. Promote equal opportunity in housing and give special consideration to meeting the housing needs of the most vulnerable segments of the population including, but not limited to, very low income (50% of median income), low income (51% - 80% of median income), families with children, single parent heads of households, minorities, people with AIDS, seniors, the homeless, the disabled, and others with special needs.

Task 1. Coordinate with the Cape Cod Commission to Perform a demographic analysis of the current regional population and seasonal economy to determine specific housing type needs for the Outer Cape.

Task 2. Refine housing production targets in each income category based upon the community vision and demographics; analyze and develop the required municipal service capacities required at those target levels.

Task 3. Create incentives for developers to provide an adequate supply of housing stock for families of different income levels, workers, and rental units; including a diversity of housing types, i.e. cottages, two-family, and three-family housing that encourages multi-generational families residing in the same neighborhoods.

Task 4. Investigate opportunities for creating cooperative housing.

Task 5. Acquire multi-unit properties for rehabilitation, either for municipal or cooperative ownership that targets housing vulnerable populations.

Task 6. Develop regional congregate care and/or assisted living facilities for the elderly, including shared senior housing, through collaboration with other Towns on the Outer Cape.

Task 7. Develop regional housing and service delivery for special needs populations, including people with AIDS, the homeless, the mentally disabled, the physically disabled, through collaboration with other Towns on the Outer Cape.

STRATEGY E. Encourage the development of innovative solutions designed to address the housing needs of Provincetown residents, paying special attention to the needs of low- and moderate-income renters.

- Task 1. Explore options to use portions of the harbor for house boats or other residential units on water, floats, or docks.
- Task 2. Reconstruct or replicate the numerous historic piers and wharfs that existed in Provincetown harbor in the 1890s to add housing.
- Task 3. Petition the state legislature to allow the creation of tiny home communities.
- Task 4. Create incentives for property owners to maintain year-round dwelling units and discourages them from converting units into short-term rentals.
- Task 5. Acquire multi-unit properties for rehabilitation for municipal or non-profit ownership as permanent year-round or rental housing or seasonal worker housing.
- Task 6. Allow artist studio live/workspaces that do not count against a property's density and/or allow ADUs accessory to a commercial unit without counting against a property's density.
- Task 7. Create incentives for property owners to convert upper floors of commercial buildings into apartments (spaces that are commonly underutilized as storage space).

STRATEGY F. Coordinate the development of affordable housing with the protection of the environment.

- Task 1. Explore opportunities for using Transfer of Development Rights (TDR) or similar mechanism to allow owners of underdeveloped lots to transfer unit density rights to another property owner.

STRATEGY G. Find additional land for affordable and workforce housing.

- Task 1. Explore opportunities to acquire land in Truro for affordable and workforce housing.
- Task 2. Coordinate long-term strategies for using/swapping land with the National Seashore.
- Task 3. Develop and implement strategies for the Town to acquire underutilized properties to develop into affordable housing.

## OBJECTIVE 2: Historic Homes

Protect and preserve the historic architecture of homes, cottages, and residential buildings located in Provincetown.

STRATEGY A. Understand the existing historic homes in Provincetown and provide support for and encourage historic protection and preservation.

Task 1. Complete a full inventory of historic homes; use this data to inform planning and identify updates to bylaws, regulations, and policies to support historic preservation.

Task 2. Create a Municipal Historic Preservation Plan for Provincetown that offers a comprehensive review of existing preservation conditions and a proactive, collaborative approach to protecting the community's historic resources.

Task 3. Develop historic architectural guidelines for homeowners to inform and educate property owners when they seek to renovate or modernize a historic building on the best practices for protecting the exterior architectural features.

STRATEGY B. Find additional funding sources for historic home preservation.

Task 1. Create a partnership with a nonprofit organization that specializes in offering interest free loans, subsidies, and other financial support for preserving historic structures.

Task 2. Identify and distribute information on federal and state historic preservation funding sources and/or tax incentives for preserving historic structures.

## Objective 3: Housing Diversity

### Encourage a diversity of housing types to serve the needs of Provincetown

- STRATEGY A. Expand sewer capacity and streamline easy access to the sewer for existing, new, and infill housing development.
- STRATEGY B. Understand the existing housing makeup in Provincetown and ensure bylaws, regulations, and policies are aligned with housing diversity needs.
  - Task 1. Complete a full build out analysis of Provincetown; use this data to inform updates to bylaws, regulations, and policies to that support appropriate densities and a diversity of unit types.
  - Task 2. Research other communities with pressure from increasing short term rental units for examples of bylaws and regulations that can limit short term rentals to one owner or other applicable policies.
  - Task 3. Develop and regularly update a Housing Playbook, as part of the ongoing effort to adapt housing goals to changes in the market to incrementally achieve advances as opportunities arise.
  - Task 4. Develop a Master Plan identifying parcels for housing development and increased density.
  - Task 5. Perform a comprehensive review of the zoning bylaws to improve housing diversity by eliminating inapplicable sections and rewriting or adding sections to streamline the by-right housing types that the community identifies as important.
  - Task 6. Create incentives for property owners to retain or create guest accommodations support the demand for hotel rooms during the summer season.
  - Task 7. Explore encouraging the creation of Real Estate Investment Trusts (REIT) to help support rental units.
- STRATEGY C. Engage realtors and other experienced housing professionals to discuss ways to create a mix of housing types, including affordable, community housing, year-round, and seasonal workforce housing.
  - Task 1. Encourage development of adequate dormitory units to house the seasonal workforce that is required by the community.
- STRATEGY D. Review Provincetown's low-income rental tax credit program and make recommendations to add or broaden the program to apply to affordable rental needs and simplify the application process to incentivize use.

- STRATEGY E. Explore federal, state, and other funding resources for year-round and workforce housing.
  - Task 1. Dedicate revenue from room tax revenue or real estate transfer tax to year-round and workforce housing.
  
- STRATEGY F. Protect existing campgrounds from conversion to other types of uses.
  - Task 1. Change the underlying zoning of campgrounds to preserve this use type and preclude other residential uses.
  - Task 2. Ensure campgrounds are not overburdened with municipal laws or taxes that would encourage owners to abandon this type of use.
  
- STRATEGY G. Evaluate Harbor Hill to determine if town-owned market-rate rental units is effective and whether this model should and can be repeated.
  - Task 1. Consult with non-profit and for-profit developers located or working on the Cape or South Shore to inform the highest and best use for year-round rental trust funds to be used.
  - Task 2. Consult with housing finance professionals about possibilities for leveraging non-local dollars with CPA and other resources.
  - Task 3. Expand the model of self-sustaining, town-owned, year-round units to potentially include additional housing types, including affordable, community housing, and seasonal workforce housing