

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

May 11, 2015

12:07 p.m.

Members Present: Susan Cook, Louise Silver, Kristin Hatch, Rev. Brenda Haywood

Excused absence: Donna Szeker [medical]

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements:

Mary DeRocco: 56 Winslow St, rep neighborhood association; interested in working with Board of Selectmen, Provincetown 365, in putting together plan for Winslow Farms/VFW. Article indicated that the Board of Selectmen thought it was an issue of NIMBY but they do support housing just not dense projects. Disappointed by town meeting. Need to define terms. The 365 plan was commandeered by Selectmen; they want to be involved in the planning.

Sandra Hasenjager: abutter to 350 Commercial Street. Has the Housing Authority gone to the site? How about a letter? Deadline is 5/15. Agree with many; want affordable housing but don't want weekly rentals. She has questions about the hill.

David Garten: part of the Provincetown 365 Affordable Housing group; want to work together with all housing groups and committees; need to develop a dialogue; eager to work with the greater community to build community housing. Wants to work with Community Housing Council.

Paul Kelly: part of the Provincetown 365 Affordable Housing group; did the rough schematics for Winslow Farms a few weeks before town meeting. The goal was to look at options to decide if they supported or not the acquisition. Not intended to be the design. Developed 5 – 6 plans to look at ideas. It was a short time and didn't reach out. A group of interested parties looked at Hensche Lane at the qualities that make it a pleasant site plan. The next goal is to work with George's Path neighbors and others to consider proper density for input into the development of an RFP.

Cheryl Imbracio: 350 Bradford Street is a hot potato. How can the Town take on more on the sewer system? How can they hook up 24 units? Who pays? The site is inappropriate.

Rik Ahlberg: part of the Provincetown 365 Affordable Housing group. There is an immediate short-term need for reasonably priced rentals. Tiny homes are a very attractive idea with potential portability. A demonstration project would be great. Looked at Coastal Acres; maybe there. Many in Provincetown would love tiny homes. Need analysis of location and zoning constraints.

350 Bradford Street: The Housing Specialist summarized the process. The Town received a site-eligibility review notice from MassHousing for the potential development of 24 ownership units which includes 6 affordable units at 350 Bradford Street, the former hot-L and Michael Shay's restaurant. This initial review process has a 30 day comment period and had a site visit on 3/31. MassHousing agreed to extend the comment period by another 30 days to 5/15. Appropriate boards and committees have been asked to submit comments. These comments will be forwarded to the Board of Selectmen and included in a packet to MassHousing. Concerns brought up at the site visit included floodplain, size, scale, scope of the development, sewer, floodplain, flooding, noise, and design not in character of the Town. If MassHousing issues a site eligibility letter, the developer can then submit a full-blown 40B permit application to the Town which has state mandated parameters. The Zoning Board of Appeals would then conduct a public hearing process. The 40B statute allows for significant zoning and other relief in order to encourage affordable housing development. Should the Town receive a 40B application, the Town intends to submit under the 1.5% land area safe harbor. This is similar to reaching the 10% under the 40B statute.

Kristin Hatch commented that the 10% number is not a magic number and does not mean that we have enough affordable housing. Members had general discussion including possibility of the affordable units becoming rental units, like at the Grace Gouveia building, and the possibility of a greater number of affordable units. Ms. Hatch said that the development is not necessarily just about money but that the owner may want some profit and some affordable units. Bruce McGregor has done other projects in town.

Comment letter discussion: don't support the project as presented; heard the complaints and concerns about height, flooding, and other issues. Concerned about sewer availability. Prefer rentals and a greater percentage of affordable units.

Kristin Hatch MOVE to submit a letter that the CHC doesn't support the project as presented reflecting their comments; second Louise Silver; approved 4-0. The Housing Specialist is to draft and circulate.

Housing Institute: The Housing Specialist summarized the email that was distributed announcing the upcoming 2-day Annual Housing Institute sponsored by various state housing agencies in Devens. It is an excellent series of workshops that targets different sessions for new volunteers to experienced housing people. The Housing Specialist attended the past two years. CHC member Hatch attended last year as well. Members could attend one or two days. The budget could support the travel expenses.

Louise Silver: MOVE to support attendance at the Annual Housing Institute with the housing budget to allow members to attend; Brenda Haywood second; approved 4-0.

RFP Former Community Center @ 46 Bradford Street: the Housing Specialist had distributed a draft in mid-April and was looking for comments. The draft reflected the direction from the Board of Selectmen with varying income categories to include some middle and varying household sizes. David Garten and Paul Kelly offered to assist with pro-formas, quick schematics, etc.

2015 Special Town Meeting [STM] & Annual Town Meeting [ATM] follow-up discussion:

Regarding the defeated article for the acquisition of Winslow Farms, the Town is still interested in acquisition but the developer was not. Inquiry regarding rumor of a 40B application for Winslow Farms? Housing Specialist is unaware of any such application.

Real estate trust proposed at Town Meeting requires special legislation which is being drafted by Town Counsel. The funds proposed at the ballot box for 2 ½ override were not approved; but believe the other funds approved by town meeting remain as dedicated funds until voted otherwise.

Updates: Ms. Jarusiewicz indicated:

- Grace Gouveia has building permits and has erected a construction fence.
- Stable Path is about to close.
- Harry Kemp Way units continue to move forward to closing which is expected soon.
- The outreach for the tax exemption program has produced 30 to 40 inquiries.
- Little Fix hoping to begin on a small scale in June.
- 6 Sandy Hill Lane: the town has been approached about the resale of a 2-bedroom median income unit by a rep for the estate.
- Fire Station #2: need to revisit the conversion of upper stories to housing
- Tiny homes: lots of interest but in addition to zoning issues there are State Health standards for minimum livable area. Needs further evaluation. There is a lot of interest state-wide.

Minutes: Kristin Hatch MOVE to approve the minutes of 4/3/15; Louise Silver second; approved 4-0

Other: CHC members are very interested in work sessions with Provincetown 365 and others. Some discussion about roles – Community Housing Council and Housing Authority are official government bodies; Provincetown 365 is an unofficial group. Official groups must be cognizant of posting if more than 2 members are present and constitute a quorum. Ms. Silver expressed that there is a lot of interest in tiny homes; we should look into the availability of parcels of land.

Meeting schedule: May 20, 2015 at Noon & June 1, 2015 at noon to include work session with Provincetown 365 Housing group [Brenda will probably be at Mass. General that day].

Meeting adjourned at 1:51 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist