

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street
June 29, 2015

1:00 p.m.

Members Present: Donna Szeker, Kristin Hatch, Louise Silver, Susan Cook [1:09]

Excused absence: Rev. Brenda Haywood

Staff: Community Housing Specialist Michelle Jarusiewicz, Town Planner Gloria McPherson

Public Statements:

Rik Alhberg of PTown 365 Community Housing Working Group: David & Paul couldn't be here today but they all visited the former Community Center and believe that more units than the proposed 11 – 15 could be done there to maximize the site -- could the language in the RFP be broadened? Ms. Hatch asked if they had seen pictures of the old building? Ms. Jarusiewicz indicated that she had added some language to allow for some flexibility and that the RFP would be issued this week with a due date in September. There are many variables for the redevelopment of the site; including, for example, that the State looks for a minimum of 10% of the units to be 3-bedroom.

Planning Update with Town Planner Gloria McPherson: Ms. McPherson distributed a memo outlining the Local Comprehensive [LCP] Planning process and described the timeline, the vision and goals. She requested that the Community Housing Council consider nominating someone to be part of the LCP Committee as a housing representative. The LCP is a living document and the Town is seeking to update the existing one. They may add a chapter on sustainability. There is a chapter focused on housing and it would be appropriate to have some representation. Members discussed and will take it under consideration.

Ms. McPherson also described other planning efforts underway including an inclusionary and incentive bylaw. The Town already has a partial one under section 4800. The proposed one would mandate construction or payment in lieu of construction when construction of certain size development was proposed. For example, proposal to construct greater than 4 units would require 20% affordable; that is 4 units plus 1 affordable. Without other incentives though it could be a disincentive, why jump from 4 to 5 units? It doesn't make economic sense. Generally it won't work with this size town. Large developments have economies of scale, so it is very important to include incentives. There could be a menu of choices such as higher height. She did not recommend blanket incentive zoning but different incentives for different areas mapped out; all to be included in one by-law. Make it applicable to all development. If increase by 1 unit, contribute to affordable housing. It puts the burden of creating affordable housing on everyone. No one in Massachusetts is doing it. There are different ways to calculate. They did impact fees in Concord. It could include condo conversions and all development. The Board of Selectmen want the bylaw for fall but this will take lots of public outreach up front. CHC members thought it was positive direction and like the fact that it involved everyone.

Town meeting approved the accessory unit in Res 1 district; we could do something comparable in Res 2, could allow a third unit.

She was not in favor of tiny homes. Cottage homes [800 -900 SF] are reasonable which involve planning process, common amenities, and need larger lot. Tiny homes are usually plunked down without consideration. It is inefficient from a building perspective. Prefer duplex or triplex if going through construction as there are efficiencies with heating etc. Kristin Hatch inquired about the possibility of forgiveness of illegal use of artist's studios as dwelling units? The Town Planner indicated that she didn't believe in forgiveness policies as many people follow the law. Ms. Hatch thought that tiny homes might be a fit for part of Coastal Acres. The Town Planner said that if the Trustees are interested, they could lease back a section to set-aside an area. May need a zoning change.

Ms. Silver said that transitional housing is needed.

Ms. Hatch said that she hates to say "no" to tiny homes when it may be appropriate in some spots.

The Town Planner said that the developer for 350 Bradford Street submitted 4 new conceptual drawings and indicated that the developer is still working with the town. This is what people asked for – the drawings have Cape Cod detailing. Looks like Seashore Point. They are just sketches but shows that they are on the right path. Ms. Hatch said that we need 6 affordable units; it would be great if they were rentals. The Town Planner said that she doesn't want to see one big building.

Under the discussion regarding the claim for 1.5% safe harbor, Ms. Jarusiewicz explained that the state does not have any guidelines for making the claim of 1.5% safe harbor. Four such recent claims were all denied by the state and several were appealed to the state's Housing Appeals Committee. By filing such a claim, the Town raises a red flag so to speak and in essence makes the town less competitive for assistance as we are claiming that we have met our needs. Ms. McPherson indicated that a developer can still submit a 40B application but there would be more time and more money involved with a higher risk of success.

CHC members expressed appreciation to the Town Planner for her work.

Joint Meeting with Board of Selectmen 7/13: the joint meeting is an opportunity to update the BOS and to discuss future goals; can open a dialogue and improve communication; could discuss VFW site movement. Members would like to have a Roundtable discussion. The Roundtable scheduled last February was cancelled due to snow. The BOS will have a public hearing on 7/27 about their annual goals for FY 2016.

Minutes: Kristin Hatch MOVE to approve the minutes of 5/11/15; second by Louise Silver; approved 3-0-1 [DS]
Kristin Hatch MOVE to approve the minutes of 5/20/15; second by Louise Silver; approved 3-0-1 [SC]

other:

Housing Institute: The Housing Specialist distributed an outline of her notes from the June Housing Institute.

Housing Authority: Kristin Hatch said that the HA closed on the sale of 951 Commercial Street and they are looking into development possibilities.

Also interested in looking at larger private properties; perhaps on future agenda.

Next Meeting 7/6/15 @ 1:00 PM

Meeting adjourned at 2:42 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist