



## Year-Round Rental Housing Trust Board of Trustees

# Meeting Agenda

Revised with specific topic guidelines for item 3

The Provincetown Year-Round Rental Trust Board of Trustees will hold a public meeting on Thursday, December 29, 2016, at 4:00 p.m. in the Caucus Hall Meeting Room, Town Hall, 260 Commercial Street, Provincetown, MA 02657.

*Votes may be taken on all agenda items.*

### 1. Public Comments

### 2. Trustee Statements

### 3. General Discussion of the Trust's mission, funding and operations.

- Next steps and time line for mission statements and letter to voters
- What are the criteria to acquire and dispose of property?
  - ◆ How is valuation established? Confirmed?
  - ◆ What if any steps beyond required by Chapter 305 should be adopted for the acquisition and the disposal of property
- How does the trust ensure rentals are occupied year round? How is year round defined?
- How and by who are building rules defined? (Pets, smoking, noise, etc.)
- How is the lottery organized? How is "maximum preference" determined?
- How is year round residency established? What are criteria for year round?
  - ◆ *(Chapter 305: SECTION 7. Year-round market rate rental units shall be rented giving the maximum preference allowed by law to: (i) current residents of the town of Provincetown; (ii) municipal employees; (iii) employees of local businesses; and (iv) households with children attending schools in the town of Provincetown. If there are more eligible applicants than available year-round market rate rental units, the trust shall*

*utilize a lottery system to select tenants. The trust may enact regulations establishing additional preference criteria based on income eligibility)*

- How is income eligibility determined? By who? How often must it be reestablished? What happens when a tenant is no longer income eligible?
  - What are the terms of leases?
  
  - How is rent established? By market rate rentals comparisons? Or variable based on tenant income? Do some units have different income requirements than others?
  
  - What levels of reserves for repair and maintenance are appropriate?
  
  - Should the Trust insure its property? (The Town self-insures property but holds liability coverage.) Does the Town of Provincetown coverage include the trust? What about property insurance?
  
  - The Trust is required to have an "independent audit". Can the audit be part of the Town's audit or must it be separate?
  
  - Obligations of ownership: How does the Trust participate in condo associations? Take positions on neighborhood concerns and or regulatory hearings on abutting property etc.
  
  - Appropriate development options and next steps on the former VFW site for the development of year round rental housing
  
  - Develop "rental easement" in exchange for tax deduction donation program (Like conservation or historic preservation easement/deed restrictions) to preserve existing rental inventory
4. **Executive Session pursuant to MGL c30A, Section 21(a), Clause 6 for the purposes of:**
- Clause 6 – To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. (Harbor Hill's Condominium and Timeshare Resort) Votes may be taken.**

5. **Joint Meeting with the Board of Selectmen**

6. **Executive Session pursuant to MGL c30A, Section 21(a), Clause 6 for the purposes of:**

**Clause 6** – To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. (Harbor Hill's Condominium and Timeshare Resort) Votes may be taken.

Posted: [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 12/22/16 8:15 am dj  
REVISED: 12/28/16 8:30 am dv