

Provincetown Community Housing Council

Grace Gouveia Building, Room 6

December 1, 2008

6:00 p.m.

Members Present: Jack McMahon, Bill Dougal and Molly Perdue

Members Absent: Joe Carleo, A.J. Alon, Cathy Reno Brouillet,

Staff: Assistant Town Manager David Gardner, Community Housing Specialist Michelle Jarusiewicz

The meeting was called to order at 6:10 p.m. with a quorum.

Meeting Agenda

Growth Management Discussion led by John Goodrich, consultant and David Gardner, Assistant Town Manager presented the following policy recommendations for Consideration by the CHC in preparation for potential upcoming zoning bylaw amendments:

1. Growth Management By-Law Annual Report.

The Annual Growth Management Report called for under the current By-Law should be presented to the Selectmen in January of each year and expanded to include the following annual updates. This will allow the Selectmen to base their decision concerning the annual allocation on clear historical and trend data, following the required Public Hearing called for in the By-Law:

- (i) Historical water use trends in addition to the annual water use numbers,
- (ii) Other resources identified in the By-Law that may affect future growth, and
- (iii) The Town's projected housing needs, as described below.

MOTION TO SUPPORT THIS RECOMMENDATION: 3-0-0

2. Growth Management By-Law Annual Reallocations

It is recommended that the reallocation formulas for unused gallons that were added to the By-Law for 2005 and subsequent years be eliminated. These reallocations were intended primarily to fund the affordable housing categories and have adequately done that job. If the unused gallons for each category remain in that category, the allocations will be simpler and more predictable. The one exception to this is explained below as an option for Categories 4 and 5.

MOTION TO SUPPORT THIS RECOMMENDATION: 3-0-0

3. Growth Management By-Law Category 1: Affordable Housing.

As recommended in the attached report prepared by David Gardner, there appears to be a sufficient growth management allocation to meet the immediate need for housing. If the Town would like to continue to plan to meet the future needs identified in the 2006 Housing Needs Assessment, then an annual allocation of 1,650 gallons to Category 1 should be sufficient to meet the identified need within the next 20 years; this is a reduction of 550 gallons from the amount allocated annually to Category 1 for 2004 through 2008.

The proposed Amendment to the Growth Management Zoning By-Law should also include (i) the requirement for an Annual Housing Needs Analysis drafted by the Housing Specialist and approved by the Community Housing Council (CHC) to be included in the Annual Growth Management Report and (ii) more flexible language that will allow the Selectmen to adjust the annual allocation for affordable housing between Categories 1A, 1B, and 1C based on recommendations from the CHC made in this Annual Housing Needs Analysis.

MOTION TO SUPPORT THIS RECOMMENDATION: 3-0-0

4. Growth Management Category 2.

As discussed in the attached report prepared by David Gardner, Category 2 currently provides an incentive to developers to include a mix of affordable housing units into a development by gaining access to an additional pool of growth management gallons, but it currently only recognizes developments with a minimum of 33% “affordable units”. There has been some discussion to open Category 2 gallons up to projects containing 33% “community housing units”. If this change is supported by the boards, then the By-Law language will need to be changed to accommodate “community housing units” under Category 2.

MOTION TO SUPPORT THIS RECOMMENDATION BASED ON THE CONDITION THAT THE INDIVIDUAL REQUEST BE APPROVED BY THE CHC DURING THE AFFORDABLE HOUSING PERMIT REVIEW : 3-0-0

5. Growth Management Categories 2 thru 4.

Two options are recommended for consideration: One option would be to maintain the existing annual allocations to Categories 2, 3, and 4 the same as in the current By-Law for a total of 3,670 gallons per year for 2009 and subsequent years. The other option is to change the allocation for each of the categories as shown in the following table so as to be more in line with the need for gallons in each category, after factoring in the recommended change in the reallocation formula. In this option, the total number of market rate gallons (Categories 2 & 3 combined) would still be the same, but the total for Categories 2, 3, and 4 would increase to 4,070 gallons, while the total for all four categories will be reduced.

Category	Current By-law for 2008	Recommended Option
1	2,200	1,650
2	1,870	1,100
3	1,100	1,870
4	700	1,100
Total	5,870	5,720

MOTION TO SUPPORT THE RECOMMENDATION TO CHANGE THE ANNUAL ALLOCATION OF GALLONS TO CATEGORY 2 AND 3: 3-0-0

MOTION TO SUPPORT THE RECOMMENDATION TO CHANGE THE ANNUAL ALLOCATION OF GALLONS TO CATEGORY 4: 3-0-0

MOTION to adjourn. 7:58 pm.

Respectfully Submitted
David Gardner