

# Provincetown Community Housing Council

## Veterans Memorial Community Center ↻ 2 Mayflower Street

### April 3, 2015

12:00 p.m.

Members Present: Donna Szeker, Louise Silver, Kristin Hatch,

Excused absence: Rev. Brenda Haywood & Susan Cook

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements: Ryk Ahlberg: indicated that he is a member of the Provincetown365 [DART] housing sub group. The group was meeting with the neighbors of Winslow Farms on Saturday to discuss the proposal. He was wondering about the 350 Bradford St. 40B proposal as well.

2015 Special Town Meeting [STM] & Annual Town Meeting [ATM]:

General discussion of town meeting process and speakers. Given the limited availability of the members, Chair Donna Szeker would be the designated speaker for all articles.

Winslow Farms: the Housing Specialist described the evolving concepts from the Provincetown365 group and the many variables that would be part of the presentation at next week's special town meeting.

350 Bradford Street: the Town received a site-eligibility review notice from MassHousing for the potential development of 24 ownership units which include 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. There is some latitude if the town has reached the minimum 10% Subsidized Housing on the 40B Inventory. We are at 8.67% and even with the Stable Path and Grace Gouveia units, we will be close but not at 10%. The Housing Specialist has a concern with the fact that the 6 units are ownership. There is limited demand for ownership as evidenced in the recent resale units. There is significant demand for rental units. This will be on the next agenda for comments.

Updates: Ms. Jarusiewicz indicated that the Hensche Lane resale had closed on 3/31 and the Harry Kemp Way units continue to move forward with deed restrictions and other documents approved by the BOS. The RFP for the former Community Center is still being drafted with the expectation that a draft would be complete prior to vacation on 4/15. The rough draft will be circulated for comments prior to final draft being moved forward to Board of Selectmen for approval. She also envisioned moving forward with the Little Fix in May on a small scale.

Minutes: Kristin Hatch MOVE to approve the minutes of 3/16/15; Donna Szeker second; approved 3-0

Other: Member Kristin Hatch stated that she had just received that day a 60 day notice to leave her apartment of 8 years as the owner will be selling the unit. That is June 1<sup>st</sup>.

Meeting adjourned at 1:23 pm

*Submitted by: Michelle Jarusiewicz, Community Housing Specialist*