



Select Board

# Meeting Agenda

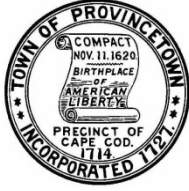
**The Provincetown Board of Selectmen will hold a public meeting on Monday, June 4, 2018, at 5:30 p.m. in the Judge Welsh Room, Provincetown Town Hall, 260 Commercial Street, Provincetown, MA 02657.**

1. Discuss Future Work Session Dates and Topics –Votes May Occur
2. Joint meeting on Housing with the Community Housing Council, Provincetown Year Round Rental Housing Trust, and Provincetown Housing Authority– Votes May Occur

*Facilitator: CCC Chief of Staff/Housing Specialist Heather Harper*

- Staff update on housing activities/accomplishments since Housing Playbook v.2
- Staff update on ongoing housing activities
- Priorities in near term discussion
- Priorities over next 3 -5 years discussion

Posted by the Assistant Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 05/31/2018, 4:15 pm AR  
Reposted 06/01/2018, 10:50 am AR



Provincetown Select Board  
**AGENDA ACTION REQUEST**  
Monday June 4, 2018

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## FUTURE ROUND TABLES

### Work Session Meetings

Requested by: Chair Louise Venden

Action Sought: Approval

#### Proposed Motion(s)

**Move that the Select Board schedule monthly work sessions/round tables the third Wednesday of every month beginning at \_\_\_\_**

#### Additional Information

- See attached initial calendar draft concerning the next 6 months
- June 4<sup>th</sup> round table - Housing
- June 20<sup>th</sup> work session topic – Goal Settings
- July 18<sup>th</sup> work session topic – new fund sources; Medical Marijuana, Recreational Marijuana and Short Term Rental Tax.
- August 15<sup>th</sup> – Communication
- September 19<sup>th</sup> – To be determined.

#### Board Action

<i>Motion</i>	<i>Second</i>	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Disposition</i>

# June 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 Special BOS Meeting 5:30 PM – Round table	5	6	7	8	9
10	11 Regular BOS Meeting 6 PM	12	13	14	15 ** Liz goes on Maternity leave**	16
17	18	19	20 BOS Work Shop Goal setting	21 Portuguese Festival	22 Portuguese Festival	23 Portuguese Festival
24 Portuguese Festival	25 Regular BOS Meeting 6 PM	26	27	28	29	30

# July 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4 HOLIDAY – TOWN HALL CLOSED	5	6	7
8	9 Regular BOS Meeting 6 PM	10	11	12	13	14
15	16	17	18 BOS Work Shop New Funding Sources	19	20	21
22	23 Regular BOS Meeting 6 PM	24	25	26	27	28
29	30	31				

# August 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10	11
12	13 Regular BOS Meeting 6 PM	14	15 BOS Work Shop Communications	16	17	18
19	20	21	22	23	24	25
26	27 Regular BOS Meeting 6 PM Tax Rate Classification Hearing	28	29	30	31	

# September 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3 HOLIDAY – TOWN HALL CLOSED	4 STATE PRIMARIES	5	6	7	8
9	10 Regular BOS Meeting 6 PM LIZ RETURNS	11	12	13	14	15
16	17	18	19 BOS Work Shop TBD	20	21	22
23	24 Regular BOS Meeting 6 PM	25	26	27	28	29
30						

# October 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8 HOLIDAY – TOWN HALL CLOSED	9 Regular BOS Meeting 6 PM	10	11	12	13
14	15	16	17 BOS Work Shop TBD	18	19	20
21	22 Regular BOS Meeting 6 PM	23	24	25	26	27
28	29	30	31			

# November 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6 STATE ELECTIONS	7	8	9	10
11	12 HOLIDAY – TOWN HALL CLOSED	13 Regular BOS Meeting 6 PM	14	15	16	17
18	19	20	21 BOS Work Shop TBD	22	23	24
25	26 Regular BOS Meeting 6 PM	27	28	29	30	



# December 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10 Regular BOS Meeting 6 PM	11	12	13	14	15
16	17	18	19 BOS Work Shop TBD	20	21	22
23	24	25	26	27	28	29
30	31					



Provincetown Select Board  
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## ROUND TABLE - HOUSING

Staff updates and Priority Planning.

Requested by: Community Housing Specialist Michelle Jarusiewicz

Action Sought: Discussion

**Proposed Motion(s)**

**Discussion dependent – votes may be taken.**

**Additional Information**

See attached materials.

**Board Action**

<i>Motion</i>	<i>Second</i>	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Disposition</i>

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Town of Provincetown MA

# Housing Update

Prepared by  
Michelle Jarusiewicz • Housing Specialist • Provincetown MA  
June 2018

# The Resort Town Housing Challenge

Three factors that are steadily eroding Provincetown's capacity to sustain ourselves on a year-round basis:

**1. Restricted land base**

**2. Low-wage seasonal economy**

**3. Attractiveness of housing for seasonal  
& weekly use**

# The Problem

Provincetown lost 489 people from 2000 to 2010!

US Census: 2000 - 3,431; 2010 - 2,942

- Year-round population has declined and housing costs have skyrocketed
- Business community is dependent on international workers: H2B and J1
  - ◆ H2B workers returning every season
  - ◆ 1,000+ international workers seasonally: 500 J1 student visas
- Surge of conversion to weekly rentals consequences:
  - ◆ reduced availability of seasonal rentals and increased cost (4x)
  - ◆ forced workers into cramped quarters and further away

# Deed-Restricted Units

- The Town of Provincetown currently has 240 deed-restricted housing units; 184 rentals & 56 ownership units.
- The 40B Subsidized Housing Inventory is a subset of that and a state-wide standard. In the past 20 years [1997-2017] there has been a net increase of 132 units from 3.19% to 9.8%

# Deed-Restricted Units

	40B SHI		Non-40B SHI		Total
	Affordable	Community	Affordable	Community	
<b>Rentals</b>	168	5	9	0	182
<b>Ownership</b>	35	0	11	10	56
<b>Totals:</b>	203	5	20	10	238

# Housing Endeavors 2016

- Summer 2016: Stable Path comes on line with 23 new year-round rentals
- Oct. 2016: Housing Playbook v. 2 published outlining the Town's aggressive housing efforts over past 2 decades in 3 categories: traditional affordable housing, community housing, and seasonal workforce housing.
- Nov. 2016: Year Round Market Rental Trust legislation approved by Governor
- Dec. 2016: Trust formed.
- Dec. 2016: 26 units at Harbor Hill acquisition opportunity becomes available.



# Housing Endeavors 2017

- Feb. 2017: Town Meeting overwhelmingly approves \$10.7 million bond to acquire Harbor Hill; Town proceeds with bidding process in Land Court & Bankruptcy Court.
- April 2017: Town meeting approved CPA funds for Down Payment & Closing Cost Assistance as part of *Path to Homeownership* program. 3 of the 5 slots are utilized towards purchase of new homes.

# Housing Endeavors 2017

- Fall 2017: Town issues RFP for architect for renovations at Harbor Hill; LDa Architect begins the assessment & design work.
- Dec. 2017: 2 new ownership units at Winslow Farms created through growth management

# Housing Endeavors 2018

- April 2018: town meeting approved additional funds for downpayment closing cost program & for VFW development consultant
- May 2018: Housing Demand Analysis underway through UMass Dartmouth
- May 2018: Town receives award of Housing Choice designation
- May 2018: Town receives notice of technical assistance for Housing Production Planning for VFW & current PD sites

# Housing Endeavors 2018

- Winter/Spring 2018: Harbor Hill acquisition moving through court system; 1300 deeds processed. Closing projected July 2018.
- Spring 2018: Harbor Hill design continues; includes 2 new accessible units for total of 28 units.
- Summer 2018: Renovation work to be bid
- Fall 2018: Harbor Hill construction to begin
- Fall 2018: Initial rent-up to begin with rolling rent-ups as renovation is completed.

# Zoning Initiatives

- Town Meeting has approved several zoning bylaws allowing accessory dwelling units by relaxing restrictions; 2 units completed to date
- 2017 ATM voted to create Inclusionary Zoning bylaw to require affordable units in market-rate housing developments or provide in-lieu payment.

# Housing Priorities Discussion

- Near Term Priorities
- 3-5 Year Priorities