

Provincetown Year-Round Market Rate Rental Housing Trust Board of Trustees

Minutes: March 8, 2022

Caucus Hall, Town Hall, 260 Commercial Street, Provincetown

6:05 p.m.

YRRT Members Present: Nathan Butera, Louise Venden, Cass Benson, Doug Cliggott, Austin Miller [remote]

CDP: Jay Coburn

Staff: Community Housing Specialist Michelle Jarusiewicz, Assistant Town Manager David Gardner [remote], Town Planner Thaddeus Soule

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted **in person** and as a courtesy via remote means, in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law.

Microsoft Teams meeting

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Phone Conference ID: **771 475 204#**

To Participate during public comment:

- Teams: Raise hand to be called on to speak.
- Phone: Speak name clearly to be called on to speak.

Please do not speak again until acknowledged by Chair or meeting moderator.

- Keep your phone muted at all times when not talking (*6 to mute & unmute your phone)
- Do not use speakerphone, Bluetooth devices (speakers or headphones)
- Mute all background noises, including PTV, television or computer and use only phone audio.

Agenda 1: Public Hearing & Annual Update

*Public Hearing Annual Update: The Provincetown Year Round Market Rate Rental Housing Trust will conduct a public hearing on **Tuesday, March 8, 2022, at 6:00 p.m.** in Caucus Hall, **Provincetown Town Hall, 260 Commercial Street, Provincetown, MA 02657** to obtain public input on Trust activities including the status of Harbor Hill rent-up and availability of units, policies, funding, and various housing articles including future funding requests at the Annual & Special Town Meetings.*

Chair Nathan Butera summarized the Trust's vision, accomplishments, waitlist for Harbor Hill, Harbor Hill demographic data, and finances including debt service and general fund allocation. This year, the Trust approved 2% rent increase, the first since occupancy began. There were no rent increases during 2020 and 2021 due to the pandemic.

Brian Michelin, a Harbor Hill tenant, he stated that the 2% rent increase was very reasonable. He expected 5%.

Mr. Butera stated that the Trust about rent options such as setting it at 30% of income. Mr. Cliggott stated that probably cannot decrease rent, maybe can increase. Ms. Venden said that she didn't know how that would go with the public. Ms. Benson agrees, the percentage is more like an affordable housing project, this is market rate. Mr. Cliggott stated that the legislation allows a range of possibilities. Members discussed ways to increase rents.

Members discussed seasonal roommate. Mr. Coburn offered the suggestion under Inclusionary zoning/homeownership, what if sublet to seasonal worker and half the rent went into escrow for future downpayment?

Ms. Jarusiewicz asked if 30% apply to everyone? Keep in mind Fair Housing laws.

Mr. Miller liked the idea. We have AMI range. Recertification could update the family income. Mr. Butera stated this is good discussion and would be ongoing discussion He liked Mr. Coburn's homeownership idea. Mr. Coburn suggested that the lease could put in place the legal parameters such as up to 3 months or so. Let tenants know today's lease rules. Mr. Miller asked how much rent? We should be thoughtful with no price gouging.

Brian Michelin stated that he loves living there. He was disappointed that more tenants didn't attend the hearing. He taped a letter to doors to encourage a community. There is some interest in tenant association.

Ms. Venden suggested a BBQ in the summer. Mr. Butera suggested looking for future ideas. Ms. Benson is looking for clarity on targeted population. Mr. Miller want to explore statutory limits.

Mr. Coburn stated that Vail, CO has a version of a buy-down program. The State's programs LIHTC and workforce don't function well for us.

Members discussed ways to leverage non-Town funds. Mr. Miller would draft questions to pass to Town Counsel regarding legalities for ownership vs. rentals.

Mr. Coburn said, using his economic development hat, the Patrick Patrick development originates from the business community with Town support. The CDP is about to launch an ADU Resource Center.

Annual & Special Town meeting:

ART # 2 Budget Housing Office Admin Assistant \$50,000

Nathan Butera MOVE to support Housing Office Administrative Assistant; Cass Benson second; approved 5-0

ART # 12 3B CPA Housing Institute \$15,000 - Training & education program for 2 years

Cass Benson MOVE to support Housing Institute; Louise Venden second; approved 4-0-1[AM]

ART # 12 3C CPA Affordable Housing Trust Fund Transfer \$300,000

Cass Benson MOVE to support Housing Institute; Louise Venden second; approved 4-0-1[AM]

ART # 15 Short term rental tax, Professional Managed Units Impact fee 3%

100% of receipts will go to housing

Louise Venden MOVE to recommend short-term rental tax for professionally managed unit 3% impact fee;

Nathan Butera second; approved 5-0

ART # 16 Short term rental tax, allocation re-distribution

Includes new allocation category 30% for housing

Nathan Butera MOVE to recommend re-distribution of room tax receipts; Cass Benson second; approved 5-0

ART #17 Inclusionary Zoning in-lieu fee amendment

Cass Benson MOVE to recommend inclusionary zoning in-lieu fee amendment; Doug Cliggott second; approved 5-0

ART #18 288A Bradford St. Acquisition for open space and affordable housing \$1,575,000

Nathan Butera MOVE to recommend acquisition of 288A Bradford St; Austin Miller second; approved 5-0

ART #19 Resolution to reduce lanes Route 6 between Conwell & CCNS

Louise Venden MOVE to recommend to reduce lanes on Route 6 between Conwell street and CCNS; Cass Benson second; approved 5-0

ART #20 Development consultant Route 6 \$60,000

Nathan Butera MOVE to recommend development consultant for Route 6; Doug Cliggott second; approved 5-0

ART #21 Development consultant VMCC \$150,000

Nathan Butera MOVE to recommend development consultant for VMCC; Doug Cliggott second; approved 5-0

ART #22 Development consultant 30 Creek Road \$30,000

Austin Miller MOVE to recommend development consultant for 30 Creek Road; Nathan Butera second; approved 5-0

ART #23 Development consultant Fire House #2 \$75,000

Louise Venden MOVE to recommend development consultant for Fire House #2; Nathan Butera second; approved 5-0

ART #24 Zoning Amendment incentives including 4 stories in general commercial district

Cass Benson MOVE to recommend zoning incentives in general commercial district; Austin Miller second; approved 5-0

ART #39 Inclusionary Zoning Amendment to clarify

Austin Miller MOVE to recommend inclusionary zoning amendment; Louise Venden second; approved 5-0

ART #40 Inclusionary Zoning & Growth Management Amendment

Nathan Butera MOVE to recommend inclusionary zoning and growth management amendment; Doug Cliggott second; approved 5-0

Consent agenda Housing Revolving funds \$20,000

Nathan Butera MOVE to recommend Housing Revolving account; Cass Benson second; approved 5-0

ART #41 Parking Requirements Amendment

Nathan Butera MOVE to recommend parking requirement amendment; Cass Benson second; approved 5-0

Close Public Hearing 8:04 pm

Adjourned 8:04 pm

*Minutes drafted by:
Community Housing Specialist Michelle Jarusiewicz*