



community development partnership

Creating opportunities for people to live, work, and thrive on the Lower Cape

2022 Town Meeting Results

Seven towns on the Lower and Outer Cape have held their Town Meeting this spring, and we are pleased to share that Provincetown, Truro, Wellfleet, Eastham, Orleans, Harwich and Brewster have collectively allocated nearly \$9 million towards housing initiatives.

As part of the Community Development Partnership's (CDP) Lower Cape Community Housing Institute, we track Town Meeting outcomes each year and we will share a full summary of housing articles in the July Newsletter. The Towns of Brewster, Chatham, Harwich, Orleans, and Truro all voted to provide Community Preservation Act funding for the redevelopment of the former Cape Cod Five Operations Center in Orleans. This project, developed by Penrose (the developers of Village at Nauset Green in Eastham) includes the re-use of the former Cape Cod 5 building combined with a new addition of two separate townhouses as mixed-income housing, including 52 affordable units and 10 community housing apartments at varying income levels including up to 30%, 60%, 100% and 120% of the area median income.

The Towns of Brewster and Chatham held their Annual Town Meetings on Saturday, May 14th. Chatham voters approved \$500,000 for their Housing Trust. Articles 28 and 29 passed, which approved an increase in the local room occupancy tax from 4 to 6 percent, with 1% of the revenue going toward affordable housing, and the other 1% to support Chatham. The Town failed to reach a super majority to dedicate Middle Road for housing. The Town of Brewster allocated \$317,500 for the Affordable Housing Trust Fund.

The Town of Provincetown passed several pro-housing articles including Article 15, which was a 3-percent community impact fee on investor-owned short-term rentals. The fee will be added to the cost of booking short-term rentals whose owners have two or more residential properties in Town listed as a short-term rental. Article 16 reallocated the Town's rooms tax revenue by directing 30 percent to the Town's housing funds. Assessments of potential uses for the Veterans Memorial Community Center site and land at 30 Creek Road and 189 Commercial St. all passed as well. The housing package was rounded out by two measures involving the inclusionary zoning bylaw: one to increase the in-lieu fee charged to developers who fail to include affordable units in their projects, and the other to allow a fourth story as a development bonus to inclusionary projects in the General Commercial zone.

The Town of Eastham appropriated \$900,000 for the Community Housing Plan as a critical initial step to meet the significant need for affordable housing. The appropriation provides funds for a housing coordinator position, buy down and mortgage down payment programs, and the purchase and redevelopment of properties by the Town to be dedicated to housing. Eastham authorized the purchase of the Beach Plum



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Motel parcel for \$760,000, which includes a single-family home and four seasonal motel units. Eastham voters also approved an amendment to Section 7 of the zoning bylaw and added a new inclusionary zoning provision that will require a deed restricted affordable unit and/or a community housing unit to be included in any new development resulting in five or more dwelling units. This bylaw will leverage the private real estate market to help meet the housing needs of the community. The bylaw requires minimum percentages of units be spread among market rate, affordable and community units to ensure equity across affordability levels and foster socio-economic diversity.

Eastham voted to amend the Town's zoning bylaws to reduce the minimum lot size required for two-family dwellings. This change allows the Town of Eastham to remove affordability deed restrictions and encourages the creation of new two-family units, thereby creating more affordable housing options through increased housing supply.

The Town of Truro approved the transfer of funds to be immediately available to the Housing Authority as well as allocating \$300,000 to the Affordable Housing Trust fund. This approval allows Truro to act on opportunities that would otherwise have to wait for Town Meeting or for a formal budget request pertaining to Community Housing. This allows the Select Board to approve requests as the Trustees of the Fund. Truro also approved Article 52, which additionally allows the Select Board to prepare and file a Home Rule Petition with the General Court that would create a Year-Round Rental Housing Trust.

The Town of Harwich voted to approve Article 33, which appropriates \$31,270.93 from FY2021 Certified Community Housing Reserves, \$210,000, from FY2023 Anticipated Revenues, and \$258,729.07 from FY2021 Certified Undesignated Fund Balance, for a total appropriation of \$500,000 to fund the Harwich Affordable Housing Trust.

The Town of Wellfleet will hold their Annual Town Meeting on Saturday, June 11, 2022, at 10:00 AM at the ball field across from Wellfleet Elementary School, 100 Lawrence Rd. Wellfleet has several pro-housing articles on their Town warrant. We will make sure to provide any Housing-related updates next month after this meeting occurs.