

***Committee to Assess and Recommend Strategies for Housing Creation Within
the Town***

Selectmen's Conference Room 2nd Floor Town Hall Building
367 Main Street Hyannis, MA 02601

Rick Presbrey: Chair
Councilor Paula Schnepf
Councilor Betty Ludtke
Councilor Charles Bloom
Councilor John Crow
Councilor Gordon Starr
Maryann Barboza
Hilda Haye
Laura Shufelt

August 26, 2024
3:00pm

MEETING MINUTES

Chair of Committee opened the meeting of the Committee to Assess and Recommend Strategies for Housing Creation Within the Town and made the following announcement:

This meeting is being recorded and will be rebroadcast on the Town of Barnstable's Government Access Channel. In accordance with Massachusetts General Laws Chapter 30A, Section 20, the Administrator must inquire whether anyone else is recording this meeting and, if so, please make their presence known. This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website:

<https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1>

The administrator to the Town Council took Roll call, all members present in the Selectmen's Conference Room except for Laura Shufelt, and Councilor Gordon Starr.

PURPOSE: Recommend strategies for the creation of housing to serve year-round residents and seasonal workers. The committee shall review the Cape Cod Commission's Regional Housing Strategy,

<https://www.capecodcommission.org/our-work/regional-housing-strategy> and the proposed Massachusetts State Housing Bond Bill <https://www.mass.gov/lists/housing-bond-bill> and the Town's Housing Production Plan,

<https://www.townofbarnstable.us/Departments/planninganddevelopment/Projects/Housing-Production-Plan-Update.asp> with a goal of recommending 2-4 strategies for the Town to adopt, along with recommendations for implementation and resources needed.

Chair of Committee asked that Mr. Jake Dewey come and do a presentation to the committee on the concept of taking an old and making it new again or revamping an old building into housing.

Mr. Dewey explained that he and the Chair had a conversation regarding how can you take an office building and turn it into housing, it sounds easier than it is. To convert an office space design into housing is a whole code change, you basically spend more to build to code, than it is to tear down the office and reconstruct, fire codes are all different beam structure is all different so you must bring this all up to code before you can actually build an apartment from it.

Chair of committee asked if it is feasible for the town to look at either grants or federal grants and dollars to provide to the builder for these types of conversions. Mr. Dewey discussed if that is where the town wants to go or is it smaller scale building in clusters. Chair of committee mentioned there is very few open buildable land, he thought when he was in the housing years ago it was something around 47%, and now it's at 17%. The Chair mentioned he lives out in Marstons Mills and he was surprised at the number of people who do not want housing in that area, spite the fact that it is 14 acre parcel, he can understand to some extent the thought process behind it, people do not like change, they have lived a certain way for years without disruption,

Councilor Schnepf asked for point of order regarding the dialogue back and forth between the Chair and Mr. Dewey, stating that usually there is a presentation, then the Chair asks if any committee members have any questions after the presentation, Mr. Dewey can answer the committee question. Chair of Committee asked for anymore comments or questions from the committee members.

Maryann Barboza said with no disrespect to you as a developer, but this town when they rezoned did not care about the homes they squeezed out and made into stores years ago. There were once residential neighborhoods all around Hyannis, and then slowly gone away and replaced with stores, she believes the town needs to look at these vacant buildings and find a way cost wise to turn them into housing.

Councilor Crow asked Mr. Dewey what it would take cost wise to make that happen, Mr. Dewey said there needs to be some incentive to the developer and make it a public process. Cost wise on paper it is not something anything developer would do right now because of the cost to convert. Mr. Dewey stated we as a town must find a way to make it affordable for the individual that is going to rent these, we need to create a balance somehow.

Councilor Bloom liked the portion in the Provincetown bill that when these affordable apartment come up there, they are already secured for Provincetown residents only. He is not sure how they get around that, because when we have housing here it is opened to everyone either by lottery or application process, so is there a way when we submit anything that we in Barnstable can do the same. Mr. Dewey said the residential exemption helps if it is year-round housing, and that gives someone who is a seasonal homeowner the ability to turn around the seasonal to year-round.

Hilda Haye asked about prefab housing, has anyone looked at these types of houses, they are less money to build. Mr. Dewey said yes, they may be cheaper to build, but then you must transport them over the bridges which is costly, so it ends up almost as costly as if we were to build. Hilda said she also supports the idea of only Barnstable residents first, somehow, we need to help our own community first for those that are housing insufficient.

Chair of Committee asked the members to look again at the town's housing production plan, he read through it and took notes, and said the plan has everything in it, was well thought out, he encourages the members to review it and pick out three things that they believe will work, and the committee can focus on those.

Councilor Ludtke asked Mr. Dewey about his Motel on West Main Street and what is preventing him from rebuilding there. Mr. Dewey said in short, zoning. It's a long skinny lot with only 300ft of building from the center of West Main Street, then after the 300ft there is only a small area for single family and then after that is the Cape Cod Commission open space.

Below is the Provincetown documents the Committee referred to.



Expanded Provincetown Residential Exemption – Requirements and Application

Exemption for taxpayers renting year-round to Provincetown Residents

In February 2018, the Provincetown Residential Exemption was expanded to include: “a residential parcel occupied by a resident of the Town of Provincetown, other than the taxpayer, occupied on a year-round basis and used as his or her principal residence for income tax purposes.” This exemption will adjust the taxes of owners who rent on a year -round basis to residents of Provincetown who use the rental as their principal residence for income tax purposes.

The Select Board must vote to adopt a Residential Exemption as part of the Tax Rate setting process. Acceptance by the Select Board enables both versions of the Exemption. The exemption is revenue neutral; no additional revenue is raised by this action.

To qualify under the expanded version of the exemption for FY 2023, the applicant must provide either:

1. a current Rental Certificate, a signed (landlord and tenant) year-round lease beginning on or before January 1, 2022 and a copy of the first page of your renters 2021 Federal 1040 and State income tax Form 1 filings listing Provincetown as the mailing address. Inclusion of the tax forms is for residency verification only. All financial information can and should be redacted. OR;
2. a current Rental Certificate, a signed (landlord and tenant) year-round lease beginning or before January 1, 2022 and a copy of your tenant’s Driver’s License listing the rental property address. Additionally, your tenant must satisfy two of the following: a year-round parking permit; be registered to vote in Provincetown; be on the Town Census or provide a copy of a December 2021 Utility bill in the tenant’s name for the rental address.

As with a traditional Residential Exemption, if you qualify under the Expanded Residential Exemption, a property’s taxable value will be lowered by a fixed amount, before the tax rate is applied. For FY 2023, the amount is \$226,284. Here is an example of how the exemption works:

Property A with residential exemption		Property A no residential exemption	
Assessed value of	\$500,000	Assessed value of	\$500,000
Residential exemption of	(\$226,284)	Residential exemption of	(\$0)
Taxable Valuation of	\$273,716	Taxable Valuation of	\$500,000
Tax rate per thousand of	<u>\$5.98</u>	Tax rate per thousand of	<u>\$5.98</u>
Property Tax =	\$1,636.82	Property Tax =	\$2,990.00

In addition to a completed, signed application form you must include the required supporting documentation as listed above. **Please understand there can be no exceptions, except as otherwise provided below to ensure everyone is treated fairly and equally.** If you use your tenant’s tax returns as supporting documentation and they use a post office box as their primary mailing address, you must submit the tax return page showing the PO Box, along with a copy of both sides of their driver’s license. This exemption is not automatic; you must complete the application in order to receive the expanded Residential Exemption. **Please complete the enclosed application and supply the required verification in order to receive the exemption.**

The fall 2022 tax bill should be paid as assessed. Qualifying applications will be handled as a standard exemption. Qualifying applications will have their adjustment applied to the Spring 2023 Tax Bill.

If you have any questions, please call the Assessors’ office at 508-487-7017 or email sfahle@provincetown-ma.gov.

STATE TAX FORM 128-SC

Date stamp here:

FISCAL YEAR 2023
EXPANDED RESIDENTIAL EXEMPTION
 THE COMMONWEALTH OF MASSACHUSETTS
PROVINCETOWN

All information on this form must be completed in full and required documentation must be attached in order the application to be considered complete. Under statute, the application for residential exemption must be filed no later than April 1, 2023 or 3 months after the date the actual tax bill is issued, whichever is later.

The undersigned being aggrieved by the failure to receive a residential exemption on real estate situated at

_____ for fiscal year 2023 hereby applies for such an exemption.
Number Street

STATEMENT OF FACTS

- 1) Name(s) of record owner/taxpayer(s) _____
- 2) Name of Resident/Renter(s) _____
- 3) Date Property Acquired _____
- 4) Was the parcel owned by you and was a year-round rental agreement in place as of January 1, 2022? YES ___NO ___

NOTE: If no, then you do not qualify for the exemption.

3. 5) Please provide the required verification documentation: a current Rental Certificate, a signed (landlord and tenant) year-round lease beginning on or before January 1, 2022 and a copy of the first page of your renters 2021 Federal 1040 and State income tax Form 1 filings listing the above parcel as the mailing address. Inclusion of the tax forms is for residency verification only. All financial information can and should be redacted. OR; a current Rental Certificate, a signed (landlord and tenant) year-round lease beginning on or before January 1, 2022 and a copy of your tenant’s Driver’s License listing the rental property address. Additionally, your tenant must have two of the following: a year round parking permit; be registered to vote in Provincetown; be on the Town Census or provide a copy of a December 2021 Utility bill in the tenant’s name for the rental address.

If the tax return shows a PO Box, please provide a copy of both sides of current driver’s license along with the above verification information.

PLEASE READ THE FOLLOWING INFORMATION CAREFULLY!

- You must file your Expanded Residential Exemption application each year as we need to verify the lease and rental certificate information each year.
- Failure to do so will result in loss of the exemption.

Signing this form under the penalties of perjury has the legal effect of swearing under oath to the truthfulness of the information contained herein. All items on this form must be completed as indicated. In addition to other sanctions provided by law, intentional misrepresentation of facts in this application may result in disqualification of this exemption and the subsequent issuance of an omitted bill for the exempted value involved for the current fiscal year. Verification of the truthfulness of the information contained herein may include visitation of the rental property and include an interview with the renters.

9) Signature of Applicant: _____

10) Mailing Address): _____

Email Address: _____ Phone Number: _____

KEY# _____ (Assessor’s Use)

April 1, 2023, deadline for FY 2023

Please Note: FY 2023 first half Tax Bill must be paid in full & Rental Certificate must be on file with the Licensing Department in order to submit application & receive exemption.

On May 6, 2003, at the Annual Town Election, Provincetown voters approved the acceptance of Chapter 408 of the Acts of 2002 providing for a property tax exemption for affordable year-round rental units in Provincetown. The program went into effect July 1, 2003

Property Tax Exemption --- No property tax will be charged for that portion of the property, which is used for affordable housing purposes under this program. The amount of the exemption would be equal to the tax otherwise due multiplied by the square footage of the units set aside for affordable housing purposes divided by the total square footage of the structure.

No deed restrictions are needed -. The exemption is granted by the Board of Assessors on a year-to-year basis. If a property qualifies for that year, an exemption is granted for that year. The Town’s Principal Assessor, as an agent for the Board of Assessors will coordinate a review of tenants’ income information – verified by Tax Returns of the previous year (i.e. 2021 Federal Tax Return for FY23 Exemption) or in the

case of a person who receives Social Security and does not file a Tax Return, a copy of SSI Wage Statement or one monthly bank statement showing electronic transfer of Social Security payments). This eliminates the requirement for a deed restriction. **Property owners must have a lease in place for the entire fiscal year* - July 1, 2022, to June 30, 2023 - in order for the Board of Assessors to be able to grant tax exemption for FY 2023.** *(Beginning in FY 2017, a lease may have up to a two- month gap for the sole purpose of renovating the rental unit between leases (documentation required). The lease must conform to income limits for low-income households as defined by HUD and shown in Table 1.

For Year-round Rental Properties Only --- This tax exemption will only be available to owners of housing units, which are *rented* to low-income households, as defined in the program. Owners of Provincetown dwellings who live out of Town and who do not currently rent out all or part of their property on a year- round basis may want to consider participating in this program. Doing so would create additional year-round affordable housing for income eligible residents and would allow these property owners to receive reasonable rents as well as pay less in property tax.

For Low Income Households only

Renters’ household income limits may not exceed 80% of the median household income for the region, as established by the Massachusetts Housing Partnership. Those limits----- based on household size --- are shown in Table 1.

I) **Table 1 -- Annual Income Limits --Household size Low Income (HUD 80%)**

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
\$60,900	\$69,600	\$78,300	\$86,950	\$93,950	\$100,900

If property owners rent at affordable rates to households, which earn above these income limits, then they are not eligible for the tax exemption. **Property owners and tenants should be aware that income verification of tenants requires documentation (i.e. Federal Tax Returns, Bank Statements, etc.).**

Low Income Rent Limits Owners may not charge rents-----including utilities----- which exceed the following Massachusetts Housing Partnership rent limits for low-income households, as shown in Table 2.

II) **Table 2 -- Monthly Rent Limits – Number of bedrooms Low Income (MHP 80%)**

SRO	Efficiency	1 BDRM	2 BDRM	3 BDRM	4 BDRM
\$1,141	\$1,522	\$1,631	\$1,957	\$2,261	\$2,522

If property owners rent to income eligible households (per Table 1), but charge rents (including utilities) above those shown in Table 2, they are not eligible for the tax exemption. These rents assume that the landlord pays all utilities; an allowance for any utilities paid by tenants must be deducted from these rents (see Utility Allowances). **A twelve-month lease must be in place by July 1, 2022.**

III) **Utility Allowances**—Owners will need to subtract the allowed utility costs from the maximum rent if tenants pay their own utilities. See Table 3 below.

Table 3 -- Monthly Utility Allowance – For Multi-Family (5+ Units)

Note: Utility chart for single family/detached condo units & duplex/row available on request.

Table 3: Multi-Family (5+ Units) Utility Allowance					
Monthly Utility Allowance for Multi-Family (5+ Units)					
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Heat-Oil	\$54	\$63	\$73	\$84	\$94
Heat-Gas	\$43	\$49	\$55	\$61	\$68
Heat-Electric	\$42	\$49	\$66	\$84	\$101
Heat-Propane	\$66	\$77	\$90	\$102	\$115
Plus +					
Electric (General)	\$39	\$45	\$63	\$81	\$99
Plus +					
Hot Water-Electric	\$26	\$31	\$40	\$48	\$57
Hot Water-Nat Gas	\$10	\$12	\$17	\$22	\$27
Hot Water-Oil	\$15	\$18	\$26	\$34	\$41
Hot Water-Propane	\$18	\$22	\$31	\$41	\$51
Plus +					
Cooking-Electric	\$10	\$12	\$17	\$23	\$28
Cooking-Nat-Gas	\$4	\$5	\$7	\$9	\$11
Cooking-Propane	\$8	\$9	\$13	\$17	\$21

Utility Allowances - Owners will need to subtract the allowed utility costs from the maximum if tenants pay their own utilities. See table below for examples of Multi-Unit Dwellings

Multi Family & Attached Condo	Rental Unit-Type	Rental Unit-Rent See Table 2	Utilities Paid by Tenant	Amount of Utilities See Table 3	Rent - Utilities = Allowable Rent
Example 1	1 BDRM	\$1,631	Heat-Propane	\$77	\$1,554
Example 2	2 BDRM	\$1,957	Heat-Oil	\$73	\$1,773
			Electric-General	\$63	
			Hot Water-Propane	\$31	
			Cooking-Electric	\$17	
Example 3	3 BDRM	\$2,261	Heat-Electric	\$84	\$2025
			Electric-General	\$81	
			Hot Water-Electric	\$48	
			Cooking-Electric	\$23	

IV) **Benefit**

The benefit of the program is that property owners who do provide affordable housing are exempt from paying property tax on that portion of their property which is being rented at or below the affordable rates as shown above, to income-eligible households.

I) **Example**

A particular dwelling is a duplex. The owner lives in one unit and rents out the other unit (of equal size) to an income eligible household at rents (including utilities) at or below those shown above. Without this affordable housing exemption, the property owner would have had a tax burden of \$4,000. If a lease for the full fiscal year (July 1, 2022, to June 30, 2023) is in place by July 1, 2022, then the owner could apply for a property tax exemption, and if granted, would pay property tax for the year of only \$2,000, or half of the full tax burden. Therefore, this affordable housing exemption, if granted by the Board of Assessors, would save the property owner \$2,000 in FY 2023 Real Estate Taxes. Land Bank & CPA taxes are not eligible for exemption. **Background**

At the April 1, 2002, Special Town Meeting, Provincetown voters approved STM Article 9, to submit a home rule petition for special state legislation allowing the Town of Provincetown to offer *a property tax exemption available to owners of housing units that are rented on a year-round basis to low-income*

households at rents (including utilities) not exceeding HUD limits for low income households. This Town Meeting Article was introduced into the State Legislature as Senate Bill No. 2325. Following final enactment by both the House and Senate, the bill was placed before the Governor for signature on December 9, 2002, to become law. On December 19, 2002, Acting Governor Jane Swift signed this bill into law as Chapter 408 of the Acts of 2002.

This Act required acceptance by Provincetown voters at a subsequent town election to take effect. On May 6, 2003, voters approved the acceptance of [Chapter 408 of the Acts of 2002](#), providing for a property tax exemption for affordable year-round rental units in Provincetown. The program went into effect July 1, 2003.

V) Contact Information

If you provide year-round rental housing to income-eligible households at affordable rates (or if you wish to), contact Principal Assessor Scott Fahle prior to April 1, 2023, at 508 487-7017 or sfahle@provincetowngov-ma.gov to obtain additional information about qualifying for this property tax exemption.

TOWN OF PROVINCETOWN
Assessors Office (508) 487-7017
FY 23 APPLICATION FOR AFFORDABLE HOUSING
EXEMPTION
(Ch.408 of the Acts of 2002)
Rental Certificate must be on file with Licensing Department
Application Due no later than April 1, 2023

- A. INSTRUCTIONS:** Complete all sections that apply. Please print or type.
- B. Identification:** Complete this section fully.

Name of Applicant Property Owner _____

Social Security No. _____ (optional) Tel. No. _____

Mailing Address _____

Location of Property _____ No. of Dwelling Units _____

Did you own the property on July 1, 2022 _____? Yes No

If so, were you

Sole Owner Co-owner with spouse/partner only Co-owner with others

DISPOSITION OF APPLICATION (ASSESSORS' USE ONLY)

<input type="checkbox"/> Ownership	<input type="checkbox"/> GRANTED	Assessed Tax _____
<input type="checkbox"/> Tenant Income	<input type="checkbox"/> DENIED	Exempted Tax _____
<input type="checkbox"/> Lease		Adjusted Tax _____
<input type="checkbox"/> Rental Certificate Verified _____		Board of Assessors:
Date Voted _____		

C. Certificate No. _____
 Date Cert./Notice Sent _____
 Date _____

RENTAL INFORMATION:

Please complete information for each rental space for which you are seeking an exemption; add pages if necessary

Unit ____: Number of bedrooms in **this** affordable unit: Studio 2-bedroom 4-bedroom
 1-bedroom 3-bedroom

Rent _____/per month. Does this amount include all utilities? Yes No
 If not, which utilities are paid by the tenant? *Check all that apply*

Heat: oil electric propane Electric: [general]:
 Hot Water: oil electric propane Cooking: oil electric propane

(Note: The maximum allowable rent decreases if the tenant pays any utilities.)

Number of Renters _____ Name(s) of renter(s) _____

Mailing Address: (if different) _____ Phone: _____

HOUSEHOLD INCOME:

INSTRUCTIONS FOR COMPLETING THE FOLLOWING INCOME TABLE:

- List ALL sources of income as requested below for ALL household members over 18 years old.
- Please attach verifications for each source of income to include Statements and documents that indicate the payment amounts from all other sources of income for all members listed on the application, such as alimony and /or child support, Social Security benefits, all types of pensions, employment, Unemployment Compensation, Workman’s Compensation, disability or death benefits and any other form of income- on organization letterhead.
- Copy of 2021 Federal and State tax returns, as filed, for every current person living in the household over the age of 18.
- TOTAL ALL INCOME

INCOME: List all household members and all sources of income such as Social Security, pensions, SSI annuities, military pay, disability, public assistance, etc. Total all income.

Household Member	Gross Annual Income

TOTAL INCOME

RENTAL INFORMATION: ADDITIONAL UNIT

Please complete information for each rental space for which you are seeking an exemption; add pages if necessary

Unit ____: Number of bedrooms in **this** affordable unit: Studio 2-bedroom 4-bedroom
 1-bedroom 3-bedroom

Rent _____/per month. Does this amount include all utilities? Yes No
 If not, which utilities are paid by the tenant? *Check all that apply*

Heat: oil electric propane

Hot Water: oil electric propane

Electric: [general]:

Cooking: oil electric propane

(Note: The maximum allowable rent decreases if the tenant pays any utilities.)

Number of Renters _____ Name(s) of renter(s) _____

Mailing Address: (if different) _____ Phone: _____

HOUSEHOLD INCOME:

INSTRUCTIONS FOR COMPLETING THE FOLLOWING INCOME TABLE:

- List ALL sources of income as requested below for ALL household members over 18 years old.
- **Please attach verifications for each source of income** to include Statements and documents that indicate the payment amounts from all other sources of income for all members listed on the application, such as alimony and /or child support, Social Security benefits, all types of pensions, employment, Unemployment Compensation, Workman's Compensation, disability or death benefits and any other form of income- on organization letterhead.
- Copy of 2021 Federal and State tax returns, as filed, for every current person living in the household over the age of 18.
- TOTAL ALL INCOME

INCOME: List all household members and all sources of income such as Social Security, pensions, SSI annuities, military pay, disability, public assistance, etc. Total all income.

Household Member	Gross Annual Income

TOTAL INCOME

ADDITIONAL INFORMATION

Do you have a lease for the aforementioned tenant(s) running from July 1, 2022, to June 30, 2023?

Yes No (If yes, please provide us with a copy of this.)

Is your property rented **YEAR-ROUND** to income eligible tenants (ie, those making no more than 80% of the median household income for Barnstable County)?

Yes No

*Note: Property owners, who believe they qualify, must reapply for this tax exemption each year. If a property qualifies for a particular year, the tax exemption would be granted for that year. **Owners may not at any time occupy any part of the affordable unit.***

If property owners rent at affordable rates to households earning above these income limits, they are not eligible for this tax exemption. Likewise, if property owners rent to tenants making less than 80% of the County median income, but at rents that are above those considered to be affordable, no tax exemption will be granted.

D. FY23 fall Property Tax Bill should be paid before any exemption is granted.

Rental Certificate must be on file with Licensing Department before any exemption is granted.

Deadline for filing this application is April 1, 2023.

Signature: Sign here to complete the application.

This application has been prepared or examined by me. Under the pains and penalties of perjury, I declare that to the best of my knowledge and belief, it and all accompanying documents and statements are true, correct and complete.

Property owner's signature

Date

Renter's signature

Date

Renter's signature

Date

Renter's signature

Date

Chair of Committee opened the public comment:

Mr. Eric Schwaab, West Hyannis mentioned he attended the LCPC meeting the other day and he considered it a travesty. Mr. Schwaab would like to mention the three reports the committee is looking at and would like to give his thoughts on them.

1. Cape Cod Commission's Regional Housing Strategy Plan: Mr. Schwaab said that President Penn wrote a nice letter to them saying no thank you, the elected officials said no thank you, so keep that in mind when you're looking at that report.
2. Proposed Massachusetts State Housing Bond Bill: this allows us to build for teachers, firefighters, police, etc. In his mind Mr. Dewey's place on West Main Street has just this ability to build housing for this type of individual looking for housing. Mr. Schwaab said first we need to know how much housing we need first before we go and put up these housing 3-4 story buildings if it is not need.
3. Town of Barnstable's Housing Production Plan: We have been waiting for this for years, and is now in the hands of Mr. Kupfer, it's a grab bag of strategies, and there are no goals, or effort to understand how much housing we need now and for the next ten years.

Mr. Dewey asked that this committee look at the Inclusionary Ordinance, it is super important, and critical in timing, he can't stress enough the importance of it.

Councilor Schnepf mentioned that it is unfortunate that we are just getting to this now when the Committee was started in January, however with that said there are three reports that are in front of us that have already been vetted through many departments here in the town, and she would like to see us as a committee give our stamp of approval the Town's Housing Production Plan, so that it can be put to the next process of the Planning Board, we have as you said waited too long for this to come before us, and now the opportunity exist for us to get it to the next step, and she would like to see that happen.

Councilor Ludtke and Councilor Crow mentioned that the Housing Production plan is not ready to be handed over to the Council or Planning Board, there is too much work yet to be done on it in her opinion. She also thinks the inclusionary ordinance does need to be looked at and hopes to be able to that as well. Councilor Ludtke believes the plan is very important, but not ready to move forward.

Chair of committee closed public comment.

Chair of Committee asked the Committee member to look at the Town's plan and come back at the next meeting with three concepts that are achievable.

A motion was made by Councilor Paula Schnepf, this was seconded by Councilor Bloom, all members voted in favor of adjournment at 6:00pm

ADJOURNMENT 5:00pm