

## **3 Jerome Smith Road, Provincetown FREQUENTLY ASKED QUESTIONS**

*Note: This is intended to be a living document and will be updated as necessary  
 Effective: August 2022*

### **What is the developer proposing to build?**

The developer, The Community Builders, Inc. (TCB), is proposing to build 65 affordable and mixed-income, rental apartments at 3 Jerome Smith Road (the former VFW Post site). The Town of Provincetown released an RFP for redevelopment of the 3 Jerome Smith site in the summer of 2021. TCB was awarded developer of the 3 Jerome Smith site and subsequently acquired an abutting property, 55R Captain Bertie’s Way, increasing the footprint of the site.

3 Jerome Smith’s 65 apartments will be housed in four 3-story buildings on a 1.8-acre site. The buildings are designed with shingle siding, gabled roofs, and other architectural details consistent with the architectural heritage of Provincetown and the Cape and designed to complement and blend in with the neighborhood. The development will have 46 on-site parking spaces (0.7 parking spaces per apartment), central laundry, on-site management offices, and a central green space for residents. Ample landscape buffering is planned along the abutting property lines and stormwater gardens utilizing native and drought-resistant planting are featured throughout the site, enhancing the tranquil and residential feel of the development.

The apartments are designed to house a diversity of household types including fully accessible units and featuring universal design elements to serve elderly or handicapped residents as well as other household types. The apartment type mix is as follows:

<b>Apartment Type</b>	<b>Unit Count</b>	<b>Percentage by Type</b>
Studio	18	28%
1-Bedroom	32	49%
2-Bedroom	10	15%
3-Bedroom	5	8%
<b>TOTAL</b>	<b>65</b>	<b>100%</b>

3 Jerome Smith will provide housing for Provincetown residents at a range of income levels, with the goal of providing urgently needed affordable year-round rental housing options to help Provincetown families remain in the community. The mix of income tiers is as follows:

<b>Income Tiers</b>	<b>Unit Count</b>	<b>Percentage by Type</b>	<b>Income eligibility for 1-Bedroom</b>
30% AMI – LIHTC & CBH	9	14%	\$24,465
60% AMI – LIHTC	36	55%	\$48,930
Workforce/Moderate Income – 80%-120% AMI	16	25%	\$65,230 – 97.860
Market Rate	4	6%	N/A
<b>TOTAL</b>	<b>65</b>	<b>100%</b>	

**Who is the developer?**

The Community Builders, Inc. (TCB) is a non-profit affordable housing organization founded in Massachusetts in the 1960s with a mission of building and managing high-quality affordable housing. Over the decades TCB has grown into one of the largest non-profit affordable housing developers in the country and currently owns and manages over 13,000 apartment homes nationwide. TCB has received numerous national and local awards acknowledging the company’s excellence in design, property management, and resident services. TCB remains headquartered in Massachusetts and a majority of TCB’s development work and portfolio is here in the Commonwealth.

TCB has had a strong presence on the Cape for over 20 years—the company owns and manages over 300 apartment units in the Cape & Islands. In Provincetown, TCB owns and operates Province Landing at 90 Shank Painter Road, a 50-unit 100% affordable development. TCB is proud of how Province Landing has been operated and stood up over the +10 years since it was constructed. TCB has had a positive relationship with the Provincetown community and Town leadership and looks forward to furthering and deepening that relationship with the 3 Jerome Smith Road project.

**Does Provincetown need more affordable housing?**

Provincetown, like many other communities on the Cape, faces several intertwined housing challenges: a seasonal economy with housing needs that change over the course of the year; an increasingly lucrative short-term rental market that results in affordable housing being removed from the year-round supply; high home prices; an aging population; and increasing competition for housing between year-round residents (including municipal employees and service-sector workers), seasonal visitors, and workers in the tourist economy. There is a significant housing shortage at all ranges of incomes—from 30% and below up to 200% AMI and above. The leasing at Province Landing serves as an example of the extremely strong demand—Province Landing was completed 10 years ago but the project is still working off its original waitlist and out of its 50 units, in some years there are no unit turnovers.

Agencies providing affordable rental housing on the Outer Cape report long waiting lists for available apartments in Provincetown and throughout the Outer Cape. The addition of new affordable rental homes will help meet this demand and provide opportunities for young families, workers, and seniors to continue to live and work in the area.

### **Will there be a preference for people who live in Provincetown?**

There will be a preference for households who live in Provincetown at initial lease up of the property. The local preference will apply to approximately 70% of the apartment units and as allowable by local, State, and Federal fair housing rules.

### **Will this provide a place for seniors in our town to live?**

Yes, this development has been designed to accommodate both seniors and families. There are no age-restrictions specifically limiting apartments to seniors; apartments are open to all ages and family types. But many of the homes are studios and one-bedroom apartments which are well-suited to seniors. There are also a good number of larger 2- and 3-bedroom apartments to provide housing options for families.

### **Who will manage this community and ensure that it is maintained?**

The proposed apartments will be owned, managed, and operated by TCB. TCB is accredited by the Institute of Real Estate Management, a designation awarded to those firms nationwide that fulfill strict requirements in the areas of experience, integrity, insurance, and fiscal stability. We manage our properties with long-term goals in mind, providing exceptional physical, fiscal, and social oversight. Our properties outperform industry standards in key areas, including resident occupancy, rent collection and bad debt. Staff from our 330-person Property Management department work to create a strong sense of community at each property and to integrate the property and its residents fully into the surrounding neighborhood. 3 Jerome Smith will be staffed by a Community Manager and a Maintenance Technician whose offices will be based on the ground floor of one of the buildings near the laundry and mail room. TCB prides itself on its high-quality property management and welcomes you to swing by the nearby Province Landing development at 90 Shank Painter Road to see the company's high standard of quality and care in management.

### **Is there a better place to build a development this large?**

This lot is the ideal location to build a housing community of this size. It is one of the few sizable lots in Provincetown to build multifamily housing and the apartments will be within walking distance of many key amenities.

### **What impact will the development have on town services?**

The Property will be put on the Town's tax register and will pay annual real estate taxes to the Town. The fire department was consulted in developing the proposal and their comments have been incorporated into the plans. The property will be connected to the municipal water and sewage system. The development is planned to utilize rooftop solar which would lessen load on the electric grid. The stormwater design, utilizing rainwater gardens and other features, ensures that rainfall is treated onsite and will not adversely affect neighboring properties.

### **Will this development increase our already congested traffic?**

The development will have a single entry/exit on Jerome Smith Road and based on a traffic study, the development should have very little impact on the traffic on Jerome Smith Road. Moreover, the development is near the Flex bus stops and will have plenty of bike storage for residents. These affordable homes are within walking and biking distance of stores and services. The Town has plans to revamp the Shank Painter and Jerome Smith intersection, which will help improve traffic flow in the area.

### **Does this proposed project meet local zoning?**

This project will be permitted under a state law known as Chapter 40B that is designed to encourage the development of affordable housing. The 40B law waives some local zoning requirements in exchange for a minimum of 25% of the development being affordable. The 3 Jerome Smith project was designed with a goal of seeking a minimal amount of relief. The project will be seeking zoning relief on building height, scale, and the front yard setback, other key features, including parking, are in compliance with local zoning bylaws.

### **Does the proposal have to go to Town Meeting to get approval? Will the voters of Provincetown have a say?**

Proposals for developments are not subject to Town Meeting Votes. Town Meeting approves the Zoning By-laws, but not individual developments. This project is being proposed under the State's 40B law which requires the Zoning Board of Appeals ("ZBA") along with the local boards, departments, and committees (E.g., Planning Board, Conservation Commission, Board of Health, DPW, Affordable Housing Partnership, etc.) to review and approve or deny the comprehensive permit application.

If TCB does not move forward with this project, another developer could build a similar or larger project on the same site and not be willing to work with the Town to make changes to address local concerns.

### **Will this project be harmful to the environment?**

The State requires that affordable housing be energy efficient, and TCB is committed to building energy efficient apartments. The project will meet Enterprise Green Communities standards, employing advanced construction and building technologies to ensure a healthy and energy-efficient property for residents as well as the wider community. Green design elements are balanced with tried-and-true materials and equipment to ensure long-term viability and operational success of the property. The building is designed to be all electric with rooftop solar planned to offset some of the electric load and will also provide some EV-ready parking spaces.