

**WORK SESSION
PROVINCETOWN HOUSING AUTHORITY
July 16, 2003**

A Work Session of the Provincetown Housing Authority was called to order by Margaret Carroll-Bergman, Chair Pro Tem, on Wednesday, July 16, 2003 at 3:03 p.m. in the Maushope Common Room, 44 Harry Kemp Way, Provincetown. The purpose of the work session was to continue discussion on guidelines and regulations, etc. for the Affordable Housing Trust Fund.

Present: Margaret Carroll-Bergman, Chair Pro Tem
Pam Parmakian, Commissioner
Teri Nezbeth, Commissioner
Patrick J. Manning, Executive Director
Lucy Singer Farkas, Recording Secretary

Excused: A. Alon, Commissioner

AGENDA:

Motion by P. Parmakian to approve agenda as presented, seconded by T. Nezbeth.

**VOTED: Unanimous to
approve agenda as
presented.**

AFFORDABLE HOUSING TRUST FUND: P. Parmakian posed a number of questions/concerns re. the Trust Fund. She asked if the Board was going in the direction of a 2% transfer fee to fund the Trust.

M. Carroll-Bergman says this is open for discussion but is not specifically on the agenda. The guidelines for Berkley, CA Fund show that such a fee is used to provide funds for their Trust. She is not opposed to pursuing same despite perceived opposition by the local real estate concerns, but feels the Board must delineate first how the funds are to be expended.

P. Parmakian said she believes there is not yet a consensus of the Board re. the transfer tax. She brought to Board's attention a workbook on how to assess affordable housing needs.

M. Carroll-Bergman said this workbook was mentioned at the recent Town Community Vision meeting but that participants felt it was not relevant to Provincetown which is seen as unique.

P. Parmakian broached the subject of "new found" monies as another possible funding source for the Trust. This is Town income that has not been specifically allocated for Town expenses; viewed as surplus monies on which the Town is not depending. Such "new found" monies might include a tax on currently untaxed room rentals. This possible income could be divided four ways, giving the Trust 25% of those funds with the rest being divided up by the Town, the VSB and the Water and Sewer Dept..

She asked if the Town had any foreclosures yet on tax delinquent properties.

ED said process begun but that no actual foreclosures effected yet. The Board has flagged several properties on the tax title list that could be suitable for affordable development if they become available.

M. Carroll-Bergman reiterated that passage by Town Meeting of a real estate transfer fee is very uncertain due to realtors' opposition. If passed, would the Town get back any of the funds collected?

P. Parmakian said collections would go back to the Town. However, she personally feels the Town not ready to support such a tax and feels there is a better chance at getting Town approval for "new found" monies. Another source could be from a condo conversion fee. Funds earmarked from such a fee would come from the first year only when the

proceeds have not yet been earmarked for other things by the Town.

M. Carroll-Bergman agreed this avenue should be pursued but that it is not the complete answer. Should continue to pursue the transfer tax fee and Board should ready a presentation for the October Special Town Meeting.

All present agreed although all see that several funding sources are needed.

P. Parmakian asked about the Community Preservation Act.

M. Carroll-Bergman said that 30% of this 3% tax would go for affordable housing; amount is app. \$125,000.

ED advised that funds from a CPA would not be in competition with open space funds, as are Land Bank funds. The CPA recognizes the need for affordable housing and offers more flexibility in how CPA monies are used. CPA funds could designate 30% of collections for housing; the Land bank only allows 10%. The rest of collections would go for economic development and open space. Passage of the CPA by the Town would mean that an additional 3% tax would be borne by property owners

P. Parmakian asked about guidelines for applicants of State-aided housing.

ED said that preference is given local residents whereas Federally subsidized projects must include persons who are not local, as well.

M. Carroll-Bergman said the Town could by vote increase the percentage of Land Bank funds beyond the current 10%.

ED noted that there are not a lot of indicators re. number of year round residents. Numbers based on federal census done every ten years and last done in 2000 . Thus there is not much flux in this number from year to year although the number of units in town changes constantly.

P. Parmakian suggested that the Work Sessions on the AHTF be more directive; specific goals to be met for each session.

ED said the first steps are to put in place specific priorities, guidelines and forms. Basic requirements need to be in place which can then be refined as necessary.

M. Carroll-Bergman suggested using the Berkley model as a template which the Authority can modify as appropriate.

ED suggested comparing the Berkley model to the Mass. Housing Partnership model to see what will work best for Provincetown. Feels priority should go to projects that promise the most for the money.

M. Carroll-Bergman said the next two work sessions should be spent setting the guidelines and getting a draft application form.

Board discussed other priority considerations including emergency shelter and money for mortgage down payment/low-interest loans; funds for rehabbing existing properties for affordable use should, also, be considered.

M. Carroll-Bergman says things can always be added at a later date. Feels the need for affordable rentals should take priority over ownership situations.

ED said that right now funds via the AHTF are not available; protocols must first be drawn up.

P. Parmakian said that a fact sheet explaining various housing procedures should be made available to persons who are seeking information on who, what, where, when. Right now there is nothing like same available and getting information is hit and miss.

ED said this is a job for the Affordable Housing Specialist; M. LaTour should develop such a list. List to include information on housing advocates and could be included with the AHTF application.

ED asked Commissioners to present their individual listings of Trust priorities at next work session.

Next Work Session scheduled for Wednesday, August 20, 2003 at 3:00 p.m..
There being no further business a motion to adjourn the meeting was made by
T. Nezbeth seconded by P. Parmakian. Unanimous to adjourn at 4:59 p.m..

Respectfully submitted,

Lucy Singer Farkas
Recording Secretary