

# **Provincetown Housing Authority**

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## **Provincetown Housing Authority And Provincetown Local Housing Partnership**

**Judge Welsh Hearing Room  
September 22, 2006  
9:00 a.m.**

**LHP Members present:** Arturo Alon, Scott Campbell, Tim Hazel, Melissa Jones, and Noah Taylor.

**PHA Members present:** George Bryant, Pam Parmakian, and Molly Perdue.

**PHA Members absent:** Nancy Jacobsen and Harry Opsahl-Gee (both excused)

**Others:** Michelle Couture, Bryan Greene, Ted Malone, Patrick Manning, Maxine Notaro and Doug Taylor

The LHP meeting was called to order by Arturo Alon at 9:05 a.m.

The PHA meeting was called to order by Pam Parmakian at 9:07

He then asked about the condo conversion by-law and where do we want to go with that? In 1983 Chapter 527 - AN ACT ENABLING CITIES AND TOWNS TO REGULATE THE CONVERSION OF RESIDENTIAL PROPERTY TO THE CONDOMINIUM FORMS OF OWNERSHIP was passed.

Doug Taylor handed out a draft of a condominium conversion by-law that he's been working on for the Special Town Meeting in November 2006. Section 1 has to do with Notices to displaced tenants and Section II (entitled Conversion) had restrictions i.e. 10% has to be affordable, 15% has to be available to median income folks, and 20% for the middle income group. MA law already has rules about notices. Patrick Manning said that the state already has rules for conversion. Doug said the purpose of this proposed by-law is to hold developers to some affordable housing for conversions.

Ted Malone said – if we would notify – should we require notices for the tenants of saleable property? Doug thought that we can put 2 years on that. Massachusetts says one year is necessary but two years is not thought to be without merit. Ted wants people to be notified – **with a time-period.**

George Bryant thought that the consequence will be that there will no leases. He also asked the

eternal question "who will monitor this? We have so many rules and WHO monitors this?" There was no ready answer because there is no monitor.

Michelle Couture said what we talked about last week was to have some kind of by-laws regarding commercial conversions. Say a 12 month moratorium and then it will give you ample time to craft a by-law. Ryan was asked for an opinion at yesterday's conference. He said you really have to base it on something. MC said that if the BoS weighs in on it, she would support a moratorium of 1 year on conversions. This whole amendment process is scheduled to end by December 7<sup>th</sup> (Pearl Harbor Day!)

AJ said that the flip side – is – that it has to be feasible for developers and we don't want to turn them off. It's also important to encourage developers. M.C. said they're too open-ended and she continued plugging away for no condo conversions.

Ted Malone said we should be talking about it as a change of use.

Doug agreed and said that change of use – would definitely be one way to go.

Molly said we already have 40B – and Ted could answer this better. What's the number that someone can do this and still make a profit? Problem with a moratorium means no affordable units can be built. What if we have a change of use a 20-25% affordable requisite?

Patrick said that you're not getting any affordable from condo conversions now so a moratorium doesn't help.

Doug, referring to the potential hemorrhaging of motel units, said the change of use would help – and a moratorium would help for a year. If we blow this and it gets shot down – we don't have another chance.

Tim Hazel said that if we get something on the books after this moratorium, then we'll be in the driver's seat.

Pam cited a California law for assessing purposes. Doug said that maybe we should put this into our Zoning by-laws?

George Bryant said this is all nice and interesting but it's not something that the PHA should be getting into. The housing authority hasn't done what it should have done anyway. We've been waiting a month for the Town Manager to even assemble this.

Doug said it's a good thing to get these two groups together.

Patrick said the PHA should get into this. We are involved in the community and we can support articles. Tim agreed saying that if we set this up – there may come a time when the PHA can buy properties.

Molly said that we're looking for a different type of property acquisition.

Doug had a thought!!! Why not ask people to donate their property?

Ted said if we could tweak the by-law in November there was an issue of conversion that was addressed. There was one phrase – for the “creation of a new residential unit.” Once it used to be that you had to have 3 bedrooms to convert – now a 1 bedroom qualifies. This would be one way to test the waters.

AJ said we should start planning on what we’re going to do **now**.

Michelle C said if she can’t get any feedback – she doesn’t think there’s time. She’ll run it by KAB.

**Motion: The Local Housing Partnership will request the BoS to support a 12 month moratorium on condo conversions.**

**Motion: Tim Hazel Seconded: Arturo Alon Vote: 5-0-0.**

As soon as the motion was made Michele Couture left to discuss the matter with Keith Bergman.

Molly is not ready to give up on this. She is not completely wed to this idea.

Tim Hazel wondered if we can get a change of use – on top of this, it would be great.

Molly wants to look at a moratorium, a transfer fee, and a change of use. All three.

George said we’ve had moratoriums before and nothing has changed. Two huge hotels were changed about 20 years ago. The Building Department did absolutely nothing and the same people who did that will do it again.

AJ is in support of a 2% transfer fee. Pam would support a 1%. This would be the way to get it to pass. Tim said that Martha’s Vineyard has a 3% transfer tax. Maxine suggested starting it at 3% and keep amending it down to 1% if necessary.

The PHA adjourned their meeting at 9:50 a.m.

Respectfully submitted,

*Evelyn Gaudiano*

Evelyn Rogers Gaudiano