

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, January 31, 2007**

PRESENT:

Pam Parmakian, Commissioner
Harry Opsahl-Gee, Commissioner
Patrick J. Manning, Executive Director
Lucy Singer Farkas, Recording Secretary

ABSENT:

Nancy Jacobsen, Vice-Chair (excused)
Molly Perdue, Commissioner (excused)
George Bryant, Commissioner (excused)

Due to the absence of a quorum regular business of the Authority was not conducted. Commissioners present set a Public Meeting to discuss Affordable Housing Trust Fund business that required priority attention. ED to post meeting and notify all Commissioners.

Respectfully submitted,

Lucy Singer Farkas
Clerk/Receptionist

repairs at 33 Court Street.

G. Bryant said his examination of site showed no septic discharge or septic odor. He, also, said he had examined the abutting property which is up for sale and which seems to be in fair condition. However, any new owner would have to consider costs for new septic system.

Jim Turner has been patching and repairing the house at 33 Court;

considerable work is needed to get the building rentable. Estimated costs app. \$10,000.00. These costs will come from the PHA reserve funds.

The Board discussed looking into purchasing the property for sale at 31 Court and using money allocated for repairs towards expanding the entire property. It was suggested that the CPC be approached for funds for repair at 33 Court. ED said this was not likely as this would not be adding new housing to the Town's housing stock. N. Jacobsen agreed with this assessment but P. Parmakian said the CPA would, for a small investment, be able to get the property in use more quickly. M. Perdue asked if the money earmarked for repairs at 33 Court could be used towards purchase of the abutting property; this may allow for 10 units to be built. Feels this option should be explored.

ED said he will look up sale costs relative to abutting property. Feels the asking price will come down due to condition of property and need for new septic system. Says a legal person from the DHCD may be available to assist with negotiations.

P. Parmakian suggested, too, that the LCCDC be contacted for possible partnership with the PHA.

II. Maushope:

A. Census is 24 of 24.

B. Outdoor Replacement Sign--No tangible movement yet by tenants re. replacement of new entrance sign.

III. Family Housing:

A. Tenant Complaint Up-date--No further action taken as yet.

B. Septic Failure--Discussed earlier.

C. Census is 8 of 9.

IV. FOLEY HOUSE:

A. Census is 9 of 10.

V. OTHER:

A. Contract and Barnstable County Retirement System--No further action since last meeting.

OLD BUSINESS:

A. Affordable Housing Trust Fund:

P. Parmakian indicated that the AHTF should put out a clear report of guidelines available to persons wishing to apply for funds under the Trust. How are funds accessed and where are funds maintained. There are notable line items in the Fund budget (i.e. \$20,000 for Interfaith Council; \$15,000 for Housing Summit; \$45,000 for Housing Specialist) that have been earmarked but not spent). These monies cannot be distributed without a vote.

A simple report could be generated covering such items as donations to the Fund (whether through the Town or through the PHA) and accountability for funds.

B. Cumberland Farms:

P. Parmakian recused herself from meeting during discussion of this business.

ED advised he has been in contact with Town Manager re. environmental studies of the site. Cumberland has not yet made their reports available to the Town. Before any decision is made all remediation options should be considered and priced.

ED advised that via the MHP, Brownfield dollars are available for land remediation but cover only capping and not removal of land.

C. 951R Commercial Street:

P. Parmakian rejoined Board.

ED advised that Town has not yet completed process of registering the land. He said that he has been dealing with Town Manager on this matter, who has been dealing with Town Counsel.

P. Parmakian asked that ED try to press Town Counsel to get a definitive answer re. status of registration.

D. Community Preservation Committee:

M. Perdue reported that applications and directives are still in transition but feels very restrictive and may well preclude applicants from signing up for program funding. However, these may be lessened at end of first cycle depending on how many applications are received.

E. Housing Summit: Implementation Group

P. Parmakian reported on her group's meeting today. Many different ideas expressed including looking at how other Cape towns are dealing with housing problems.

NEW BUSINESS:

Board discussed a prior proposal of developing land abutting Maushope.

Proposal seems improbable at this point as there is no room for a second septic system that would be needed and for the required fire lane. Development would require a retaining wall and costs would likely be prohibitive.

P. Parmakian suggested a feasibility study by Town Building Commissioner for a single family lot and ED will follow up re. development possibilities and costs.

APPROVAL OF VOUCHERS:

Board reviewed vouchers and check registry.

Motion by M. Perdue to approve vouchers as presented, seconded by

P. Parmakian.

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

The next Regular Meeting of the Board was set for Wednesday, January 31, 2007 in the Common Room at Maushope, 44 Harry Kemp Way. There being no further business a motion to adjourn was made. Meeting adjourned at 7:30 p.m..

Respectfully submitted,

Lucy Singer Farkas
Recording Secretary