

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, February 28, 2007**

A regular meeting of the Provincetown Housing Authority was called to order by Nancy Jacobsen, Acting Chair, on Wednesday, February 28, 2007 at 5:25 p.m. in the Maushope Common Room at 44 Harry Kemp Way, Provincetown, Massachusetts.

PRESENT: Nancy Jacobsen, Vice-Chair
Pam Parmakian, Commissioner
Molly Perdue, Commissioner
Patrick J. Manning, Executive Director & Recording Secretary

ABSENT: George Bryant, Commissioner (excused)
Harry Opsahl-Gee, Commissioner

APPROVAL OF AGENDA:

Motion by P. Parmakian to change the agenda as presented, agenda item #7 moved to item #4 with all other agenda items to follow, seconded by M. Perdue.

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

PUBLIC STATEMENTS:

Barbara Rushmore addressed the Board. B. Rushmore asked the Board to consider building additional Senior Housing such as Maushope on the property that Maushope is on at 44 Harry Kemp Way. ED explained that the PHA has explored the possibility of further development at 44 Harry Kemp Way and the maximum additional structures would be a duplex. B. Rushmore asked if PHA had actually explored the idea or just providing an explanation. ED explained that PHA had explored the idea inclusive with engineering consultants. M. Purdue informed B. Rushmore that the PHA and community are committed to exploring all housing options for all populations. M. Purdue explained that the creation of a "Housing Office" could do a lot to further the development of affordable housing for all age and income groups. B. Rushmore thanked the Board for their time and stated that the PHA is doing a good and competent job.

OLD BUSINESS:

A. Affordable Housing Trust Fund:

A request from the Town Manager to approve funding from the AHTF for \$48,495.00. The request is for 25% of total funding for the Affordable /Community Housing Staffing Plan. The CPC has committed to fund the remaining 75%. P. Parmakian asked if the funding request was inclusive of the \$20,000.00 plus \$3,500.00 already approved by the Board for the consultant John Ryan. ED informed the Board the question needs to be referred to the Town Manager. P. Parmakian asked if the budget presented was a final actual budget. P. Parmakian stated the budget presented was the original draft. ED informed the Board the question needs referred to the Town Manager. Board asked ED to obtain the information request from the Town Manager. Board made no vote on the request.

B. Cumberland Farms:

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

A joint meeting with the Board of Selectmen was held on Feb. 26. to discussion land negotiations and remediation options, including the engineer reports submitted by Cumberland Farms. The CPC was also present at the Joint Meeting. The PHA did not have a quorum. M. Purdue informed those present that the BOS agenda item packet noted attachments of engineer reports but where not provide. M. Purdue requested all attachments be provide and was assured they would be. ED to f/u on obtaining attachments. M. Purdue explained that the BOS was voting on a Purchase & Sales agreement with Cumberland Farms. M. Purdue informed all that the Town had submitted a grant application for \$300,000.00 for environmental remediation of the land. M. Purdue obtained assurance from BOS that the environmental remediation was still open to alternative options than the option presented in the grant application. .

C. 951R Commercial Street:

P. Parmakian rejoined Board.

Postponed

D. Community Preservation Committee:

Postponed

E. 2007 Annual Town Meeting Warrant:

The Board reviewed a request from BOS to co-sponsor 3 Warrant articles.

Article 1. Establishment of Provincetown Community Housing Council.

The Board discussed the benefit of creating such a Council and the value of consolidating all housing aspects within one Council. The Board discussed their concern as to how the mission of the PHA, “to provide low income housing” would be addressed by the Council. The Board discussed their current role as the authorizing Board for expenditures from the AHTF that would be transferred to the Council. The Board discussed the option of the PHA Board be the appointing authority for 1 of the 5 regular members of the Council.

Motion by M. Purdue to co-sponsor Article 1 provided the follow language be included, “the Provincetown Housing Authority Board would be the appointing authority for 1 of the 5 regular members”, seconded by P. Parmakian.

VOTED: unanimous to co-sponsor

Article 1 provided the language, “the Provincetown Housing Authority Board would be the appointing authority for 1 of the 5 regular members.

Article 2. Zoning Amendment – Provincetown Community Housing Council.

P. Parmakian informed Board that she supported the Article as written as she was at the LHP meeting that voted to support the Article.

Motion by P. Parmakian to co-sponsor Article 2 as written, seconded by M. Purdue,

VOTED: unanimous to co-sponsor

Article 2 as written.

Article 3. Home Rule Petition Provincetown Community Housing bank – Real Estate Transfer Fee.

Board discussed the need for further information regarding Article 3. The Board asked the ED to schedule a meeting with the Town Manager and/or consultant John Ryan for Monday, March 5, 2007 at 8:30am. The Board took no vote on Article 3.

Motion by P. Parmakian to postpone all further agenda items and adjourn meeting, seconded by M. Purdue.

**VOTED: unanimous to postpone
all further agenda items and
adjourn the meeting at 6:10pm**

Respectfully submitted,

Patrick J. Manning, Recording Secretary