

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, March 6, 2002**

A regular meeting of the Provincetown Housing Authority was called to order by Eric Dray, Chair, on Wednesday, March 6, 2002 at 5:20 p.m. in the Maushope Common Room at 44 Harry Kemp Way, Provincetown, Massachusetts.

PRESENT: Eric Dray, Chair
Ross Sormani, Vice-Chair
Howard Burchman, Treasurer
Olga Vitello, Vice-Treasurer
Michael Bunn
Patrick J. Manning, Executive Director
Lucy Singer Farkas, Recording Secretary

ABSENT: None

AGENDA: Motion by H. Burchman to approve agenda as presented , seconded by M. Bunn

VOTED: Unanimous to approve agenda as presented.

PUBLIC STATEMENTS:

Marilyn Downey, Vice-Chair of the Cape End Manor Board of Directors and Dennis Anderson, Interim CEO of the Manor appeared to answer questions re. the Manor project. Ms. Downey disseminated a copy of letter written for news media, outlining Manor's current situation and plans for the project.

Of direct interest to the Authority was the possible development of the current Manor on Alden Street for affordable senior housing, should Town meeting approve the re-siting and development of a new Manor facility.

APPROVAL OF MINUTES:

L. Farkas noted a number of typographical errors in the February minutes which will be corrected.

Motion by M. Bunn to approve minutes of February 2, 2002, with changes, seconded by H. Burchman.

**VOTED: Unanimous to approve
Minutes of February 6, 2002 with changes.**

FINANCIAL REPORT:

ED advised that Accountant will now provide only one monthly report for Foley House which will include the mortgage information and the information that was duplicated in the second report.

He advised that the Authority is contending a large repair bill from Associated Elevator for repairs which should not have been necessary had the Company regularly inspected and maintained elevator, as per maintenance contract.

Motion by H. Burchman to approve the Financial Report as presented, seconded by R. Sormani.

**VOTED: Unanimous to approve
Financial Report as presented.**

DIRECTOR'S REPORT:

I. DHCD:

- A. Atrium Windows-** - No response as yet from the State architect. ED to continue with follow-up, perhaps with other DHCD personnel.
- B. State Audit--**ED disseminated written report of audit. No deficiencies were noted and report lauded the excellent accountability by ED, Bookkeeper, and Accountant.
- C. State Inspections--**Board reviewed written inspection report which, with minor exceptions, was positive. All deficiencies have been, or will be, corrected.

II. MAUSHOPE:

- A. Elevator--**ED attempting to resolve large repair bill from Associated Elevator. Feels problem necessitating repairs should not have occurred if Company had been regularly inspecting and maintaining elevator as per contract.
- B. Hot Water System--**System has been experiencing problems and no hot water over past weekend. Tank appears to be okay but igniter and circuit board were replaced.
- C. Census** is 24 of 24.

III. FAMILY HOUSING:

- A. Status of Vacant Units--**The administrative move of a former 3 bedroom tenant to a 2 bedroom unit is completed. Cleaning and refurbishing the empty two and three bedroom units continue.
M. Bunn asked when units will be ready for rental.
ED said hopefully by end of March either the two or three bed unit will be available. Someone is lined up for the 3-bedroom unit.
- B. Census** is 7 of 9.

IV. FOLEY HOUSE:

- A. HUD Subsidy Payment--**Letter has been sent to HUD and ED awaiting response from Jim O'Neill.
- B. Brick Patio--**No status report from Tim Hazel.
- C. Furniture Replacement--**Report not completed but no immediate furniture needs present. Jim Turner was able to make some minor repairs which were needed. Appears that replacement of beds will be top priority.
- D. Census** is 9 of 10.

V. OTHER:

- A. Board Vacancies--**Three Commissioners must file necessary papers for re-election to the PHA Board as terms due to expire. M. Bunn to run for a five year term, H. Burchman for two years, and O. Vitello for one.
Candidacy papers must be completed and returned to Town Clerk no later than March 15th.
- B. ED Vacation--**ED to be away from March 23rd to April 6th. Due to his absence the April Board meeting will be held on the second Wednesday of the month.

OLD BUSINESS:

- A. 27 Nelson Avenue--**Insurance issue resolved and contract with the LCCCDC to be signed.
- B. Creek Road--**M. Bunn recused himself from discussions on Creek Road and

the Affordable Housing Trust Fund and left room. He did advise Board that the MHP appears willing to give a second grant for technical assistance as original grant monies are almost depleted.

E. Dray said that there has been a preliminary determination that the site is a wetland which would, thus, bar development. ED asked if this was considered a natural wetland or one created by the poor drainage; if drainage problems remediated would parcel still be considered a wetland?

E. Dray stated that Town not willing to address at this point and is awaiting the formal report. Following said report the Authority will have to re-examine options.

R. Sormani asked if the wetland is determined to be created, rather than natural, can land be developed?

ED said “in limbo”. Has submitted application to the MHP in anticipation that development will go forth. Awaiting MHP response.

C. Affordable Housing Trust Fund--ED reported that some movement re. Fund has been made in the State Legislature.

E. Dray advised that Fund is not favored by local representative Gomes, who feels that Fund monies not be used for staffing. Town seems to be moving in favor of the Community Preservation Act and, in that regard, the Town Open Space Committee has requested a meeting with the PHA Board. The CPA would make available greater funds for land purchases than are currently available under the Land Bank. Would personally like the Authority to support the CPA over the Land Bank, and directed ED to check on the upcoming meeting with the Open Space Committee.

NEW BUSINESS:

M. Bunn returned to meeting at this point,

A. Cape End Manor—E. Dray advised there were five articles on Town Meeting warrant pertaining to the Manor.

Board discussed if these were within the scope and purview of the Authority. If Town Meeting approves Manor move to Site Y the Board may support a proposal for development of current Manor for affordable elderly housing. Felt more information needed before the Board can take a viable position.

Motion by R. Sormani to take no position on the proposed “care campus” development as beyond the scope and purview of the Housing Authority, seconded by M. Bunn.

VOTED: Unanimous to take no official position on proposed “care campus”.

Motion by M. Bunn that in the event the current manor site on Alden Street becomes available as surplus Town Property, the Authority favor exploration of affordable housing options for that site, seconded by R. Sormani.

VOTED: Unanimous to support **such**
feasibility exploration.

B. Affordable Housing Specialist vs. Town Planner--M. Bunn advised that the Town warrant supports a Town Planner rather than an Affordable Housing Specialist; need for Planner supported by most Town Boards. Although not specified in the article, conceivably the Planner could assume Housing Specialist duties, with a portion of salary (10%) allocated from Land Bank (or CPA) funds.

H. Burchman stated that more than 10% would virtually wipe out the Land Bank Fund resources.

Motion by H. Burchman to support the article re. Town Planner, seconded by M. Bunn.

VOTED: Unanimous to support such amendment.

Motion by H. Burchman that if an amendment is made for 10% of Planner's salary to come from Affordable Housing Trust Fund PHA will support such amendment, seconded by O. Vitello.

VOTED: Unanimous to support the above motion.

C. Tax Exemption for Affordable Rentals

Motion by M. Bunn that the Authority reaffirm its previous position in support of a tax exemption for affordable rental apartments, seconded by R. Sormani.

VOTED: Unanimous to support tax exemptions for affordable rental units.

D. Tax Abatement for Affordable Housing Development

Motion by H. Burchman that Authority reaffirm its previous position in support of tax abatements for affordable housing development, seconded by M. Bunn.

VOTED: Unanimous to support tax abatements for affordable housing development.

E. Community Preservation Act vs. Land Bank

Motion by H. Burchman that Authority support the Community Preservation Act over the Land Bank, seconded by M. Bunn

VOTED: Unanimous to support support the CPA over Land Bank.

OTHER: R. Sormani tendered his resignation from the Board effective immediately due to his relocation from the area. The Board lauded his work o/b/o the Authority and thanked him for his vigorous efforts throughout his tenure.

Motion by M. Bunn to accept resignation of R. Sormani, seconded by H. Burchman.

Motion passed by

acclamation.

M. Bunn raised the possibility of developing property adjacent to the Maushope parking lot and has available to him suitable building plans for the sloping parcel from Community Housing Resources.

E. Dray stated that CHR should take the initiative in this matter rather than the Authority and suggested that a CHR representative appear at a future Board meeting to discuss possibilities.

APPROVAL of VOUCHERS: Board reviewed vouchers and checks presented for signature.

Motion by M. Bunn to approve vouchers as presented,
seconded by R. Sormani.

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

ADJOURNMENT: The next regular meeting of the Board was set for Wednesday, April 10, 2002 at 5:15 p.m. in the Maushope Common Room. There being no further business a motion by M. Bunn to adjourn the meeting was made,

seconded by R. Sormani

Unanimous to adjourn at 7:00 p.m..

Respectfully submitted,

Lucy Singer Farkas
Clerk/Receptionist