

**SPECIAL MEETING
PROVINCETOWN HOUSING AUTHORITY
April 11, 2003**

Present: Margaret Carroll-Bergman, Vice-Chair
Michael Bunn, Treasurer
Robert Cabral, Commissioner
Patrick J. Manning, Executive Director
Lucy Singer Farkas, Recording Secretary

Absent: None

A Special Meeting of the Provincetown Housing Authority was called to order by Margaret Carroll-Bergman, Vice-Chair on Friday, April 11, 2003 at 11: 03 a.m. in the Maushope Common Room, 44 Harry Kemp Way, Provincetown.

The purpose of the special meeting was to discuss recent developments re. the PHA's securing a parcel of State Surplus Land on Rte. 6, and specifically the State's offer of Site A to the Authority for affordable housing purposes.

Approval of Agenda:

M. Bunn suggested that the Commissioners discuss recent Town Meeting events as part of the agenda.

Motion by M. Bunn to approve agenda with this addition, seconded by

M. Carroll-Bergman.

**VOTED: Unanimous to approve
agenda with addition.**

Board's discussion focused on Article 10: Real Estate Transfer Fee.

M. Carroll-Bergman opined that the primary opposition to the Article resulted from lack of a specific plan for the administration of monies generated by a transfer fee. Also felt that a large contingent of attendees felt strongly that PHA should first look at rehabbing existing properties before developing new sites.

M. Bunn agreed with this assessment. Says a specific plan should be developed, based on what can be accomplished for the amount of money raised by a transfer fee.

R. Cabral proposed instead a reasonable local sales tax.

M. Carroll-Bergman said that there should be a combination of money sources; Board should examine the options and determine which ones are most feasible.

ED opined that some of the voters' criticism leveled at the PHA actually had to do with deficiencies in private development of affordable housing and that the Board must make a clear distinction between the PHA and the privates.

M. Bunn suggested that a plan be readied for the October Town Meeting and should be worked on by the Affordable Housing Task Force and the PHA.

M. Carroll-Bergman said that other related Town departments/agencies be called upon to assist with development of a plan.

State Surplus Land—Site A:

M. Bunn recused self from meeting because he is an abutter to an abutter of Site A.

R. Cabral asked who is the EOEH.

ED advised that this is the State overseer of various State agencies including DCAM, DHCD, and F & W. Sen.

O'Leary, following his meeting with the PHA, approached the EOEH re. State Surplus land for affordable housing. His Chief of Staff e-mailed Town Hall regarding the Senator's meeting with the EOEH, DHCD and F & W. O'Leary suggested to them that Parcel A (currently pending award to F & W) be given to the Town for affordable housing purposes. Site A seems to present the fewest environmental incursions and no set back issues.

R. Cabral stated that Site A is much more advantageous to the Authority; no land swap is required and acreage is much greater than that originally requested by the Authority.

ED stated that Site A had not originally been pursued by the Authority due to anticipated community opposition to development of the site.

R. Cabral added that there was no push for the site by the Care Campus group because they had been promised land on Site Y.

M. Carroll-Bergman stated that at most recent Selectmen's meeting some Selectmen and members of the community had prior knowledge of the imminent State offer, leaked by an employee of F & W. Feels that if the State offer had been known to the Selectmen their vote to keep the site as green space may well have been other. She is leery about pushing for Site A as feels it will create a tide of ill will in the community.

R. Cabral said the PHA will never get land unless we "fight for it." Says Board should thank Sen. O'Leary for his efforts and advise Rep. Gomes of the recent State offer.

M. Carroll-Bergman said that because the Town water supply is located on Site A it would behoove the Town to own the entire parcel; believes Town owns a small piece around the water tower,

ED said the Town must go after the land; the PHA can only input at this point.

R. Cabral iterated his feelings that there will always be some community opposition to any site earmarked for affordable housing. Feels Site A is large enough and configured in a way where development could be out of sight and also permit a sizeable green space. There is already commercial development abutting area.

ED said the support of the Selectmen and the PHA is needed. Added that it may be possible to get agreement to use some of the acreage for the new Manor.

Board Commissioners agreed this was a good idea.

M. Carroll-Bergman said item should be placed on Selectmen's agenda ASAP and prior to the end of the 120-day waiver period for ceding the site to the F & W.

Board discussed pros and cons of pushing for Town acceptance of the site.

M. Carroll-Bergman said Board should secure map of site showing its actual boundaries and configuration. Should address the Selectmen with this information during the public portion of their meeting if unable to get on the agenda.

ED will attempt to secure map from assessor.

M. Carroll-Bergman and R. Cabral to attend Selectmen's meeting and relay PHA feelings.

Meeting adjourned at 12:25 p.m..

Respectfully submitted,

Lucy Singer Farkas
Clerk/Receptionist

