

**WORK SESSION**  
**PROVINCETOWN HOUSING AUTHORITY**  
**June 18, 2003**

**Present:** Margaret Carroll-Bergman, Chair Pro Tem  
Pam Parmakian, Commissioner  
Arturo Alon, Commissioner  
Patrick J. Manning, Executive Director  
Lucy Singer Farkas, Recording Secretary

**Absent:** None

A Work Session of the Provincetown Housing Authority was called to order by Margaret Carroll-Bergman, on Wednesday, June 18, 2003 at 3:03 p.m. in the Maushope Common Room, 44 Harry Kemp Way, Provincetown. The purpose of the work session was to continue discussion on guidelines and regulations, etc. for the Affordable Housing Trust Fund.

**AGENDA:** ED disseminated materials received from Berkley,CA and ORL Research relative to Housing Trust Funds. He advised Commissioners that he recently learned that the State AHTF is managed by the Massachusetts Housing Partnership and he will contact Ann Houston of MHP to request their guidelines and related forms.

M. Carroll-Bergman said the report from Berkley did not delineate program guidelines. These are available, however, via Internet.

P. Parmakian volunteered to secure some data in this way as she has the necessary soft ware program to do so; ED said he will secure other related data from Berkley which requires software compatible to the PHA system..

M. Carroll-Bergman mentioned rent subsidies being part of the Berkley program.

ED clarified that these subsidies are through a Section 8 component and are tenant, not project, based. Thus, if tenant moves the subsidy does not stay with the apartment unit. This option does not create opportunity for additional housing units.

P. Parmakian asked how the Berkley Trust was funded.

M. Carroll-Bergman said from a real estate transfer fee.  
Margaret, also, said the local AHTF should have a website.

A. Alon said that the LHP has already discussed such a site and will try to link into the Town website.

M. Carroll-Bergman mentioned the recent Town Community Visions program; a number of attendees felt a need for a Town-wide survey to assess views on such things as affordable housing as well as other matters. Commissioners gave some discussion as to how and to whom such a survey should be administrated.

Ed advised that because the Provincetown AHTF is a Local Initiative Program, the Trust has more leeway about eligibility than if funding were funneled through the State.  
The PHA and LHP Boards can, thus, use funding through the trust for low and/or moderate income programs.

A. Alon reminded the Commissioners that the Board of Selectmen will be considering appointment of a fourth PHA Commissioner at their Monday meeting. Commissioners will be nominating Teri Nezbeth for the position. She is the only candidate for position and is very ably qualified to serve on the PHA Board. The Town Selectmen must vote to approve the appointment. All PHA Commissioners to be present at the Monday Selectmen's meeting.

The next regular meeting of the Board is set for Wednesday, July 2, 2003 at 5:15 p.m. in

the Common Room at Maushope. There being no further business a motion to adjourn the meeting was made by A. Alon, seconded by P. Parmakian. Session adjourned at 4:05 p.m...

Respectfully submitted,

Lucy Singer Farkas  
Recording Secretary