

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Monday, Oct. 16, 2006**

A regular meeting of the Provincetown Housing Authority was called to order by Nancy Jacobsen, Vice-Chair, on Monday, October 16, 2006 at 5:17 p.m. in the Maushope Common Room at 44 Harry Kemp Way, Provincetown, Massachusetts.

PRESENT: Nancy Jacobsen, Vice Chair
George W. Bryant, Commissioner
Pam Parmakian, Commissioner
Molly Perdue, Commissioner
Harry Opsahl-Gee, Commissioner (arrived 5:25 p.m.)
Patrick J. Manning, Executive Director
Lucy Singer Farkas, Recording Secretary

ABSENT: None

APPROVAL OF AGENDA:

Motion by G. Bryant to approve agenda as presented, seconded by P. Parmakian.

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

PUBLIC STATEMENTS: None

APPROVAL OF MINUTES:

Minutes of Regular Meeting of September 21, 2006:

Motion by P. Parmakian to approve Minutes of Sept. 21, 2006, seconded by M. Perdue.

**VOTED: Unanimous to approve
Minutes of Sept. 21, 2006.**

Minutes of Regular Meeting of Sept. 27, 2006:

Motion by G. Bryant to approve Minutes of Sept. 27, 2006, seconded by P. Parmakian.

**VOTED: Unanimous to approve
Minutes of Sept. 27, 2006 as
presented.**

FINANCIAL REPORT:

Board reviewed FR for September 2006.

Motion by G. Bryant to approve Financial Report as presented, seconded by P. Parmakian.

**VOTED: Unanimous to approve
FR for September 2006.**

DIRECTOR'S REPORT:

I. DHCD:

A. Mod Project-33 Court Street--ED has submitted a claim for reimbursement to State for the costs (\$800.00 + filing fees) of the Administrative Consent order allowing the Authority to set up an escrow account for eventual Town sewer hook-up for the property.

II. Maushope:

A.Census is 24 of 24.

B. Outdoor Sign--Tenant Association to have meeting of tenants, and will canvass all tenants about the replacement sign.

III. Family Housing:

A. Tenant Complaint Up-date--On hold until ED returns from medical leave.

B. Septic Failure--Status quo.

C. Census is 8 of 9.

IV. FOLEY HOUSE:

A. Census is 9 of 10. One individual currently undergoing interview process.

G. Bryant asked if pets were allowed at Foley House.

ED said permission is granted on a case by case basis but no dogs allowed.

Tenants at Maushope and in Family Units are allowed one dog and one cat with prior approval.

V. OTHER:

A. ED Medical Leave--Ed will be out from October 19th for app. 4-6 weeks, although he hopes to be able to spend some in-office time during that period depending on his situation.

B. ED Contract and Retirement Association—On hold until ED returns from medical leave.

SPECIAL FALL TOWN MEETING WARRANT:

P. Parmakian advised Board that she has not had time to prepare an article for Town Meeting supporting a transfer tax fee. She presented the Board with a copy of article proposed by the LHP relative to Zoning By-Law Amendment that would mandate an affordability component when a property owner submits for a change of use.

M. Perdue advised that currently there is no Town oversight of large property conversions and that this leads to economic disadvantage if commercial parcels are converted into residential.

P. Parmakian said a review of planned large conversions is triggered by an increase in water usage for the property; this does not come into play where the water usage decreases.

M. Perdue said the By-Law Amendment would trigger a review process for conversions of five or more dwelling units, not based on water usage.

G. Bryant asked about recent conversion of the Tides property, which resulted in less water usage.

P. Parmakian said this property was not a conversion but a subdivision and therefore may not be covered by the review process.

M. Perdue pressed her support of the proposed Amendment. Feels it will not resolve all issues but that the long-term economic ramifications would be off-set by the affordable residential component.

G. Bryant expressed the view that impact of Amendment on creating affordable residences will be minimal. Does not see this as an issue for the Authority.

ED said that it would depend on what form conversion takes. If private ownership would not be under PHA management but rental units could be.

G. Bryant said he would like to see a list of properties to which the proposed by-law could apply and could not support amendment without knowing potential properties that could be impacted.

M. Perdue said it could affect app. 100 properties.

H. Opsahl-Gee asked what would prevent property owner from converting to less than 5 units in order to avoid by-law review.

ED said he felt this was not likely as it would not be economically feasible for the developer.

N. Jacobsen expressed her support of the proposed by-law amendment.

Motion by P. Parmakian to support the proposed Zoning By-Law Amendment promulgated by the LHP, seconded by M. Perdue.

VOTED: 3 to support By-Law Amendment proposed by the LHP; 2 abstentions.

M. Perdue agreed to present the PHA support position at the SFTM on Nov. 13th.

P. Parmakian volunteered to help compose presentation.

A Special Work Session was set by the Board for Nov. 8th to consider the matter at hand and the presentation.

OLD BUSINESS:

A. Affordable Housing Trust Fund:

Status quo.

B. Cumberland Farms:

P. Parmakian recused herself from meeting while this matter under discussion.

No further response from Cumberland officials re. clean-up or sale of property.

G. Bryant expressed his consternation that progress seems to be stalled for so long. Feels the Authority should look into taking of the property by eminent domain and says that the PHA has such authority to do so. He cited several examples within the State where this has been done by LHA's. He will put together more information for the Board's consideration.

M. Perdue said Board would need to know specific cost of property and cost for land remediation. Also wants to examine Cumberland's engineering report.

H. Opsahl-Gee suggested looking into other properties instead of waiting for a decision from Cumberland Farms.

N. Jacobsen feels that the Town Manager "has been plugging away" to secure property but tends to agree with George and Molly that greater momentum on the project is desired.

ED asked if land taken via eminent domain would be at full Fair Market Value as Cumberland has offered the land to the Town for under the FMV. He also asked who would be responsible for clean-up.

George said purchase cost would be reduced by cost of clean-up. He added that a taking of the property would also clear up any issue of adverse possession. Strongly urges the Authority to "just move."

D. 951R Commercial Street:

P. Parmakian returned to meeting.

This remains at status quo and no further word from Town re. transfer of title to the Authority.

E. Community Preservation Committee:

M. Perdue reported on her first meeting with the CPC as the PHA rep. Said group is concerned that follow-up from the recent Housing Summit remains in step with the Summit Timeline for creation of ideas for affordable housing and the fruition of those ideas. The CPC discussed loss of affordable commercial space and historic considerations, rather than specifically focusing on affordable housing issues; hopes that the group's focus doesn't become too diffuse and thus obviate its original purpose.

NEW BUSINESS:

None.

APPROVAL OF VOUCHERS:

Board reviewed vouchers and check registry.

Motion by P. Parmakian to approve vouchers as presented, seconded by

M. Perdue.

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

The next Regular Meeting of the Board was scheduled for Wed., November 29, 2006 at 5:15 p.m. in the Common Room at Maushope, 44 Harry Kemp Way, Provincetown.

There being no further business a motion to adjourn was made. Meeting adjourned at 6:23 p.m..

Respectfully submitted,

Lucy Singer Farkas
Recording Secretary