

**WORK SESSION**  
**PROVINCETOWN HOUSING AUTHORITY**  
**August 21, 2002**

**Present:** Robert Cabral, Commissioner  
Margaret Carroll-Bergman, Commissioner  
Andrew Barasda, Commissioner  
Patrick J. Manning, Executive Director  
Lucy Singer Farkas, Recording Secretary

**Absent:** Brenda Haywood, Commissioner

**Excused:** Michael Bunn, PHA Chair Pro Tem

A Work Session of the Provincetown Housing Authority was called to order by Patrick J. Manning, Executive Director, on Wednesday, August 21, 2002 at 3:33 p.m. in the Maushope Common Room, 44 Harry Kemp Way, Provincetown. The purpose of the work session was to discuss several potential development sites.

**Hawthorne Property**

This site immediately abuts the rear and side of Maushope on Harry Kemp Way.

R. Cabral said that the plot plan shows that the property has been divided into a number of parcels. He has attempted to informally contact the current owner re. the possibility of sale and/or donation of the land to the Town.

ED said that he is currently putting together an application package for the MHP for grant monies for initial surveys, siting and septic expansion. The Authority is looking into increasing the size of Maushope with an addition and/or developing a separate facility abutting Maushope.

R. Cabral stated that State/County money is available for development purposes and that the Authority is legally able to develop properties.

ED said the problem is finding the funds and seeing if the DHCD will subsidize new units.

A. Barasda asked if Maushope expansion would be for Elderly only.

ED said not yet determined.

R. Cabral advised that the developer of White Pines has yet to construct the four affordable units that were planned for that project. Developer may be willing to sell the units to the PHA.

ED advised that developer was approached by the PHA re. possible management of the units, however it is still undetermined whether the units will be rental or ownership properties.

A. Barasda asked how "affordability" is defined.

ED said it is based on HUD figures for a particular area, both for low and moderate income.

M. Carroll-Bergman discussed deed restrictions on ownership-type affordable units.

ED said the restrictions vary because different funding sources are involved.

A. Barasda asked if the PHA can seek bids from contractors to build on Town land.

ED said this is a Town issue.

M. Carroll-Bergman asked if wetlands would prohibit new development at Maushope.

R. Cabral stated that the available land is app. 3.7 acres and would be sufficient for development and for a wetlands buffer.

## **CREEK ROAD**

R. Cabral said that he will contact the owner of land abutting the Town parcel of PHA interest in that property.

ED explained to new Commissioner Barsada that the Town-owned parcel has been classed as a created wetland and, as such, limits development options. Acquiring adjacent land would enhance the possibilities.

R. Cabral said the general consensus of the Board following the site visit is that the land as is is not suitable for development.

ED advised that there is app. \$2000.00 remaining from the original grant given the Authority by the MHP for feasibility studies. He is negotiating with Coastal Engineers to conduct additional studies for that sum. The land will not be turned over to the Authority until the drainage issues are resolved.

A. Barasda said the Town should frequently be made aware of the pressing need for affordable housing and that the Authority should present to the Board Selectmen appropriate and available properties that could be developed.

R. Cabral said the PHA Board must do the leg work. Town will be more receptive to respond if they can hone in on specific properties.

M. Carroll-Bergman asked if proceeds from a tax on real estate transactions could be used for affordable housing. ED said this is a matter for Town meeting. The PHA has established a very credible track record and as such the Town may be more inclined to turn over properties to the Authority. Currently the Town is in the process of cataloguing Town lands.

A. Barasda asked about the relationship of the PHA to Community Housing Resource.

ED explained that Community Housing Resource is a private development corporation and that PHA Commissioner Michael Bunn is employed there. Suggested that Andrew speak to Michael for additional information.

R. Cabral asked if a letter has been sent to the developer of White Pines re. the PHA's interest in the four affordable units.

ED said "yes", either as a purchase and/or for management purposes.

## **Tax Title Properties**

ED advised that he has sent a letter to the Town Board of Selectmen expressing PHA interest in Tax Title properties. This will be a long-term matter due to the intricacies of foreclosure procedures. Tax title properties could be vacant land, vacant houses, or houses already tenanted.

A. Barasda asked if the Town has already taken action to foreclosure on tax delinquent properties

ED advised that the Town just recently begun process. The PHA must have a clear title to a property in order to get development monies. Asked Board to review tax title lists and identify appropriate properties. Advised Board that he has communicated the Board's interest in Tax Title properties and in the Cape End Manor property to the Town Board of Selectmen.

A. Barasda asked if all towns have LHAs and if there is a regular avenue for intercommunication among the Authorities.

ED advised that not all towns have a Housing Authority; some are volunteer run and have limited properties. There is no formal association of LHAs.

## **Affordable Housing Trust Fund**

ED advised that the Trust Fund has been approved by the State and will allow for 10% of Land Bank taxes to go into the Trust. He disseminated information to the Board re. background material and setting-up such a Fund. Advised he has written Town Counsel for opinion re. PHA's access to Trust monies because the PHA will be responsible for setting the Trust guide lines and for approving expenditures from the Trust. Has asked Counsel for a speedy decision which he hopes to be available by the Next PHA Board meeting.

## **Other**

ED advised Board that a Citizen Complaint had been received from a Sect. 8 tenant. This was improperly sent because the Authority is not a Town Board. He has advised complainant of appropriate avenues to file a complaint; simply

wanted to alert the Board that a complaint may be forthcoming.

The next work session is scheduled for Wednesday, September 18, 2002 at 3:30 p.m. in the Maushope Common Room. There being no further business a motion to adjourn the meeting was made by A. Barasda, seconded by M. Carroll-Bergman. Session adjourned at 4:58 p.m...

Respectfully submitted,

Lucy Singer Farkas  
Recording Secretary