

**PUBLIC MEETING  
PROVINCETOWN HOUSING AUTHORITY  
February 12, 2003**

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

Sen. Robert O'Leary  
Alison DiGrande, Chief of Staff to Senator  
Keith Bergman, Provincetown Town Manager

A Public Meeting of the Provincetown Housing Authority was called to order by Margaret Carroll-Bergman, Vice-Chair on Wednesday, February 12, 2003 at 11: 43 a.m. in the Maushope Common Room, 44 Harry Kemp Way, Provincetown.

The purpose of the meeting was to discuss with and enlist the advice and support of Sen. O'Leary re. the Authority's bid for State Surplus Lands on Rte. 6. A transfer of this land to the State Dept. of Fish & Wildlife is pending.

ED delineated the current affordable housing situation in Provincetown and specifically those units owned by the PHA. A site review of the State Surplus lands by the PHA and the DHCD earmarked four parcels that were viable for affordable housing development.

M. Carroll-Bergman asked Sen. O'Leary if it were now possible for the PHA to obtain some of the 122 acres to go to F & W.

Sen. O'Leary asked if there was Town consensus of the development of housing in the surplus area.

K. Bergman agreed that it was important to get such a consensus so that the Town and the PHA know whether and how to proceed. Says the Town was promised the lands over two years ago.

Sen. O'Leary recalled that the original Town request had been relevant to the sewer system; no other development had been discussed.

K. Bergman stated that the 1999 Town Meeting authorized the Board of Selectmen to acquire the State lands and at the 2001 Town Meeting voters had overwhelmingly supported the creation of a Care Campus on Site Y of the State lands. Based on assurances by the State that this was a viable option the Town proceeded with development plans for a CC. F & W's request for the land which came after the fact and after the DCAM deadline has virtually blocked the possibility of a Care Campus for Provincetown.

Sen. O'Leary asked about the pending 120 day land transfer. What is allowed during this period? Can objection to the ultimate awarding of the land to F & W be made? What is the position of the Board of Selectmen?

K. Bergman advised that the Selectmen had voted to deny the 120 waiver as it was inconsistent with the desire of Town Meeting. No vote by the Selectmen was taken supporting the awarding of some of the land for affordable housing. He emphasized that the loss of Site Y has seriously jeopardized the Care Campus. The non-profit agency chosen by the Town for development/management purposes is now out of the picture. Although the Town has come up with an alternative, albeit less desirable site, it is virtually back to square one. Approval of the new site will be presented to the voters at the April Town Meeting. However, changes in Medicaid reimbursement may seriously restrict non-profit health agencies from entering bids, even if the voters approve the new site.

R. Cabral showed Sen. O'Leary a topographical map and a site map of lands owned by the National Park and those

owned by Provincetown. Park lands handily exceeded the land owned by the Town. He went on to say that the “rug was pulled out from under the Town’s feet” by the last minute decision by F & W to acquire the State Surplus lands. There was no opportunity to protest or to explore other options. He questioned whether F & W has the resources to manage so many acres and opines that that agency may instead donate some of the land to the Conservation Commission.

M. Carroll-Bergman stated her belief that the decision to award the lands to F & W was unduly influenced by a handful of abutters; other townspersons had no chance to input or protest.

M. Bunn stated that although the DHCD had earmarked four parcels suitable for housing development, the PHA will be happy with a mere 4 to 5 acres.

R. Cabral asked if F & W would be amenable to giving such a parcel to the PHA.

K. Bergman said that the Town currently owns 40 acres of conservation lands. It is possible voters and F & W may be amenable to a land swap.

R. Cabral reiterated that the PHA is asking for only one parcel out of the fourteen parcels to be awarded.

ED delineated the number of possible units that could be developed at each of the four parcels earmarked by the DHCD. Feels the parcel requested would be one with the least environmental impact.

Sen. O’Leary asked if the Town is willing to explore a land swap.

A. DiGrande asked if the Town has the wherewithal to pay for a piece of the State land.

K. Bergman said monies would become available if Town Meeting approves additional Land Bank funds for development sites. Too, the Town is exploring new local revenue sources.

Sen. O’Leary acknowledged that State cuts will indeed mandate that municipalities come up with local mandates to increase revenues. How deep the State cuts will be are as yet unclear but feels certain that there will indeed be cuts.

K. Bergman suggested that the matter of a land swap be placed on the warrant for Town Meeting. Town Meeting will occur prior to the 120-day waiting period for land award to F & W, and, thus, voter feeling can be determined beforehand.

Sen. O’Leary agreed that a validating vote at Town Meeting will buttress the PHA position.

A. DiGrande also suggested that prior to Town Meeting a representative of the PHA Board present proposal to F & W to ascertain their willingness to consider ceding and/or swapping land for development purposes.

Sen. O’Leary advised that the PHA needs to be specific in regards to what is wanted so that discussions can proceed with all parties clear as to what is under discussion. Suggests that the PHA put request in writing. Also suggested that a representative of DHCD be recruited to participate in the discussions.

M. Bunn, in another vein, raised the issue of State proposed cuts for LHA’s for FY2003. These cuts seem to penalize the smaller, well-managed Authorities which through diligent efforts have built up respectable operating reserves. Fears that the State will use these reserves for other purposes. He advised that the PHA had voted to establish a special reserve for sewer/septic needs which are seen likely down the road. These reserves are a “rainy day fund” for emergency repairs, and feels the State may well pull out this safety net.

ED added that Federal subsidies are also threatened. Dual cuts in reserves and subsidies will prove untenable for the Authority.

M. Bunn asked Sen. O’Leary about possible cuts to the Affordable Housing Trust Fund.

Sen. O'Leary said this matter is pending consideration but that there is no consensus for same between the House and the Senate..

M. Bunn said that cuts in Trust Fund monies will likely affect 10 new affordable units being planned for Provincetown.

Sen. O'Leary reiterated that local initiatives to raise revenues may have a better chance of being approved with State cuts looming.

K. Bergman emphasized that Provincetown was unique on the Cape as, according to the last census, it was the only Town which lost year-round housing stock and families.

Board thanked Sen. O'Leary, A. DiGrande and K. Bergman for their attendance at the meeting and their attention to the matters discussed. PHA Board of Commissioners remained to discuss options for a possible land swap.

Motion by M. Bunn to submit an article for April Town Meeting proposing an acre for acre swap of Town-owned conservation land for the 4.49 parcel C of State Surplus Lands, for use for affordable housing purposes.

R. Cabral stressed need to continue to work independently with F & W as well. He seconded above motion.

**VOTED: Unanimous to submit  
article above for warrant for April**

**Town Meeting.**

Board briefly discussed the up-coming term expiration of Commissioner Haywood and asked her to consider running for a second term and/or taking over as the State appointee for the Board.

R. Cabral advised the Board of his attendance at last night's meeting of the Historical Commission and of their apparent support of affordable housing development in the Town. He is willing to explore the possible donation of a piece of land on Ship's Way owned by Cumberland Farms. Board gave him the "green light" to so proceed.

The next Regular Meeting of the Housing Authority was scheduled for Wednesday, March 5, 2003 at 5:15 p.m. in the Maushope Common Room. There being no further business a motion to adjourn the meeting was made by M. Bunn, seconded by

B. Haywood. Meeting adjourned at 1:08 p.m..

Respectfully submitted,

Lucy Singer Farkas  
Clerk/Receptionist



