

**WORK MEETING
PROVINCETOWN HOUSING AUTHORITY
FEBRUARY 18, 2004**

A Working meeting of the Provincetown Housing Authority was called to order by Margaret Carroll-Bergman ,
Chair on Wednesday, February 18, 2004 at 3:35PM at the Maushope Common Room at 44 Harry Kemp Way,
Provincetown, Massachusetts.

PRESENT: Provincetown Housing Authority
Margaret Carroll-Bergman, Chair
Arturo Alon
Teri Nezbeth
Pam Parmakian
Patrick J. Manning, Executive Director

ABSENT: None

AGENDA: Motion by A. Alon to approve agenda as presented, M Carroll-Bergman requested to add Affordable Housing Task Force to agenda, seconded by, T. Nezbeth.

VOTED: Unanimous to approve agenda with addition.

AFFORDABLE HOUSING TRUST FUND:

P. Manning provided Board with job descriptions for Affordable Housing Specialist and job description for Deputy Director of Community Development. P. Manning provided Board with corrected version of funding priorities.

P. Parmakian discussed with Board the idea of adding a donation line to Town tax bills for the Affordable Housing Trust Fund. Board discussed the need to explore with Board of Selectman, Board of Assessors and Town Manager. Board decided to hold further discussion till after Annual Town Meeting.

Board asked E.D. to clarify if up to 10% of AHTF can be utilized for an Affordable Housing Specialist or if it is 10% of the salary of same.

Board discussed the possible job cut/elimination at Town Hall and the impact on the Affordable Housing Specialist. Board will discuss further after Annual town meeting.

AFFORDABLE HOUSING TASK FORCE:

Board discussed the COMMUNITY HOUSING REPORT 2004 presented to the Board of selectman and the subject of a Public Hearing to be held Monday 2/23, 2004. Board discussed the need for affordable housing advocates to be at the public Hearing. M. Carroll-Bergman requested that the Board sponsor the CPA if the AHTF could not.

Motion by A Alon to support the Community Housing Report 2004, no second.

Board discussed the language in the report regarding chapter 40B. Board would not support any attempt to eliminate and/or weaken 40B. Board discussed supporting the report without any reference to 40B. Board tabled any further discussion on the text of the report for time to gather more information and schedule a next meeting. Board moved forward to discuss Appendix B-1, B-2, C & D.

APPENDIX B-1: Community Preservation Act Acceptance

Board discussed support for the CPA. Board has previously voted to support the CPA. Board discussed the need for the CPA to be on the may Ballot. Board discussed taking a leadership role to assure the CPA is on the Ballot. Board will work closely with the AHTF in regards to the necessary steps needed to get the CPA on the ballot.

Motion by P. Parmakian to support a Petition Drive to get the CPA on the Ballot,
seconded by A. Alon.

Voted: Unanimous to support a Petition Drive to get CPA on Ballot.

APPENDIX B-2: Community Preservation Committee by-law

Board discussed support for the Community Preservation Committee. Board discussed supporting a Town Meeting Article to create a Community Preservation committee.

Motion by A. Alon to support a Town Meeting Article to create a Community Preservation committee, seconded by T. Nezbeth.

Voted: Unanimous to support a Town Meeting Article to create a Community Preservation Committee. Unanimous to co-sponsor Article.

APPENDIX C: ZONING – ACCESSARY APARTMENTS – AMNESTY

Board discussed support for the Amnesty and Accessory apartment program.

Motion by T. Nezbeth to support Zoning By-law Amendment, Affordable Housing By-laws as written in Appendix C of the Community Housing Report 2004, seconded by P. Parmakian.

Voted: Unanimous to support Zoning By-law Amendment, Affordable Housing By-law as written in Appendix C of the Community Housing report 2004. Unanimous to co-sponsor Article

APPENDIX D: ZONING – GROWTH MANAGMENT – REALLOCATION

Board discussed the article regarding the reallocation of title 5 design flow for Affordable and Middle Income Community Housing.

Motion by T. Nezbeth to support Zoning By-law Amendment, Growth Management Reallocation for Affordable and Middle-Income Community Housing Units as written in Appendix D of the Community Housing Report 2004, seconded by A. Alon.

Voted: 3-Yes, 0-no, 1-abstain to support Zoning By-law Amendment, growth Management Reallocation for Affordable and Middle-Income Community Housing Units as written in Appendix D of the Community Housing Report 2004.

Board discussed scheduling next meeting to discuss Community Housing Report 2004 prior to the scheduled Public Hearing. The next Work Session was scheduled for Monday, February 23, 2004 at 5:30 in the Caucus Hall at

Town Hall. There being no further business a motion to adjourn was made by A. Alon, seconded b P Parmakian. Unanimous to adjourn at 6:45pm.

Respectfully Submitted

Patrick J. Manning
Recorder