

**PUBLIC MEETING
PROVINCETOWN HOUSING AUTHORITY
Monday, March 5, 2007**

A public meeting of the Provincetown Housing Authority was called to order by Nancy Jacobsen, Acting Chair, on Monday, March 5, 2007 at 8:35 a.m. in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, Massachusetts.

PRESENT: Nancy Jacobsen, Vice-Chair
Pam Parmakian, Commissioner
Molly Perdue, Commissioner
Harry Opsahl-Gee, Commissioner
Patrick J. Manning, Executive Director & Recording Secretary
Keith Bergman, Town Manager

ABSENT: George Bryant, Commissioner (excused)

APPROVAL OF AGENDA:

Motion by P. Parmakian to approve the agenda as presented, seconded by M. Perdue.

VOTED: Unanimous to approve

agenda as presented.

2007 Annual Town Meeting Warrant:

The Board reviewed a request from BOS to co-sponsor,
Article 1. Establishment of Provincetown Community Housing Council.

The Board discussed with TM the option of the PHA Board being the appointing authority for 1 of the 5 regular members of the Council. P. Parmakian asked if the Town Charter would allow this. TM informed the Board that he believed the Town Charter did not preclude the PHA being the appointing authority for 1 of the 5 regular members on the Council similar to the Board appointing 1 member to the CPC. TM understood the concerns of the Board and supported their position. TM informed the Board that the BOS would have to vote on the language change and they would not be meeting prior to the 5:00pm deadline on March 5, 2007. The Board discussed how to co-sponsor without the inclusion of the language they requested. The Board and TM discussed the option of supporting the Article at Town Meeting if the BOS amended the Article to include the language when presenting the Article at Town Meeting. The Board agreed to a Joint Meeting with the BOS on Monday, March 19, 2007 to discuss Article 1.

Motion by P. Parmakian to support Article 1 with the change of language _____ to include, “Provincetown Housing Authority Board be the appointing _____ authority for 1 of the 5 regular members”, seconded M. Perdue.

VOTED: unanimous to support article 1

with the language change, “the

**Provincetown Housing Authority Board
authority for 1 of the 5**

**be the appointing
regular members”.**

The Board reviewed a request from BOS to co-sponsor Article 3
Article 3. Home Rule Petition Provincetown Community Housing bank – Real Estate Transfer Fee.

Board and Town Manager discussed Article 3. TM explained the document presented was drafted from Nantucket

Home Rule Petition with changes to reflect Provincetown: 1.5% transfer fee, different exemption, Provincetown Community Housing Council, expires after 10 years, and be principle residence as defined by the Assessor's office. N. Jacobsen asked if the 1.5% fee would have similar restrictions on income eligible groups. TM informed that the 1.5% fee could include middle income. N. Jacobsen asked how the funds would be held. TM informed in the Community Housing Bank. H. Opsahl-Gee asked what other amendments. TM identified other exemptions; family transfer, inheritance and partnerships. P. Parmakian asked if a property sale was made to move to Seashore Point could that be exempt. TM explained that the estate of an individual at Seashore Point would be reimbursed 90% of entrance fee and so would not be exempt. M. Perdue asked about the timeframe. TM explained that the State Legislature needs to approve the Home Rule Petition and to date has not approved any Home Rule Petitions for a Real Estate transfer Fee.

Motion by P. Parmakian to c-sponsor Article 3 as written,
seconded by N. Jacobsen.

VOTED: unanimous to co-sponsor

Article 3 as written.

Motion by P. Parmakian to adjourn the meeting at 9:00am, seconded by

M. Perdue.

VOTED: unanimous to adjourn at

9:00 am

Respectfully submitted,

Patrick J. Manning, Recording Secretary