

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, August 24, 2011**

A regular meeting of the Provincetown Housing Authority was called to order by C. Andrews, Chair, on Wednesday, August 24, 2011 at 5:30 pm in the Maushope Common Room at 44 Harry Kemp Way.

Provincetown Housing Authority Board of Commissioners:

PRESENT:

C. Andrews, Chair; M. Perdue, Vice Chair; N. Jacobsen, State Appointee; H. Gordon; T. Roberts

ABSENT:

OTHERS PRESENT:

Patrick J. Manning, Executive Director, Diana N Fabbri, Recording Secretary,
Members of the Maushope Tenant Association: Evelyn Bowes, Roger Chauvette, Gladys Johnstone, Ed Laliberte, Nancy Swanson.

1. PUBLIC STATEMENTS: None.

2. COMMISSIONERS' STATEMENTS: None.

M. Perdue, Vice Chair, arrived 5:46

3. RESCHEDULE BOARD OF SELECTMEN JOINT MEETING:

The PHA Board discussed rescheduling the Joint meeting with the BOS. The PHA Board will give them some available dates. A new date for the next selectmen's meeting might be September 12 or the first Monday in October.

H. Gordon took this opportunity to talk to C. Andrews regarding the postponed Joint meeting with the BOS and discussion between H. Gordon & C. Andrews ensued.

4. 26 ALDEN STREET: Reuse as senior housing.

The Town has not set a BOS agenda item to begin the process to sell the property. A Fall Town meeting will be scheduled. The CHC has previously voted not to support 26 Alden Street for Housing.

5. APPROVAL OF MINUTES:

H. Gordon motioned to accept the minutes of June 29, 2011. T. Roberts seconded.

VOTE: 5-0-0

6. FINANCIAL REPORT:

The E.D informed the Board the budget Operating Reserves have been steadily going down due to level funding from DHCD for 7 years and one year a 4.5% decrease in funding.

N. Jacobsen motioned to accept the Financial Reports for June 30 and July 31, H. Gordon seconded.

VOTE: 5-0-0

7. DIRECTOR'S REPORT:

A. DHCD: No report.

B. Maushope:

1. 25th Anniversary: G. Johnstone presented a list of invitees, program activities and food/drink for the celebration slated for Sunday, October 16th, from 1-4 pm as an OPEN HOUSE. C. Andrews will contact The Banner. C. Andrews asked for volunteers to be on a sub-committee for the celebration; Cheryl Andrews, Gladys Johnstone, Nancy Swanson & Patrick Manning. The E.D. asked the Board to send a list of people to invite. R. Chauvette passed around copies of the MTA By-Laws. G. Johnstone suggested having the carpet replaced before the OPEN HOUSE. H. Gordon suggested a WISH LIST, displayed, so that some philanthropic organizations would donate a carpet or a new floor. M. Perdue suggested that the residents should prioritize on the WISH LIST. Board & Residents – sub-committee meeting should be set for Saturday, August 27, 2011 at 1 pm.

ED updated the Board regarding the crosswalk on Harry Kemp Way, OCHS will incorporate moving the crosswalk away from the drain grate on the south side and the Town will move the crosswalk on the north side.

ED informed the Board that OCHS will bring 3 phase electric to Harry Kemp Way

2. Census: 24 of 24

C. Family:

1. Heat System Replacement:

DHCD conducted an inspection and approved the project. ED informed the Board that payment of \$42,500. to F.A. Days needs to be voted on by Board.

H. Gordon motioned to approve payment of \$42,500. to F.A. Days, M. Perdue seconded.

VOTED: 5-0-0

2. Vacancy:

ED informed the Board that the cost to repair the vacated unit would be \$16,000. ED recommended the PHA request the funds from the Affordable Housing Trust Fund. The Board will send a letter to the CHC requesting funds from the AHTF. ED has approached local contractors to do the work.

M. Perdue motioned to approve requesting funds from the CHC. T. Roberts seconded.

VOTED: 5-0-0

M. Perdue motioned to approve ED to contract out the work, T. Roberts seconded.

VOTED:5-0-0

3. Census: 8 of 9.

D. Foley House:

1. Audit: An audit will be scheduled for September 2011.

2. 2012 HUD Funding Contract: PHA was approved by HUD for \$70,560. in operating funds for Foley House and the Board needs to approve the contract with HUD.

M. Perdue motioned to approve the HUD contract in the amount of \$70,560. for Foley House, T. Roberts seconded.

VOTED: 5-0-0

OLD BUSINESS:

A. Board State Appointee – Status: N. Jacobsen continues to serve as the State Appointee until she resigns, is re-appointed or removed. N. Jacobsen has submitted all documents for re-appointment.

B. 90 Shank Painter Road – Update: project has begun and is proceeding.

C. 951R Commercial Street – Update: Laura S. confirmed she will be able to do a second RFP. First RFP for \$299,000. received no responses.

H. Gordon would like to have a conversation regarding selling the property to the Town for Open Space. H. Gordon did not receive Board support for the conversation.

M. Perdue would have a one-on-one preliminary conversation with CHC members regarding H. Gordon's idea. M. Perdue would like to sell so that PHA would have that money to use for additional housing. The board discussed lowering the price. T. Roberts suggests half the asking price, \$150,000.

N. Jacobsen suggest offer to trade the property with the Town in exchange for the Grace Gouveia building.

H. Gordon suggested to postpone until the next meeting when the Board will have more information and time to discuss options. The Board discussed setting a price at this meeting and putting out an RFP.

T. Roberts motioned to change the price to \$150,000. and release an RFP, H. Gordon seconded.

VOTE: 5-0-0

D. Community Preservation Committee – Report: N. Jacobsen reports that the CPC chair discussed CPC members representing other agencies to present a wish list from their agencies.

H. Gordon informed the Board that this CPC round would have about \$300,000.

H. Gordon suggest upgrades to Maushope. H. Gordon & C. Andrews suggest expanding Maushope. The board agreed to discuss expansion of Maushope at the next meeting

E. Community Housing Council – Report: No report.

9. NEW BUSINESS: ED presented to Board letters from Town regarding sewer hookups for 40 Pearl Street and 42-44 Harry Kemp Way. The Board requested E.D. to clarify the betterment issue prior to the Board approving the ED signing and returning the letters.

10. APPROVAL OF VOUCHERS: M. Perdue motioned to approve the Vouchers. T. Roberts seconded.

VOTE: 5-0-0

11. CLOSING STATEMENTS: None.

Next Board meeting scheduled for September 28, 2011 at 5:30 pm.

H. Gordon motioned to adjourn at 6:37 (?) pm.

Respectfully submitted,

Diana N. Fabbri
Recording Secretary