

**REGULAR MEETING MINUTES
PROVINCETOWN HOUSING AUTHORITY
MONDAY JULY 25, 2016**

A regular meeting of the Provincetown Housing Authority was called to order by K. Hatch, Vice Chair on Monday July 25, 2016 at 6:15pm in the Maushope Common Room at 44 Harry Kemp Way, Provincetown.

Provincetown Housing Authority Board of Commissioners:

PRESENT: K. Hatch, Vice Chair; Nancy Jacobsen, State Appointee; E. Anderson; J. Germack

ABSENT:

OTHERS PRESENT: Patrick J. Manning, Executive Director
Michelle Jarusiewicz, Provincetown Affordable Housing Specialist

1. PUBLIC STATEMENTS:

Paul Richardson of 42 Pearl Street, a neighbor of PHA property 40 Pearl Street attended to formally voice his concerns regarding the condition of PHA property 40 Pearls Street. Paul R. believes the PHA is poorly maintaining the property at 40 Pearl Street. Paul R. informed the Board that the PHA tenants have signs and other offensive yard stuff (big cross) that should be removed. Paul R informed the Board that there was a broken glass table in the yard that he felt was a safety hazard. Paul R. asked when he could have a discussion with the Board and not just attend Public Statements.

2. COMMISSIONERS STATEMENTS:

Nancy J. stated her concern that regarding PHA being compliant with State regulations. Kristin H. informed Paul R. that the Board would but the issue on the next agenda so the Board and Paul R. could discuss the issue at 40 Pearl Street. Jenn G. stated there was a great article in the Banner regarding Stable Path.

3. FINANCIAL REPORT:

E.D. presented the June financial report

motion by E. Anderson to approve the May 2016 Financial Report,
seconded by N. Jacobsen , **VOTED: 4-0-0**

4. APPROVAL OF MINUTES:

The Board reviewed the minutes from the June 29, 2016 Regular Meeting motion by E. Anderson to approve the June 29, 2016 minutes with corrections, seconded by N. Jacobsen

VOTED: 4-0-0

5. PROVINCETOWN HOUSING AUTHORITY EXPANSION:

Board has scheduled a Working meeting for Tuesday July 26, 2016 at 2:30

6. EXECUTIVE DIRECTORS REPORT:

A. DHCD:

1. Capital Improvement Plan 2016:

E.D. informed the Board that DHCD has initiated the 2017 Capital Improvement Plan process. E.D. to attend meeting in Brockton August 25 2016.

B. Maushope

1. Solar Energy Options:

E.D. recommended the Board consider including the solar in the Maushope expansion. Board to consider.

2. Heat Alternatives in Case of Power Outage:

E.D. informed the Board that DHCD only, considering Housing Authorities will 100 plus units. E.D. exploring with DHCD a waiver for the number of units required

3. Non-Smoking Building:

E.D. to schedule initial meeting for tenants with state program.

4. Census:

24 of 24.

C. Family:

1. Census:

9 of 9

D. Foley House:

1. Door Entry System:

Electrician to install the entry system

2. Census:

10 of 10

7. OLD BUSINESS:

A. Community Housing Council Report:

E. Anderson informed the Board that the CHC will be attending the Community Housing Development presentation by MHP on Tuesday July 26, 2016

B. Community Preservation Committee Report:

No report

8. NEW BUSINESS:

Jenn G. recommended the Board provide a Certificate of Appreciation to Diana Fabbri for her service. The Board also would like to send flowers with the Certificate. Motion by Jenn G. to provide a Certificate of Appreciation and flowers to Diana Fabbri, seconded by Elaine A.

VOTED: 4-0-0

9. APPROVAL of VOUCHERS:

E. Anderson motioned to approve vouchers as presented, seconded by N. Jacobsen

VOTED: 4-0-0

10. CLOSING STATEMENTS:

N. Jacobsen recommended the Board explore funding for landscaping the PHA Family Housing properties. Jenn G. stated she was glad to be back and able to participate.

Board scheduled next Regular Meeting for Wednesday August 24, 2016 at 5:15pm

E. Anderson motion to adjourn at 7:10pm

11. EXECUTIVE SESSION:

K. Hatch motioned for a roll call to enter an Executive Session under SECTION: MGL. C30A section 21(6) to consider the purchase, exchange lease or value of real property located at 26 Alden Street. The Board will not re-convene in Open Session,

Roll Call: K. Hatch - yea; N. Jacobsen - yea, E. Anderson – yea,
J. Germack - yea

Respectfully submitted,

Patrick J. Manning, Recording Secretary