

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, November 30, 2005**

A regular meeting of the Provincetown Housing Authority was called to order by Margaret Carroll-Bergman, Chair, on Wednesday, November 30, 2005 at 5:17 p.m. in the Maushope Common Room at 44 Harry Kemp Way, Provincetown, Massachusetts.

PRESENT: Margaret Carroll-Bergman, Chair
Arturo Alon, Treasurer
George Bryant, Commissioner
Patrick J. Manning, Executive Director & Recording Secretary

ABSENT: Nancy Jacobsen, Commissioner (excused)

AGENDA: Motion by A. Alon to approve agenda as presented, seconded by G. Bryant. G.

**VOTED: Unanimous by
Commissioners present to approve**

agenda as presented.

PUBLIC STATEMENTS: None

ELECTION OF OFFICERS: Postponed to next meeting.

APPROVAL OF MINUTES:

Motion by G. Bryant to approve Minutes of Regular Meeting of October 25, 2005 as presented, seconded by M. Bergman.

VOTED: 2, 0, 1 to approve

Minutes of October 25, 2005

**Regular meeting as presented,
A. Alon Abstain**

FINANCIAL REPORT:

FY2006 Budget postponed to next Regular Meeting to allow for full Board vote

Motion by A. Alon to approve Financial Report for October 2005 as presented, seconded by G. Bryant

VOTED: Unanimous by Commissioners present to approve

**Financial Report for
October 2005 as presented.**

DIRECTOR'S REPORT:

I. DHCD:

A. Subsidy Payments--Monies still due for 2003 and matter to remain on Agenda until paid in full.

II. MAUSHOPE:

A. Board members M. Bergman and G. Bryant to meet with Tenant Association on Monday, December 5 at 3:30pm

B. Census is 24 of 24.

III. FAMILY HOUSING:

A. DHCD Inspection--Still following up with tenant. She has made minimal

progress in cleaning property as required.

B. Up-Date on Tenant Complaint—E.D. informed Board that temporary Attorney will not be available to cover while PHA/DHCD Attorney out on medical leave. M. Bergman concerned regarding the delay and request PHA hire an Attorney if needed. E.D. will inform Tenant of the delay and request Tenant inform E.D. of any further problems.

C. Septic Failure—Tenant gave PHA 30 day notice and will be vacating unit by end of month, November 30, 2005. Tenant has not requested an extension of the November 30, 2005 date.

D. Census is 9 of 9.

IV. FOLEY HOUSE

A. Eviction Up-date – Eviction process may be terminated due to Tenant involved has informed Foley House he has been awarded a Subsidy and will be moving

B. Census is 9 of 10.

V. OTHER

A. ED Contract--ED contract awaiting finalization of retirement package.

B. Barnstable County Retirement—ED awaiting response of submitted documentation to AG Office.

OLD BUSINESS:

A. Creek Road--Status quo.

B. Affordable Housing Trust Fund— A Joint Meeting with the Provincetown Local Housing Partnership was held on Friday, November 18, 2005. PHA did not have a quorum. The need for an Affordable Housing Specialist was discussed by those present. A follow-up Joint Meeting with the Local Housing Partnership is scheduled for Friday, December 8, 2005 at 9am to continue the discussion regarding the need for an Affordable Housing Specialist.

C. Tax Title Properties---Status quo.

D. State Appointee--Still pending approval by State.

E. Cumberland Farms—Board discussed scheduling a Working Meeting to prepare the application to submit to the CPC regarding purchase of Cumberland Farms property. Working Meeting scheduled for Friday, December 8, 2005 at 10:00am.

F. 951R Commercial Street—Board scheduled a Working Meeting for Friday, December 8, 2005 at 10:00am to prepare the application to submit to the CPC regarding development of this property..

G. Community Preservation Committee—Joint Meeting with the Community Preservation Committee and the PHA scheduled for Tuesday, December 13, 2005 at 9:00am. Focus of the meeting is to review and discuss the goals and missions of the PHA and the CPC.

NEW BUSINESS: None.

APPROVAL OF VOUCHERS:

Board reviewed check registry and checks presented for signature.

Motion by A. Alon to approve vouchers as presented, seconded by G. Bryant.

VOTED: Unanimous to approve vouchers as presented.

The next Regular Meeting of the Board was set for Wednesday, December 28, 2005 at 5:15 p.m. in the Common Room at Maushope.

There being no further business a motion by G. Bryant to adjourn was made. Unanimous to adjourn at 6:12 p.m.

Respectfully submitted,
Patrick J. Manning
Recording Secretary