

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, April 26, 2006**

A regular meeting of the Provincetown Housing Authority was called to order by Nancy Jacobsen, Vice-Chair, on Wednesday, April 26, 2006 at 5:15 p.m. in the Maushope Common Room at 44 Harry Kemp Way, Provincetown, Massachusetts.

PRESENT: Nancy Jacobsen, Vice Chair
Arturo Alon, Treasurer
George W. Bryant Commissioner
Patrick J. Manning, Executive Director
Lucy Singer Farkas, Recording Secretary

EXCUSED: Margaret Carroll-Bergman, Chair

APPROVAL OF AGENDA:

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

VOTED: Unanimous to approve agenda as presented.

PUBLIC STATEMENTS:

Towanda McClure, a Maushope resident, questioned the Board about progress on installing device to expel cigarette smoke from the building. ED advised that Long Point Electric did install a timer on the roof fan that works automatically twice a day for an hour.

A. Alon asked about the cost of the timer and installation. ED has not yet received bill but added that Long Point also did some other electrical work while here, including replacing the outside light timers.

G. Bryant noted that his statement regarding high living costs in Provincetown should read "per capita".

Motion by A. Alon to approve minutes with correction, seconded by

N. Jacobsen.

VOTED: Unanimous to approve Minutes of March 29, 2006 with correction.

Special Meeting of April 3, 2006:

Motion by A. Alon to approve Minutes of Special Meeting of April 3, 2006, seconded by G. Bryant.

VOTED: Unanimous to approve Minutes of Special Meeting of April 3, 2006 as presented.

FINANCIAL REPORT:

Motion by A. Alon to approve the Financial Report for March 2006, seconded by G. Bryant.

VOTED: Unanimous to approve Financial Report for March 2006.

APPROVAL OF MINUTES:

Regular Meeting of March 29, 2006:

DIRECTOR'S REPORT:

I. DHCD: Nothing from DHCD.

II. Maushope:

A. Cigarette Smoke Issue: Timer has been installed on fan and operational twice daily.

B. Census is 24 of 24. One Elderly unit has been vacated but not yet officially turned back to Authority. Tenant's daughter in process of clearing out belongings.

III. Family Housing:

A. Tenant Complaint Up-date: One member of the PHA Grievance Committee has dropped out and ED recruiting a replacement.

B. Septic Failure: ED advised that Billy Rogers is to present septic repair plans to Board of Health next week. Repairs involve leaching field only. The Health Agent is to approve a consent order allowing an escrow account to be set up for eventual hook-up into Town sewer system. Hopes to do minimal repairs at Court Street until sewer installed and hook-up can be done.

G. Bryant said that unless system is bubbling up repairs may not be needed. Asked how many times a year system had to be pumped. ED said not sure but house is currently vacant so pumping not needed.

N. Jacobsen asked about repair costs.

ED said he is waiting for Roger's estimate but should be within the DHCD allowance.

N. Jacobsen asked how soon the repairs can be done if plan approved.

ED says fairly quickly but Board of Health must first give definitive approval and the PHA Board must vote to approve expenditure. In the interim Jim Turner assessing other repairs that need to be done to unit.

C. Census is 8 of 9.

IV. FOLEY HOUSE:

A. Eviction Up-date: Tenant to be evicted has not yet been able to find alternative housing and believes State has continued to grant him extensions on the Sect. 8 certificate. Suggests item be removed from agenda. No new misconducts by tenant for a year and tenant is to vacate.

B. Census is 8 of 10. A number of applicants on wait list pending CORIs and reference responses. Several CORIs returned indicate poor history which may exclude applicant. One resident has given notice that he will be leaving within next month, or so.

V. OTHER:

A. Barnstable County Retirement System:

Still pending response from the Attorney General.

B. State Appointee:

N. Jacobsen advised that she has had no further contact from State but has provided them with all information requested in order to allow them to do their investigation.

OLD BUSINESS:

A. Creek Road: There continues to be no further movement on this property or the possible acquisition of abutting piece of land. Board agreed to remove item from agenda pending further developments.

B. Affordable Housing Trust Fund: A. Alon asked why item remains on agenda.

ED said matters re. Housing Consultant position and Town legal fees still pending.

A. Alon said the job description for Consultant position has been drawn up and waiting for Town Manager to clear up office space for individual hired. Interview committee chosen and will be reviewing applicants for position.

C. Tax Title Property: Status quo. Item to be removed from agenda pending any

new developments.

D. State Appointee: Previously discussed under ED Report.

Representative Gomes will be re-contacted in a further effort to expedite decision.

E. Cumberland Farms Land: ED distributed memo to Commissioners re. his last meeting with Town officials and the MHP. Susan Connelly of MHP advised that \$50,000.00 is available for legal fees, additional soil testing and for a data analysis of needs that would address issues such as number of units, income brackets, number of bedrooms. The MHP has already provided app. \$15,000.00 for preliminary studies of property and has plans to file report with the DEP for remediation of land.

A. Alon asked about installation of carbon monoxide detectors in units. ED said building plans will contain CMDs⁷ in design. Currently no designing has been started. He added that relative to CMDs for existing PHA units Mass NAHRO is attempting to get the DHCD to pick up costs. Have until Dec. 30 to be in compliance.

N. Jacobsen commented that real progress seems to be made re. Cumberland Farms and that the MHP has been very effective, along with the Town Manager. She asked how the Affordable Housing Specialist will deal with the wait list. ED said not sure; too premature to make determination.

F. 951R Commercial Street: N. Jacobsen indicated she had heard of a possible partnership among the PHA, the CPC, and the Town Open Space Committee to develop this property.

A. Alon said this proposal can be worked on but that grant application cannot be submitted until next round of funding, in the fall. ED said his advice from the MHP was to concentrate on development of the Cumby property and not include 951R in the mix at this point.

G. Community Preservation Committee: N. Jacobsen reported that the Committee (particularly one vocal member) feels that housing development in Town should include income levels other than low income. Also discussed funding of pre-school program to benefit working parents of low to moderate income. ED said not sure how this relates to Affordable Housing.

N. Jacobsen said only very incidentally related.

NEW BUSINESS:

G. Bryant shared with Commissioners a Cape Cod Table of Affordable Housing units from the 2000 census. Felt material may be helpful in planning for the development of the Cumby property. Feels that Provincetown has been "chopped up" into predominantly one and two bedroom units which are too small for a family. Indirectly this has impacted local school enrollment.

APPROVAL OF VOUCHERS:

Board reviewed check vouchers 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 scheduled for Wednesday, May 31, 2006 at 5:15 p.m. in the Common Room at Maushope, 44 Harry Kemp Way, Provincetown. There being no further business a motion to adjourn was made. Meeting adjourned at 6:15 p.m..

Respectfully submitted,

Lucy Singer Farkas
Recording Secretary

