

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, April 27, 2011**

A Regular meeting of the Provincetown Housing Authority was called to order by C. Andrews, Chair, on Wednesday, April 27, 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, Recording Secretary

I. PUBLIC STATEMENTS:

Tenant N.S. updated Board regarding on-going issue between herself and another tenant. N.S. informed the Board that the courts did not support a restraining order.

II. COMMISSIONERS STATEMENTS:

Board member M. Perdue helped clarify if behavior was aggressive, threatening or bizarre. Board member N. Jacobsen informed the Board she knows the tenant involved and behavior has not been aggressive/threatening.

IV. APPROVAL OF MINUTES:

M. Perdue motioned to accept the minutes of March 30, 2011,
N. Jacobsen seconded.

VOTED: 3-0-2 (H. Gordon; T. Roberts abstained)

V. FINANCIAL REPORT:

ED informed Board that DHCD approved FY2011 budget. ED presented March report.

H. Gordon motioned to accept financial reports, M. Perdue seconded.

VOTED: 5-0-0

VI. DIRECTOR'S REPORT:

1. **DHCD:**

2. **Maushope:**

A. III Phase Electric: NSTAR response that if III Phase in area can tap into, however III Phase is limited. PHA would assume cost to bring III Phase onto property and convert electrical system. H. Gordon requested M. Jarusiewicz clarify if \$12,000. CDBG balance could be utilized for this issue. OCHS not moving ahead till 2012/2013.

B. SEWER: H. Gordon presented information obtained from DPW Director D. Guertin, Health Agent J. Evans and Septic Inspector J. Roderick. H. Gordon presented information regarding Maushope, 40 Pearl Street & 951R Commercial Street. Information presented: Maushope current Title V system age & capacity, water use, Pearl Street current system is a cesspool, engineer study for 951R commercial street identified a raised system, betterment cost, user fees, hook-up cost and process for areas to be served by the sewer system. ED presented info to Board regarding: PHA/Maushope being exempt from Betterment Fees according to MGL; DHCD considers user fees a utility and does not cap in budget. Board discussed sending letter of interest for sewer hook-up. Board discussed letter of interest identify exemption from betterment fees. Board discussed separate letters of interest for; Maushope, 40 Pearl Street and 951r Commercial Street.

Motion by H. Gordon to submit a letter of interest for a future sewer connection for Maushope and 40 Pearl Street with Betterment Fee exemption identified to DPW Director, seconded by M. Perdue,

VOTED: 5-0-0

Motion by H. Gordon to submit letter of interest for a future sewer connection for 951R Commercial Street, seconded by M. Perdue,

VOTED: 5-0-0

C. CENSUS: 24 OF 24.

ED informed Board of vacancy as of 5/1/11. H. Gordon informed Board that the Town was initiating a Volunteer Corp and requested ED contact Asst town manager to inquire about access Volunteer Corp for assistance.

At 6:25pm:

Motion: to go into executive session according to MGL.c39§23B and to reconvene in public session thereafter; seconded by M. Perdue

Roll : C. Andrews – Y; M. Perdue – Y; N. Jacobsen – Y; H. Gordon – Y; T. Roberts – Y

Board reconvened at 6:50pm

- 3. Family Housing:**
- A. 33 Court Street:** family has completed move in
 - B. Heat System Replacement:** pre-start up mtg held April 25th and May 2nd start date identified. Families notified.
 - C. Sewer- Pearl Street:** H. Gordon presented info with prior agenda item. H. Gordon informed Board that Beautification Committee approved some landscaping shrubs for 40 pearl St
 - D. Census:** 8 of 9
- 4. Foley House:**
- A. Audit:** ED to schedule audit
 - B.** ED informed Board that heat and Hot water system failed over weekend and was fixed within 24 hours.
 - B. Census:** 10 Of 10
- 5. Other:**
- A.** Ed presented Bank account signature cards for Board members to sign.

OLD BUSINESS:

- A. State appointee:** Board requested ED to find out if State Appointee is able to continue to serve if appointment is delayed past term expiration date.
- B. 90 Shank Painter Road:** land cleared for start of development, DHCD approved Tax Credits, HUD funding delayed
- C. 951 Commercial Street:** Board discussed lowering the list price. H. Gordon to contact local Realtor to inquire if will list property on Realtor websites.

Motion by T. Roberts to list 951R Commercial Street at \$299,000. with the property listed on Realtors websites and if not able to list on Realtors website then 951R Commercial Street will not be listed until discussed at the next Board meeting, seconded by H. Gordon,
VOTED: 5-0-0

- D. Community Preservation Committee:** H. Gordon recommended that PHA submit to the CPC in the next round of funding for PHA identified “needs” such as flooring, landscaping, electric heat conversions. H. Gordon suggest asking M. Jarusiewicz to the next Board meeting. H. Gordon requested the ED obtain copies of the Town assessment of the Town owned Community Center and Grace Gouveia buildings
- D. Community Housing Council:** no report,

NEW BUSINESS: none

APPROVAL OF VOUCHERS: N. Jacobsen motioned to approve the vouchers, M. Perdue seconded,

VOTED: 5-0-0

CLOSING STATEMENTS:

C. Andrews updated the Board regarding the Maushope TA concerns not addressed at the Annual traffic hearing. The issues of the crosswalk, lighting and sidewalk on Harry Kemp Way to be addressed by the Town and no response from the BOS as of yet.

The Board agreed to schedule the next meeting for May 25, 2011 at 5:30pm.
M. Perdue motioned to adjourn at 7:28 pm.

Respectfully submitted,
Patrick J. Manning
Recording Secretary