

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
WEDNESDAY, MAY 28, 2014**

A regular meeting of the Provincetown Housing Authority was called to order by D. Fabbri, Chair, on Wednesday, May 28, 2014 at 5:15 pm in the Maushope Common Room at 44 Harry Kemp Way.

Provincetown Housing Authority Board of Commissioners:

PRESENT:

Diana Fabbri, Chair; K. Hatch, Vice chair; N. Jacobsen, State Appointee; Elaine Anderson, Jennifer Germack

ABSENT:

OTHERS PRESENT: Patrick J. Manning, Executive Director;

1. PUBLIC STATEMENTS:

N. Swanson welcomed the new Board members and stated that she hoped with a change in Board members that the new Board would consider Maushope becoming a non-smoking building. N. Swanson informed the Board that smoking presents a danger of fire and that second hand smoke is unhealthy. T. McClure requested the Board make Maushope a non-smoking building because second hand smoke caused the death of 2 of her cats due to cancer. T. McClure informed the Board that she has written to all local and state government entities including the Governor regarding Maushope becoming non-smoking. A.D. Johnson told the Board his neighbor is a wonderful person and he has no issue with him except he chain smokes and does not close his windows thus allowing second hand smoke into the common hallways and into others apartments.

2. COMMISSIONERS STATEMENTS:

N. Jacobsen thanks the tenants for their input and said she was sorry they were feeling the effect of second hand smoke. N. Jacobsen asked if PHA provided smoke eaters to tenants who smoke. E.D. informed the Board that yes PHA provides smoke eaters. J. Germack stated she was new to the Board and appreciated the tenants' comments. D. Fabbri welcomed the two new Board members, Elaine Anderson and Jennifer Germack. K. Hatch also welcomed 2 new board members. K. Hatch stated

the state is moving towards non-smoking in public housing and the Board would stay informed. E. Anderson stated that second hand smokes seems to be a health and safety hazard. E. Anderson stated that maybe PHA could identify an outside area for smokers. E. Anderson stated that the PHA would work on a solution that was equitable for all tenants.

3. FRIENDS OF MAUSHOPE:

The Open House went very well. The Friends are working on the 501C3. The 501C3 application is complete except 4 questions need to be clarified. K. Hatch encouraged Board members to "Like" the Friends on FaceBook

4. FINANCIAL REPORT:

E.D. presented the April 2014 financials.

Motion by N. Jacobsen to approve the May 2014 financial report, seconded by K. Hatch

VOTED: 4-0-1 (E. Anderson abstained)

5. APPROVAL OF MINUTES:

K. Hatch motioned to approve the minutes of April 30, 2014 as amended, seconded by N. Jacobsen

VOTED: 3-0-2 (E. Anderson & J. Germack abstained)

6. EXECUTIVE DIRECTOR'S REPORT:

A. DHCD:

1. High Leverage Asset Preservation Program:

The project will be put out to bid June 11, 2014

2. FY2014 Budget Revision: Snow Removal:

E.D. informed the Board that DHCD announced that housing Authorities could submit a budget revision to be reimbursed up to \$34.00 per unit for snow removal,. E.D. encouraged the board to vote to approve a Budget revision for snow removal.

Motion by K. Hatch to approve a FY2014 budget revision to allow reimbursement for snow removal, seconded by E. Anderson

Voted: 5-0-0

B. Maushope

1. 3 Phase Electric:

No updated information presented

2. Solar Energy Options:

E.D to contact 3 companies utilized by Lower Cape Community Partnership

3. Heat Alternatives in Case of Power Outage:

E.D. to contact DPW Director regarding current generator at Community Center that is scheduled to be replaced regarding capacity and condition.

E.D. to explore air/heat units of each apartment once generator information is obtained.

4. Census:

24 of 24.

C. Family

1. Formula Funding – Kitchen/Baths:

The project will be put out to bid June 11, 2014

2. Census:

9 of 9.

D. Foley House

1. Census:

a. 10 of 10

7. OLD BUSINESS:

A. Community Housing Council Report:

K. Hatch informed the Board the CHC is developing a flyer regarding housing programs offered by the Town. The CHC has meet with the BOS regarding the Community Center and the VFW property for “Community Housing”. The BOS informed the CHC that no word has been received regarding the CDBG for the sewer hook-up at Maushope.

B. Community Preservation Committee Report:

K. Hatch informed the Board the CPC has not had a meeting to report on but the Chair has resigned.

8. NEW BUSINESS:

A. Set PHA Goals:

The Board discussed and identified goals for PHA:

1. PHA to be more involved in the issue of Community Housing; expansion of Maushope
2. second and third quote for Phase III electric service
3. Heat/Air alternatives for Maushope apartments
4. completion of the sale of 951R Commercial Street
5. Solar panels for Maushope
6. Training for Board members

9. APPROVAL of VOUCHERS:

K. Hatch motioned to approve vouchers as presented, seconded by N. Jacobsen

VOTED: 5-0-0

11. CLOSING STATEMENTS:

K. Hatch requested that PHA Board, staff & tenants plan something for maintenance person J. Turner who was injured on the job and not cleared to return to work E.D informed the Board that tenants have also inquired about something for J. Turner.

N. Jacobsen stated that she was appreciative of the support for PHA voiced by the BOS at their meetings. N. Jacobsen thanked K. Hatch for her work on the CPC and CHC as the PHA representative. E.; Anderson informed the Board that she was excited to be a member of the PHA Board and that she has a lot of homework to do.

Board agreed to scheduled the next Board meetings fore Wednesday June 25, 2014

E. Anderson motioned to adjourn at 6:56pm

Respectfully submitted,

Patrick J. Manning, Recording Secretary