

**REGULAR MEETING MINUTES
PROVINCETOWN HOUSING AUTHORITY
WEDNESDAY APRIL 29, 2015**

A regular meeting of the Provincetown Housing Authority was called to order by D. Fabbri, Chair, on Wednesday April 29, 2015 at 5:19pm in the Maushope Common Room at 44 Harry Kemp Way.

Provincetown Housing Authority Board of Commissioners:

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

ABSENT:

OTHERS PRESENT: Patrick J. Manning, Executive Director

1. PUBLIC STATEMENTS:

None

2. COMMISSIONERS STATEMENTS:

E. Anderson asked if there was any follow up with William Rogers regarding possible expansions at Maushope. E.D. informed Board that E.D. has been out on MLOA so no follow this past month. N. Jacobsen informed the Board that she has been visiting the affordable housing developments by Community Housing Resources and was impressed at how well the properties are kept. N. Jacobsen asked if PHA Family Housing could benefit from some landscaping. E.D. informed the Board that PHA Family Housing have individual yards and tenants are responsible for the maintenance of the yards where as CHR have Common Areas maintained by CHR but tenants do not have individual yards. E.D. informed the Board that PHA does perform inspections

3. FRIEND of MAUSHOPE:

FofM held their first Annual Meeting and elected Directors. FofM has been approved as a 501C3

4. FINANCIAL REPORT:

E.D. presented the March 2015 financial report.

K. Hatch motioned to accept the January 2015 Financial Report, seconded by E. Anderson

VOTED: 5-0-0

5. APPROVAL of MINUTES:

K. Hatch motioned to approve the minutes of March 30,, 2015 as amended, seconded by N. Jacobsen

VOTED: 5-0-0

D. Fabbri motioned to approve the minutes of the March 30, 2015 Executive Session, seconded by N. Jacobsen

VOTED: 5-0-0

6. EXECUTIVE DIRECTOR'S REPORT:

A. DHCD:

1.High Leverage Asset Preservation Program:

Project to begin once the Formula Funding projects of kitchens & baths are completed.

B. Maushope

1. 3 Phase Electric:

ED out on MLOA so no update available

2. Solar Energy Options:

Cape EDs have not met to address issue

3. Heat Alternatives in Case of Power Outage:

ED out on MLOA so update available

4. Non-Smoking Building:

ED out on MLOA so no update available

5. Maushope Sewer Hook-Up/Expansion:

No sewer update from BOS

6. Census:

24 of 24.

C. Family

1. Formula Funding – Kitchen/Baths:

Planned renovation have begun. ED presented the Board with several change orders: stove hood vents; replace kitchen sinks.

E. Anderson motioned to approve the change orders, seconded by K. Hatch

VOTED: 5-0-0

2. Storm Door Replacement:

ED informed the Board the storm door has been replaced

3. Census:

9 of 9.

D. Foley House

1. Door Entry System:

ED out on MLOA so no update available.

2. Census:

10 of 10

8. OLD BUSINESS:

A. Community Housing Council Report:

No meeting scheduled since Town Meeting, no report available

B. Community Preservation Committee Report:

No meeting scheduled since Town Meeting, no report available. N. Jacobsen asked if the CPC was aware the BOS was not going to support housing above the Fire House. KJ. Hatch said CPC was not aware

9. NEW BUSINESS:

1. PHA Web-Site:

ED gathering information regarding creating a PHA Web-Site. DHCD to provide funding to develop a Web-Site.

10. APPROVAL of VOUCHERS:

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

VOTED: 5-0-0

11. CLOSING STATEMENTS:

E. Anderson thanked the Board and E.D. for a very productive meeting. J. Germack thanked Board Chair, D. Fabbri for providing coverage during E.D.'s MLOA. NB. Jacobsen informed the Board that she has been attending the Provincetown 365 meeting and asked if the Board would like her to represent the PHA. The Board thanked N. Jacobsen and agree for N. Jacobsen to represent the PHA

Board scheduled next Regular Meeting for Wednesday, May 27, 2015 at 5:15pm

D. Fabbri motion to adjourn at 6:58pm

Respectfully submitted,

Patrick J. Manning, Recording Secretary