

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

A regular meeting of the Provincetown Housing Authority was called to order by D. Fabbri, Chair, on Wednesday July 29, 2015 at 4:00pm 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;
J. Germack

ABSENT: E. Anderson, excused

OTHERS PRESENT: Patrick J. Manning, Executive Director

1. EXECUTIVE SESSION:

motion by D. Fabbri to enter into Executive Session and return to Regular Session in accordance with MGL chapter 30A sect 21(a) at 5:21pm to consider the purchase, exchange, lease or value of real property 44 Harry Kemp Way. Board will re-convene in Open Session:

Roll Call: vote: D. Fabbri, yea; K. Hatch-yea; N. Jacobsen-yea; J. Germack-yea

Board re-convened to Open Regular Session 5:20

2. PUBLIC STATEMENTS:

Family tenants from 42B and 42 1/2A Aunt Sukey Way informed the they felt the follow up from PHA staff and Board was not a solution. The tenants had attended a previous Board meeting to voice their concern for planned bathroom renovations. The tenants previously had stated they were unhappy with the contractor and planned renovations and would not allow the work to be done. The tenants received a letter from PHA informing them that if they would not allow the renovations to be done then PHA on advice from legal would initiate an eviction. The tenants informed the Board that they would allow the renovations but with strict scheduling and coordination with the contractor, PHA & DHCD. Tenant in 42B asked if

renovations could be postponed due to disabled son visiting for 2 weeks. board agreed if tenant provided documentation of planned visit.

3. COMMISSIONERS STATEMENTS:

D. Fabbri inquired if E.D. could schedule a meeting if need for the Board with DHCD and architect for the renovations.

4. FRIEND of MAUSHOPE:

FofM not meeting in July & August, no report.

D. Fabbri excused at 5:30

5. FINANCIAL REPORT:

E.D. presented the June 2015 financial report.

N. Jacobsen motioned to accept the June 2015 Financial Report, seconded by J. Germack

VOTED: 3-0-0

6. APPROVAL of MINUTES:

J. Germack motioned to approve the minutes of July 1, 2015, seconded by K. Hatch

VOTED: 3-0-0

7. 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.

2. PHA Web-Site:

Computer consultant to schedule in September to develop PHA web-site

B. Maushope

1. 3 Phase Electric:

Board agreed to accept recommendation of 2 electricians to purchase a backup inverter and not spend the estimated \$7,000.00 for 3 Phase Electric for the elevator.

2. Solar Energy Options:

E.D. to contact Town's Solar Energy group

3. Heat Alternatives in Case of Power Outage:

E.D. working with Provincetown Water Department regarding the possibility of a surplus generator from one of the town's well sites

4. Non-Smoking Building:

E.D. to schedule initial meeting for tenants in September with state program. Board discussed if non-smoking policy will be for in the buildings only or property wide. Board discussed if include all programs; Elderly/Disabled, Families, Foley House.

5. Maushope Sewer Hook-Up/Expansion:

E.D. informed the Board that 365 Provincetown had met with E.D. and reviewed possible expansions and Maushope and 44 Harry Kemp Way. 365 Provincetown presented 2 plans for possible expansion for the Board's review. K. Hatch to follow up on 46 & 46.5 Harry Kemp Way.

6. Census:

23 of 24.

C. Family

1. Formula Funding – Kitchen/Baths:

E.D. updated Board on status regarding tenant complaints about the contractor, required job spec by DHCD, staff communication. DHCD and state attorney who provide guidance for the letter sent to the tenants regarding the bathroom renovations

2. Census:

9 of 9.

D. Foley House

1. Door Entry System:

A second quotes not obtained.

2. Census:

10 of 10

8. OLD BUSINESS:

A. Community Housing Council Report:

K. Hatch informed the Board that 365 Provincetown had presented to the CHC the 2 plans for expansion at Maushope and 44 Harry Kemp Way

B. Community Preservation Committee Report:

No meeting scheduled, no report available.

9. NEW BUSINESS:

None

10. APPROVAL of VOUCHERS:

K. Hatch motioned to approve vouchers as presented, seconded by J. Germack

VOTED: 3-0-0

11. CLOSING STATEMENTS:

None

Board scheduled next Regular Meeting for Wednesday, August 26, 2015 at 4:00pm

K. Hatch motion to adjourn at 7:02pm

Respectfully submitted,

Patrick J. Manning, Recording Secretary