

# Provincetown Housing Authority

REGULAR MEETING

PROVINCETOWN HOUSING AUTHORITY

MAY 6, 1999

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A regular meeting of the Provincetown Housing Authority was called to order by Ann Maguire, Chair on Thursday, May 6, 1999 at 5:20 PM in the Maushope Common Room at 44 Harry Kemp Way, Provincetown, Massachusetts.

**PRESENT:** Ann Maguire, Chair  
Michael Bunn, Vice Chair  
Ross Sormani, State Appointee: 5:25  
Patrick Manning, Executive Director

**ABSENT:** Barbara Sullivan, Treasurer  
Kevin Hanahan

**AGENDA:** Agenda was presented for approval  
Ann Maguire, Chair informed all present that until a quorum was present the meeting could not begin. BofC decided to hear Public Comments and have guest, Barbara Rushmore address the BofC.

**PUBLIC COMMENTS:** Ann Maguire, Chair welcomed all present to speak. Tenants present thanked BofC for new refrigerators. Barbara Rushmore address the BofC regarding the issue of a fire escape at Maushope. BofC member Ross Sormani enter meeting making for a quorum at this time(5:25). B. Rushmore asked the BofC why they did not support Article for Town meeting prepared by herself and Council on Aging Director, Diane Corbo. B. Rushmore explained that COA had raised money for the fire escape and that the Article for Town Meeting was for additional money to have "Plans" drawn up for a fire escape. BofC clarified that monies from COA was initially for a generator. with generator paid for, the COA money was changed to fire escape. BofC informed B. Rushmore that a letter was sent to D. Corbo explaining why the BofC did not support the Article submitted. B. Rushmore was provided a copy of letter. BofC review the 8 points outlined in the letter: cost; availability of funds; building code; security issues; improved safety features; liability concerns; diminished light; maintenance costs. B. Rushmore presented the BofC with her concerns: Tenants concerned about "hot" doors; apartments do not have rear exits; conflicting for tenants to address PHA since PHA is the landlord; Article was just for "Plan"; wood was better than metal for appearance; tenants deserve more than State safety

codes; money spent for emotional safety is well spent; access security is not a concern in Provincetown; not to forget lives lost in fire; availability of State monies should not be an issue with A. Maguire as Chair of BofC for PHA. BofC informed all that the lives lost would never be forgotten. BofC informed all present that they are always looking at improving the building and improvements raise questions that need to be answered. BofC member M. Bunn informed all that he works on housing issues Cape wide and knows of no public housing with fire escapes. M. Bunn also informed all that the BofC is always looking at improving the building, inclusive of safety issues. BofC member R. Sormani informed all that while Provincetown may be a very safe place now he is concerned about the future. A. Maguire, Chair asked tenants present if monies for a fire escape was discussed at Tenant Association meeting, TA President informed all that it was not discussed with all tenants at that any expenditures of TA monies would need a full vote of all tenants. Tenant, B. Jones informed all that those present at last TA meeting agreed to continue to put 500W of monies in a Fire Escape Fund. BofC requested: ED to explore availability of funds for a fire escape; Ed to seek answers to the liability issues of a fire escape; TA begin to ask all tenants what they feel about a fire escape.

**AGENDA:** Agenda was presented for approval On a motion by Ross Sormani to approve the Agenda with change of order for items #2 & #3, seconded by Michael Bunn **VOTED: Unanimous to approve the Agenda with changes**

**APPROVAL OF MINUTES:**

On a motion by Ross Sormani, seconded by Michael Bunn, **VOTED: Unanimous to approve the Minutes as presented.**

**FINANCIAL Report:**

A. ED clarified #6510 Extraordinary Maintenance: refrigerators, landscaping, etc.

On a motion by Michael Bunn, seconded by Ross Sormani,

**VOTED: Unanimous to approve Financial Report**

**DIRECTOR'S REPORT:**

**I. DHCD**

A. DHCD amended contract for Pearl Street. ED provided amended contract for Pearl Street. BofC reviewed amended contract. BofC discussed amended contract which increased contract by \$36,000.00 and agreed to approve the amended contract.

On a motion by Michael Bunn, seconded by Ross Sormani,

**VOTED: Unanimous to approve DHCD amended contract Pearl Street.**

12/01/98

B. ED informed BofC that DHCD monies for management at the Pearl St. project was no longer available. BofC requested ED to clarify the monies available for the project. Ed to clarify MOD monies dating back to initial project on Court St.

C. ED informed BofC that Habitat Project Manager, Bob Szerejko is not available to work on the project during the summer and is requesting the project be shut down for the summer. BofC member M. Bunn informed all that DHCD is aware of the request and plans to have contractors for; plumbing, heating and electrical work during the summer.

D. ED informed BofC that DHCD has raised the minimum wage rate for maintenance personnel to \$14.45. BofC reviewed DHCD notice to raise minimum wage rate.

On a motion by Michael Bunn, seconded by Ross Sormani, **VOTED: Unanimous to approve DHCD minimum wage rate to \$14.45 for maintenance personnel**

E. ED provide information to BofC regarding DHCD BOAST review that took place on May 3 & 4.

F. ED informed BofC that office hours would be temporarily change; Wednesday 1:30 to 5:00 instead of 1:00 to 5:00.

#### II: MAUSHOPE

A: ED was unable to attend last TA meeting to discuss MOA. ED and TA President will schedule a meeting regarding the MOA.

B: ED presented BofC with tenant request for \$100. to buy plants for yard. BofC discussed giving tenants

On a motion by Michael Bunn, seconded by

Ross Sormani, **VOTED: Unanimous to approve \$200. to tenants for yard plants.**

C: ED provided information regarding apartment turn over for #25 & #24.

D. ED provide update on status of apartment #18.

#### III. Family Housing:

A. ED reported that two tenants in the family units have not complied with the Annual Rent Review and steps are being taken regarding compliance.

B. BofC informed ED that Boast review will identify problems with two family units regarding; an unregistered car; storage of a trailer and tires. ED acknowledged the on-going problem. ED will serve 14 day notice to quit for lease violation.

#### IV. FOLEY HOUSE:

A. ED informed BofC of staff transitions at Foley House. BofC member M. Bunn informed BofC that he was part of hiring committee and that Tim Hazel was named Housing

Director.

B. ED informed BofC that census at Foley House is below the maximum 10 and that Foley House is negotiating with DPH regarding increased funding to handle 10 Residents. The negotiations are a result of increased substance abuse and mental health issues in regards to individuals in need of housing at Foley House.

C. ED updated BofC regarding on-going eviction process at Foley House.

**OLD BUSINESS:**

A. BofC request Ed to provide Joan Drysdale with update of approval of Easement Article presented to Town meeting by PHA.

B. BofC request ED to prioritize the hiring of an Office Aide that monies was approved for in current FY. BofC request ED to clarify the issue of hiring a tenant.

C. BofC member R. Sormani provided up-date on fire safety of Building. R. Sormani and Building Inspector, Warren Alexander attended last TA meeting. R. Sormani requested up-date from TA President regarding the development of a Fire Plan. TA is to provide a written Fire Plan for a fire drill for approval by Building Inspector. A fire drill will be planned and announced once Fire Plan is approved.

**NEW BUSINESS:**

A. BofC discussed issue of hardened surface behind Maushope for fire equipment access. BofC member R. Sormani presented plot plan. BoC request ED to get estimates for hardened surface.

B. Commissioner Bunn informed BofC of proposed new affordable housing development on Conwell St. by Provincetown Community Housing. PCH is requesting a letter of support from PHA. BofC discussed and agreed to provide letter of support. Commissioner Bunn submit letter.

C. BofC discussed the verbal resignation of PHA Commissioner Barbara Sullivan. Commissioner Sullivan will submit written resignation. BofC discussed potential replacements. BofC will submit Eric Dray for nomination.

**VOUCHERS:**

BofC requested clarity from ED on vouchers: #3112 "Group Insurance Commission"- employee benefit for health insurance; #3129 "MassWest Ins. Co."- annual to cover employee automobile use for PHA business:#3133 "Hartford Life Ins. Co." employee benefit for life insurance: #3139 "Travelers Property Casualty"- for mortgaged Foley House #3118 "Joe & Son Appliance Center"- voucher for replacement of refrigerators not washer repair.

Bunn, On a motion by Ross Sormani, seconded by Michael

**VOTED: Unanimous to approve vouchers**

**NEXT MEETING**

BofC set the next meeting date Thursday, June 3, 1999 at 5:15 pm.

There being no futher business, on a motion by Ross Sormano, seconded by Michael Bunn, it was unanimously voted to adjourn the meeting at 7:06 pm