

**SPECIAL MEETING
PROVINCETOWN HOUSING AUTHORITY
FRIDAY, APRIL 5, 2013**

A Special meeting of the Provincetown Housing Authority was called to order by C. Andrews, Chair, on Friday, April 5, 2013 at 4:00 pm in the Maushope Common Room at 44 Harry Kemp Way.

Provincetown Housing Authority Board of Commissioners:

PRESENT:

C. Andrews, Chair; Diana Fabbri, Vice Chair; Kristin Hatch

ABSENT:

N. Jacobsen, State Appointee (excused); Molly Perdue (excused)

OTHERS PRESENT: Patrick J. Manning, Executive Director

1. EXECUTIVE DIRECTOR REPORT:

A. Department of Housing & community Development:

1. Subsidy Agreement Renewal:

ED presented Board with Subsidy Agreement Renewal from DHCD. Board discussed the Subsidy Agreement Renewal.

Motion by K. Hatch to approve Subsidy Agreement Renewal, seconded by D. Fabbri;

VOTED: 3-0-0

2. Formula Funding/Health & Safety Contract Amendment:

ED presented to Board the contract amendment with DHCD for Formula funding. The contract amendment is the addition of \$66,355.00 for FY2015 and \$5,105.00 for Health & safety funding.

Motion by D. Fabbri to approve the Formula funding contract amendment with DHCD, seconded by K. Hatch.

VOTED: 3-0-0

2. OLD BUSINESS:

A. Report of the Commission for Public Housing Sustainability and Reform:

No report

B. Community Preservation Committee Report:

K. Hatch asked for clarification regarding the use of CPC funds for private property owners. The Board discussed the use of CPC funds in accordance with the legislation that created the CPC as well as any policies implemented by the BOS or voted on by Town Meeting.

3. NEW BUSINESS:

A. 16 Harry Kemp Way; Resale of Two Privately Owned Deed Restricted Rental Units:

Board discussed the need of affordable rental units vs affordable ownership. The numbers applying for the 50 rental units at 90 Shank Painter Road was over 300 and the numbers applying for the re-sale of 2 affordable ownership units was 4. The Board made no motions regarding this agenda item.

B. Department of Labor Standards: Maintenance Minimum Base Rate/Hour Increase:

ED informed Board that the new maintenance minimum base rate per hour was released with an effective date of April 1, 2013. The base rate increased from \$23.10 to \$23.39.

Motion by D. Fabbri to approve the maintenance minimum base rate per hour increase to \$23.39 effective April 1, 2013, seconded by K. Hatch

VOTED: 3-0-0

4. EXECUTIVE SESSION:

C. Andrews reviewed the guidelines for enter into Executive Session.

C. Andrews stated the purpose to enter into Executive Session in accordance with MGL. C 30A section 21 (6) was to consider the purchase, exchange, lease or value of real property 951R Commercial, Realtor Contract Negotiations. C. Andrews declared that an open meeting might have a

detrimental effect on the negotiating position of the Board. C. Andrews announced that the open session would not reconvene at the conclusion of the Executive Session.

Motion by C. Andrews to enter into Executive Session;

ROLL CALL: C. Andrews – yea, D. Fabbri – yea, K. Hatch - yea

Respectfully submitted,
Patrick J. Manning
Recording Secretary