

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, May 29, 2013**

A regular meeting of the Provincetown Housing Authority was called to order by C. Andrews, Chair, on Wednesday, May 29, 2013 at 5:22 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; N. Jacobsen, State Appointee; Kristin Hatch; Stephen DelGizzo

ABSENT:

OTHERS PRESENT: Patrick J. Manning, Executive Director

1. PUBLIC STATEMENTS:

Paul Baisly, representative for Viridian presented to the Board the focus of Viridian's wind & solar alternate energy sources. Viridian could save PHA 5% in energy bills. Paul Baisly requested to be on an agenda of the Board in order to make a formal presentation

2. COMMISSIONERS' STATEMENTS:

D. Fabbri and S. DelGizzo have been sworn in by Town Clerk

C. Andrews informed the Board that Board re-organization will be on the agenda of the next Board meeting

Board discussed exploring alternative energy sources for PHA properties. D. Fabbri suggested that alternate energy sources for Maushope might change the discussion regarding a larger generator. Board discussed inviting Paul Baisly of Viridian and a representative from the Cape Light Compact. Alternate Energy Sources to be on agenda of next meeting.

3. FRIENDS OF MAUSHOPE:

S. DelGizzo reported the Stephen Roderick attended the last Friends meeting and presented information regarding incorporating as a 501C3 tax exempt organization. S. Roderick will provide samples of needed documents and offered to assist the Friends. The Friends where in the Banner "Around the Bend" 2 times and plan to do a press release. Next Friends meeting June 22 @ 10:30a

4. FINANCIAL REPORT:

E.D presented the April 2013 financials.

Motion by D. Fabbri to accepted the April 2013 financial report as presented,
seconded by N. Jacobsen

VOTED: 5-0-0

5. APPROVAL OF MINUTES:

N. Jacobsen motioned to approve the minutes of April 23, 2013, seconded by D. Fabbri

VOTED: 3-0-2 (K. Hatch & S. Delgizzo abstained)

N. Jacobsen motioned to approve the minutes of May 13, 2013 as amended, seconded by
C. Andrews

VOTED: 3-0-2 (D. Fabbri & S. Delgizzo abstained)

6. PREPARE for JOINT MEETING with BOARD of SELECTMEN:

A. Joint Meeting Schedule:

June 24, 2013 @ 6pm

B. Agenda for Meeting:

Board approved draft agenda presented.

7. EXPANSION of MAUSHOPE with POSSIBLE SEWER HOOK-UP:

Board discussed option of expanding Maushope if connected to sewer. Expansion possibilities are dependent on a sewer connection. The issue of a sewer connection is on the agenda for the Joint Meeting between the PHA Board and BOS. Maushope expansion to remain an agenda item.

8. DIRECTOR'S REPORT:

A. DHCD: no report

B. Maushope

1. 3 Phase Electric:

Electrician to quote

2. Generator:

ED informed Board that tenants are discussing the need for air conditioners in all units. ED presented the possibility of propane air/heat units. Air/heat units could eliminate need for larger generator.

3. Census:

24 of 24.

C. Family

1. Census:
9 of 9.

D. Foley House

1. Census:
9 of 10

9. OLD BUSINESS:

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

No additional information

B. Community Housing Council:

K. Hatch informed the Board that the CHC does not support the conversion of 2 affordable rental units at 16 Harry Kemp Way to affordable ownership units. CHC believes there is a higher demand for affordable rentals than ownership. K. Hatch informed the Board that the recent sale of 2 affordable ownership units have funds being returned to the Provincetown Affordable Housing trust fund. Two local Provincetown residents purchased the units.

C. Community Preservation Committee Report:

K. Hatch was nominated to serve as the PHA Representative on the CPC beginning July 1, 2013 at the end of N. Jacobsen's term June 30, 2013.

10. NEW BUSINESS:

A. 16 Harry Kemp Way: Sale of 2-1 bedroom affordable units:

The Zoning Board Hearing was postponed to Thursday May 30, 2013. ED informed the Board that Housing Specialist M. Jarusiewicz sent out an e-mail to several affordable housing providers to explore interest in purchasing the units if not approved for ownership. PHA responded affirmatively.

11. APPROVAL of VOUCHERS:

K. Hatch motioned to approve vouchers as presented, seconded by D. Fabbri

VOTED: 5-0-0

12. CLOSING STATEMENTS:

Board discussed if need to meet prior to Joint Meeting with BOS. Board decided no need to schedule a meeting

The Board scheduled a Regular Meeting for Wednesday June 26, 2013 @ 5:15pm

13. 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 Street and that to discuss in Open Session would be detrimental to the purpose. 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; seconded by K. Hatch

Roll Call:

C. Andrews – yea, D. Fabbri – yea, N. Jacobsen – yea, K. Hatch – yea, S. DelGizzo -yea

Respectfully submitted,

Patrick J. Manning

Recording Secretary