

**REGULAR MEETING MINUTES
PROVINCETOWN HOUSING AUTHORITY
WEDNESDAY AUGUST 26, 2015**

A regular meeting of the Provincetown Housing Authority was called to order by D. Fabbri, Chair, on Wednesday August 26, 2015 at 4:04pm 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; E. Anderson

ABSENT:

OTHERS PRESENT: Patrick J. Manning, Executive Director

1. PUBLIC STATEMENTS:

T. McClure, Maushope tenant presented the Board with a letter advocating for non-smoking at Maushope

2.COMMISSIONERS STATEMENTS:

Board welcomed back E. Anderson after her health leave. E. Anderson thanked the Board for their support and informed the Board she was glad to be back and ready to work.

3. FINANCIAL REPORT:

E.D. presented the July 2015 financial report.

K. Hatch motioned to accept the July 2015 Financial Report, seconded by D. Fabbri

VOTED: 5-0-0

4. APPROVAL of MINUTES:

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

VOTED: 5-0-0

5. PROVINCETOWN HOUSING AUTHORITY EXPANSION:

K. Hatch shared with the Board her review of the last 15 years of PHA minutes. The main issue was that prior Boards presented a lot of ideas and worked on numerous ideas but the lack of access to experts, consultants and funding blocked expansion. K. Hatch recommended a sub-committee be formed to focus on PHA expansion options. K. Hatch and E. Anderson volunteered for a sub-committee. Board

reviewed draft of expansion at 44 Harry Kemp Way designed by Provincetown 365. The Board set a goal to submit a CPA grant for expansion planning for the Annual Town Meeting. The Board discussed 58 Bradford Street; a 9 unit building. Board questioned if year round housing. Board to schedule a site tour of the property.

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. PHA may need to provide alternate housing for tenants during renovations.

2. PHA Web-Site:

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

3. DHCD-CIP:

ED presented CIP for Board review and approval.

1. Motion by J. Germack to approve CIP as presented, seconded by E. Anderson

VOTED: 5-0-0

B. Maushope

1. Solar Energy Options:

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

2. 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

3. Non-Smoking Building:

E.D. to schedule initial meeting for tenants in September with state program.

4.Census:

23 of 24.

C. Family

1. Formula Funding – Kitchen/Baths:

E.D. updated Board on status of 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 commented on article in Banner. CHC to schedule a Housing Round Table with the BOS. K. Hatch updated Board on the i3 affordable rental to be included in the development of the Grace Gouveia building, medium income \$32,000 to \$64,000. K. Hatch updated the Board on the re-sale of 3 affordable units, 2-2 bedrooms and 1-1 bedroom.

B. Community Preservation Committee Report:

CPC to schedule Grant Round

9. NEW BUSINESS:

1. M. Jarusiewicz requesting a representative from the PHA Board to be on a Lower Cape Housing Group sponsored by the CCC. J. Germack will represent PHA if C. Andrews represents BOS on same group.

10. APPROVAL of VOUCHERS:

K. Hatch motioned to approve vouchers as presented, seconded by E. Anderson

VOTED: 5-0-0

11. CLOSING STATEMENTS:

Board welcomed back E. Anderson from medical leave.

Board scheduled next Regular Meeting for Monday , September 21, 2015 at 5:00pm

J. Germack motion to adjourn at 6:11pm

Respectfully submitted,

Patrick J. Manning, Recording Secretary