

**REGULAR MEETING MINUTES  
PROVINCETOWN HOUSING AUTHORITY  
WEDNESDAY JUNE 29, 2016**

**A regular meeting of the Provincetown Housing Authority was called to order by K. Hatch, Vice Chair on Wednesday June 29, 2016 at 5:05pm in the Maushope Common Room at 44 Harry Kemp Way, Provincetown.**

**Provincetown Housing Authority Board of Commissioners:**

**PRESENT:** K. Hatch, Vice Chair; Nancy Jacobsen, State Appointee; E. Anderson;

**ABSENT:** D. Fabbri, Chair,(excused) J. Germack, (excused)

**OTHERS PRESENT:** Patrick J. Manning, Executive Director

Michelle Jarusiewicz, Provincetown Affordable housing Specialist

**1. PUBLIC STATEMENTS:**

Paul Richardson of 42 Pearl Street, a neighbor of PHA property 40 Pearl Street attended to formally voice his concerns regarding the condition of PHA property 40 Pearls Street. Paul R. believes the PHA is not maintaining the property at 40 Pearl Street in a manner that fits the neighborhood nor is PHA holding the tenant accountable for the condition of the property. Paul R. stated the PHA property does not look like other properties in the neighborhood. Paul R. identified; a large cross in the front yard, lights attached to the house year round, a broken side window, clutter in front yard, cloth signs in the windows, a sign above the front door and painted mailboxes. Paul R. stated that he has called the PHA office several times over the years and not received a call back. Paul R. did thank the Board for recent improvements at the property but feels more needs to be done. Paul R., inquired as to the policy for returning calls to neighbors and the policies regarding tenants responsibility for maintaining yards.

**2. COMMISSIONERS STATEMENTS:**

None

**3. FINANCIAL REPORT:**

E.D. presented the May financial report  
motion by E. Anderson to approve the May 2016 Financial Report,  
seconded by N. Jacobsen , **VOTED: 3-0-4.**

#### **4. APPROVAL OF MINUTES:**

The Board reviewed the minutes from the May 29, 2016 Regular Meeting motion by E. Anderson to approve the May 29, 2016 minutes with corrections, seconded by N. Jacobsen

**VOTED: 3-0-0**

#### **5. PROVINCETOWN HOUSING AUTHORITY EXPANSION:**

M. Jarusiewicz informed the Board that MHP will be in Provincetown on Tuesday July 26 for a Provincetown Community Housing Development Workshop. MHP will meet with PHA on Wednesday July 27<sup>th</sup> to provide technical assistance for the expansion of Maushope. E.,D. to contact and invite interested parties.

#### **6. EXECUTIVE DIRECTORS REPORT:**

##### **A. DHCD:**

##### **B. Maushope**

##### **1. Solar Energy Options:**

no additional information at this time

##### **2. Heat Alternatives in Case of Power Outage:**

E.D. informed the Board that funds DHCD anticipated releasing for alternate heat systems for buildings currently heated by electric mare only being offered for housing authorities with over 100 units. E.D. exploring with DHCD a waiver for the number of units required

##### **3. Non-Smoking Building:**

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

##### **4. Census:**

24 of 24.

##### **C. Family:**

##### **1. Census:**

9 of 9

##### **D. Foley House:**

##### **1. Door Entry System:**

Electrician has ordered the entry system

##### **2. Census:**

10 of 10

#### **7. OLD BUSINESS:**

**A. Community Housing Council Report:**

E. Anderson informed the Board that the CHC, will be working with MHP on housing initiatives. Truro and Wellfleet Housing Authorities will schedule a meeting in the fall to discuss working together to identify possible housing initiatives and have invited PHA to attend. Habitat for Humanity is scheduled to build 3 units in Truro

**B. Community Preservation Committee Report:**

The Board was notified by Town Clerk that the PHA representative term to the CPC expires June 30, 2016. Kristin Hatch is the current PHA representative. The Board discussed re-appointing Kristin Hatch. Kristin Hatch accepted.

Motion by E. Anderson to re-appoint Kristin Hatch to the CPC, seconded by N Jacobsen, **VOTED: 3-0-0**

**8. NEW BUSINESS:**

None

**9. APPROVAL of VOUCHERS:**

E. Anderson motioned to approve vouchers as presented, seconded by N. Jacobsen

**VOTED: 3-0-0**

**10. CLOSING STATEMENTS:**

N. Jacobsen informed the Board about 2 articles in the Cape Cod Times regarding affordable housing that neighbors have objected to; housing for homeless veterans, converting motels into year round affordable housing

Board scheduled next Regular Meeting for Friday July 22, 2016 at 5:30pm

E. Anderson motion to adjourn at 7:08pm

**11. EXECUTIVE SESSION:**

K. Hatch motioned for a roll call to enter an Executive Session under SECTION: MGL. C30A section 21(6) to consider the purchase, exchange lease or value of real property located at 26 Alden Street. The Board will not re-convene in Open Session,

**Roll Call:** K. Hatch - yea; N. Jacobsen - yea, E. Anderson - yea

Respectfully submitted,  
Patrick J. Manning, Recording Secretary