

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, January 28, 2009**

A regular meeting of the Provincetown Housing Authority was called to order by Bryan Green, Chair, on Wednesday, January 28, 2009 at 5:50 pm in the Maushope Common Room at 44 Harry Kemp Way, Provincetown.

PRESENT: Bryan Green, Chair
Nancy Jacobsen, Commissioner
Molly Perdue, Commissioner
Cathy Reno Brouillet, Commissioner
Patrick J. Manning, Executive Director
Diana N. Fabbri, Recording Secretary

ABSENT: Cheryl Andrews, Commissioner, excused

OTHERS: Mary Chatlos, Tenant, Maushope Tenant Association
Gladys Johnstone, Tenant,
Eunice Lindgren, Tenant,
Mitch Villani, Tenant
Larry Szczpanek, Tenant

PUBLIC STATEMENTS:

M. Chatlos presented the Board with five (5) issues:

1. Converter boxes: Tenants wanted to know if they'd have to purchase converter boxes on their own or would the PHA purchase them?
ED explained that a box is needed to get the channels that have been moved, at a cost of \$3.99 to tenant. PHA provides the cable; everyone pays \$10 per month and tenants pay for extra service.

M. Perdue motioned to allow one cable converter box to be attached to the television set in the common room at the expense of PHA.

C. Brouillet seconded.

VOTED: 4-0-0

The PHA will pay \$3.99 per month for a cable box in the common room.

2. Indoor/Outdoor extension cords: M. Chatlos asked why extension cords, both indoors or outdoors, are not allowed.
ED explained that no cords can be run from inside apartments to outside apartments or from outside to inside. Extension cords are considered fire hazards and it becomes an issue of safety.

2.

3. Why aren't all the exits shoveled and salted when it snows?
ED explained that the main entrance is shoveled and salted as well as the trash & recycling areas and the parking lot is plowed and sanded. All other exits do not have walkways. Landings for all exits are shoveled.

N. Jacobsen would like to see the other doors shoveled out.
Board agrees that the landing and area of the door should be shoveled.

4. Absent residences: Why does the PHA keep apartments for people who haven't lived in them for several months?
ED explained that Maushope has no vacancies. The State has sent out a memo: as long as there is monetary documentation for "Intent To Return Home," PHA cannot ask the absent person to surrender his/her apartment. Currently PHA is trying to get specific dates for possible return of absent person. ED also has a request out to person's family for an update.
M. Perdue stated that a person who's been in a medical facility would not want to have their apartment taken away from them.
C. Brouillet asked that updates should become quarterly.
5. Fire Escapes: The Maushope Tenant Association sent out a survey to all tenants regarding Fire Escapes. M. Chatlos supplied the statistics: most tenants feel safer with the sprinkler system, than trying to climb out of a window.
ED will attend the April meeting with the Tenant Association and B. Rushmore and will invite the Fire Chief, Michael Trovato, to attend as well.

COMMISSIONER STATEMENTS:

M. Perdue stated that there must be a painless way to have a fire drill.
Ed will ask the Chief to set up a fire drill.

APPROVAL OF MINUTES:

M. Perdue motioned to approve the minutes of December 17, 2008.
N. Jacobsen seconded.

VOTED: 4-0-0

FINANCIAL REPORT:

ED reported that Maushope is still doing well on our electricity but a little over on maintenance.
Foley House with their oil heat is running at a deficit of \$716 but will probably balance out.

3.

B. Green motioned to accept the Financial Report.
C. Brouillet seconded.

VOTED: 4-0-0

DIRECTOR'S REPORT:

I. DHCD:

A. 33 Court Street:

ED explained that PHA would like local bids but possibly no choice with RFP. This issue will go on next month's agenda.

II. Maushope:

A. Vacancy:

ED reported that the apartment was leased as of January 9, 2009.

B. Fire Escape:

ED passed around the results of the survey taken by the Tenants Association.

C. Census:

24 of 24.

III. Family Housing:

A. 33 Court St. – PAHTF monies:

The PHA will continue to give updates and have a contract between the Community Housing Council and the PHA.

B. Census:

8 of 9.

IV. Foley House:

A. HUD Inspection:

Still no response.

B. Audit:

ED spoke with two companies and there's no report yet.

C. Census:

10 of 10.

V. Other:

A. ED Contract:

B. State & Barnstable County Retirement:

Still on hold.

4.

OLD BUSINESS:

A. 90 Shank Painter Road:

ED reported that the property is now in the hands of the developers and Town Boards.

B. 951R Commercial Street:

ED reported that the MHP will work with the PHA. Connie Kruger will work with us and the Inspector General. Her thought is to wait until Spring.

C. Community Preservation Committee:

B. Green reported that the BoS and the Town Manager are requesting two million dollars for Town Hall and Mr. Sinaiko is requesting \$100,000 from the CPC and there were four (4) other requests.

D. Community Housing Council:

No report.

E. 46 Harry Kemp Way:

On hold for now.

NEW BUSINESS:

No new business.

APPROVAL OF VOUCHERS:

M. Perdue motioned to approve the vouchers.

B. Green seconded.

VOTED: 4-0-0

Next meeting is scheduled for Wednesday, February 25, 2009 at 5:15 pm.
There being no further business, B. Green motioned to adjourn the
meeting at 7:11 pm.

Respectfully submitted,

Diana N. Fabbri
Recording Secretary