REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, February 25, 2009

A regular meeting of the Provincetown Housing Authority was called to order by Bryan Green, Chair, on Wednesday, February 25, 2009 at 5:20 pm in the Maushope Common Room at 44 Harry Kemp Way, Provincetown.

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

OTHERS: Ted Malone, Community Housing Resources

M. Perdue motioned to move #2, Public Statements, to number one position to accommodate Ted Malone.
N. Jacobsen seconded.

VOTED: 5-0-0

PUBLIC STATEMENTS:

Ted Malone presented to the Board that he was disappointed that the Housing Authority's representative to the CPC did not vote to support the application for $800,000 in CPA funds for the development, Stable Path. Mr. Malone verbalized to the Board that he was disappointed the PHA Board had not voted on this request. Mr. Malone offered to present the development to the PHA Board and requested that the PHA Board support this development at Town Meeting.

B. Green responded to Ted Malone that it was he who made the motion to support his development at 83 Shank Painter Road and voted for his development, Stable Path on the re-vote.

BUILDING TOUR:

The Board of Commissioners took a 30 minute tour of the property at Harry Kemp Way, given by Exec Director Manning, including 2 tenants who extended a generous invitation to the commissioners to see the inside of their apartments.

2.
COMMISSIONERS' STATEMENTS:

C. Andrews wanted to know what the next step of the Fire Escape plan will be.
ED explained that the Board would not do anything until after the April meeting with Barbara Rushmore and Fire Chief, Mike Trovato.
C. Andrews needs more information about the lack of fire escapes and wanted to know what options there may be.
ED suggested having an engineer from the DHCD to evaluate.
M. Perdue wants to know if the building can be more safe.
The Board wants to look at options.

APPROVAL OF MINUTES:

C. Brouillet motioned to approve the minutes of January 28, 2009.

M. Perdue seconded.

VOTED: 4-0-1
C. Andrews abstained.

FINANCIAL REPORT:

ED reported that PHA owes a total of $24,000 for the betterment fee for 35A Court St. Foley House's heating bill will level out. The deficit is now $625 and is leveling off.

M. Perdue reported that the Sandy Hill Lane development put in solar panels through NSTAR and wondered if PHA might do that for Maushope.
ED explained that that development got that through new Green projects.
B. Green asked if there's a program that NSTAR has, PHA should explore it.

C. Andrews motioned to approve the Financial Report.
M. Perdue seconded.

VOTED: 5-0-0

EXECUTIVE DIRECTOR'S REPORT:

I. DHCD: A. 33 Court St.

$20,000 was awarded to PHA. Our maintenance person, J. Turner, is a licensed plumber and can do most of the work. ED has received approval from the DHCD which will allow us to do phone bids. Whoever comes in lowest will get the bid. We can call and solicit them.
C. Andrews suggested putting an ad in the Provincetown Banner and getting a local bidder and possibly receive bids from local contractors.
M. Perdue motioned that PHA advertise in the Banner.
C. Andrews seconded.

VOTED: 5-0-0

II. Maushope: **A. Fire Escape –** After Tenants' Association meeting in April.
B. Census: 24 of 24

3.

III. Family Housing:
A. 33 Court St. – PAHTF monies – no report yet.
B. Census: 8 of 9.

IV. Foley House:
A. HUD Inspection – no report yet.
B. Audit – no response but audit will be done anyway.
C. Census – 10 of 10.

V. Other: **A. ED Contract:** on hold.
B. State & Barnstable County Retirement – on hold.

OLD BUSINESS:

A. 90 Shank Painter Road – no update.

B. 951R Commercial St. – If a perc test is done before the property is listed, it will give it more 'buildability'. Cost of perc test is $450.

C. Community Preservation Committee – All the proposals were approved. Sanaiko's Gardens will be maintained by Open Space and there is $100,000 toward its purchase.
Two million dollars was voted for renovation for Town Hall.
$150,000 was voted for 83 Shank Painter Road, which will be all affordable housing.
$800,000 was voted for Stable Path.

D. **Community Housing Council –** M. Perdue stated that there was no new business to report.

E. **46 Harry Kemp Way –** No report yet.

NEW BUSINESS:

A. **Regionalization of Housing Authorities: Intermunicipal Cooperation Committee –** C. Andrews spoke on the phone with Michele Couture of the BoS regarding an application by the Lower Cape Intermunicipal Cooperation committee to the Cape Cod Commission for a grant to design a template to use to create a regional Housing Authority and reported back . The commissioners felt that it would be a mistake to comment on this letter without more information about the intent of the committee.

C. Andrews motioned to withhold comment on this application at this time.
C. Brouillet seconded.
Cheryl offered to communicate this vote to Michele

A. **Regionalization of Housing Authorities Intermunicipal Cooperation Committee –** C. Andrews met with M. Couture of the BoS regarding an application to the Cape Cod Commission for a grant to regionalize Housing Authorities.
C. Andrews motioned to withhold comment on this until next time.
C. Brouillet seconded.

VOTED: 5-0-0

APPROVAL OF VOUCHERS:
C. Andrews motion to approve the vouchers.
M. Perdue seconded.

VOTED: 5-0-0

Next meeting is scheduled for Wednesday, March 25, 2009 at 5:45 pm.
There being no further business, B. Green motioned to adjourn the meeting at 7:30 pm.

Respectfully submitted,

Diana N. Fabbri
Recording Secretary