

REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, October 31, 2007

A regular meeting of the Provincetown Housing Authority was called to order by Bryan Green, Chair, on Wednesday, October 31, 2007, at 5:15 pm in the Maushope Common Room at 44 Harry Kemp Way, Provincetown.

PRESENT: Bryan Green, Chair
Cheryl Andrews, Vice-Chair
George Bryant, Commissioner
Nancy Jacobsen, Commissioner
Cathy Reno Brouillet, Commissioner
Patrick J. Manning, Executive Director
Diana Fabbri, Recording Secretary

OTHERS: Judy Burman
Towanda de Nagy
Mary Chatlos
Molly Perdue - CHC

PUBLIC STATEMENTS:

T. de Nagy requested another Smoke-Eater device because of more smokers in the building.

J. Burman said that she's being harassed by Ms. de Nagy.

M. Chatlos wants to reinforce for non-smokers, how difficult an addiction is.

ED said that this would be addressed in Other Business.

C. Andrews said that the Board will keep working on it.

APPROVAL OF MINUTES:

Motion by C. Andrews to approve the minutes of Wednesday, September 26, 2007, as written. C. Reno-Brouillet seconded.

VOTED: 3-0-2
Abstentions: George Bryant and
Nancy Jacobsen.

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FINANCIAL REPORT:

ED – PHA spent 98.37% of FY07 budget. We should be fine going into the new fiscal year.

Motion by C. Andrews to accept the financial report from Milne, Shaw & Robillard, P.C. B. Green seconded.

VOTED: 5-0-0

DIRECTOR'S REPORT:

- I. DHCD:
FY08 approved with 12% increase.

- II. Maushope:
 - A. Meet and Greet a success. Eunice Lindgren made a tremendous amount of delicious food and it was enjoyed by tenants, staff and Board of Commissioners. Thanks to TA members: Gladys Johnstone and Mary Chatlos for organizing event.

 - B. Census: 23 of 24.

- III. Family Housing:
 - A. One household served by sheriff applied to add household member to lease, waiting for CORI, landlord and personal references. The other family served, may do grievance and eviction process. ED feels that it probably won't happen.

 - B. Sewer hook-up. Town will hook up 33 Court St. and 35A Court St. Will get money from the State.

Census: 8 of 9.

- IV. Foley House:
 - A. Census: 10 of 10.

- V. Other:
 - A. Discussion about ED's contract. ED has been emailing C. Andrews.

 - B. BCRA –Housing Authority may have chance to buy into State retirement program. This issue is ongoing.

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OLD BUSINESS:

- A. 90 Shank Painter Rd. RFP is critical. B. Green wanted to know if a lottery is included in the RFP. B. Green wants to take the choice of who lives where, out of developer's hands.
- C. Andrews said that the PHA will address part of the lottery process in the RFP. If we're not happy with the way the RFP is written, how far will we go?

ED explored the whole selection process with a point system. When the wait list gets full, then it's closed. C. Andrews has discomfiture in how the process is used. C. Andrews said that there are two parts of the process as to be addressed in the RFP:

1. how does one get their name in the hat and 2. who pulls out the names?

ED reports that there may be a Commercial/Residential mix.

C. Brouillet asked two questions on the RFP:

1. Mix? ED clarified to be determined by RFP.

2. Who did the Title V? ED clarified will be on sewer system.

B. 951R Commercial Street

G. Bryant mentioned taking the paper road, Cleveland St., by eminent domain.

C. Andrews would be interested in having the discussion as a team effort.

ED – regarding eminent domain – the support of Town and State is important.

C. CPC

B. Green reported that there was no quorum and that the next meeting will be held on November 23, 2007.

D. CHC

M. Perdue, CHC had first meeting with selectmen and they are in the process of creating a brochure to inform citizens of current Town Programs for affordable housing.

She reported that they are reopening the position for Affordable Housing Specialists. CHC will be meeting with Planning Board to move along current developments before the CHC

CHC's plan is to move into comprehensive plan. M. Perdue said it would be great if Housing Plan had some teeth. Old subdivision law on books takes precedence. The CHC will address Shank

Painter Road at the next meeting on Monday, November 19, 2007, at 4:00 pm at Town Hall. "We need more housing for seniors and the disabled." A joint meeting of the PHA and the CHC was suggested.

E. Development

1. Court Street – no available options. Off agenda.

NEW BUSINESS:

A. 46 Harry Kemp Way

The family (Caro Hawthorne) is looking to subdivide.

B. Green is on vacation from November 28, 2007 to December 28, 2007 and will miss the next two meetings.

APPROVAL OF VOUCHERS:

G. Bryant left Maushope Common Room at 7:10 pm.

C. Brouillet made a motion to approve vouchers, seconded by C. Andrews.

VOTED: 4-0-0

G. Bryant returned at 7:12 pm.

B. Green, scheduled the next regular meeting for Wednesday, November 28, 2007 at 5:15 pm in the Common Room at Maushope, 44 Harry Kemp Way. There being no further business,

Motion by G. Bryant to adjourn the meeting at 7:15 pm.

VOTED: Unanimous to
Adjourn at 7:15 pm.

Respectfully submitted,

Diana N Fabbri
Recording Secretary