

REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, February 24, 2010

A regular meeting of the Provincetown Housing Authority was called to order by C. Andrews, Chair, on Wednesday, February 24, 2010 at 5:16 pm in the Maushope Common Room at 44 Harry Kemp Way, Provincetown.

Provincetown Housing Authority Board of Commissioners:

PRESENT:

C. Andrews, Chair, C. Brouillet, N. Jacobsen, M. Perdue, N. Taylor

OTHERS PRESENT:

Patrick J. Manning, Executive Director
Diana N. Fabbri, Recording Secretary

PUBLIC STATEMENTS:

Towanda de Nagy: "There was a newscast on a Boston TV station about Public Housing banning smoking and another story about a woman who sued her realtor because she rented an apartment that had previously been rented to a smoker."

Nancy Swanson said that she's worried about second and third-hand smoke and is worried about people using oxygen at Maushope. She wants a petition to go to Town Meeting to see if smoking can be banned.

Judy Burman: "I am a smoker. I smoke outside most of the time. I'm trying to quit smoking. I've been threatened with the loss of my apartment from some tenants. We should have a designated smoking area."

Joyce Wiles: "I have COPD. I object to people who are trying to have smoking banned. I believe that smokers should be able to smoke in their own apartments. The state's been here and has not found any unusual amounts of smoke."

Barbara Rushmore: "I've always been a fighter against smoking in Provincetown and was responsible for having the cigarette machines removed in Provincetown. I also believe that a petition should go to Town Meeting to see if the Town will vote to have all future tenants be non-smokers. I know what it (smoking) does to a family and a community. I think the Board should have a very important say in the matter. People have rights, all around."

Cecilia Hall: "I think it's unfair to say, 'No, you can't smoke.' I think it's silly and a waste of time."

2.

Gladys Johnstone: "We're pitting smokers against non-smokers."

C. Andrews thanked everyone for coming to the meeting and said that she is sorry that they were upset. "People see things differently. It's about balance so that everybody's wishes are met."

To Barbara Rushmore: "If you choose to go forward with this (petition) to Town Meeting, it would be a non-binding vote."

To Patrick Manning: "Is there a room we can change into a smoking room? I don't know. I've been challenged to think of other options."

Jim Turner: "The Smoke-Eaters are working. The air in the atrium is changed completely, twice a day. We had the health agent do a spot-check and the air quality is fine."

COMMISSIONER STATEMENTS:

M. Perdue: "I've never smoked. We have to figure out how to live together. I believe I don't get to tell someone about their health. There needs to be a policy that works."

C. Brouillet: "It does come down to a legal battle. Threats bother me. Someone who lives in the building and who is being threatened is not a good thing. Threats should not be allowed. We need to follow up on our own policies."

N. Taylor: "I am a smoker, working on being a non-smoker. A common courtesy between people has to be maintained. Threats are a very serious matter."

C. Andrews: "Our job is to fight for the rights of everyone."

M. Perdue: "We should look into mediation."

E.D.: "If something is available and people are willing to participate, then we can have mediation. Regulations do not support non-smoking in housing authorities."

M. Perdue motioned to have the E.D. look into how Maushope tenants can get mediation services to look into this situation.

C. Brouillet seconded.

VOTED: 5-0-0

C. Andrews talked to Representative Sarah Peake regarding smoking policies and public housing. Rep. Peake informed C. Andrews that this issue is not moving through the House very fast. C. Andrews asked E.D. about DHCD's position on this issue. E.D. responded that the DHCD is referring it back to the individual Housing Authorities.

3.

APPROVAL OF MINUTES:

N. Jacobsen motioned to approve the minutes of January 20, 2010.
M. Perdue seconded.

VOTED: 3-0-2

N. Taylor & C. Brouillet abstained.

FINANCIAL REPORT:

E.D reports that maintenance will probably be over-budget and expenditures will increase, otherwise we're balancing out just fine.

M. Perdue motioned to approve the January 20, 2010 Financial Report.
N. Jacobsen seconded.

VOTED: 5-0-0

DIRECTOR'S REPORT:

I. DHCD

A. State Auditors: Still here. E.D. presented two policies recommended by the auditors: Theft Policy and Inventory & Equipment Policy.

M. Perdue motioned to approve.
N. Jacobsen seconded.

VOTED: 5-0-0

B. Board vote: Toilet replacement contract: DHCD will fund 36 toilets at a cost of \$18,728 and they will remove the old ones.

E.D. reported that Jim Turner is a licensed plumber and will install the toilets.

N. Jacobsen motioned to approve the contract.
M. Perdue seconded.

VOTED: 5-0-0

II. Maushope: A. Census: 23 of 24. As of 3/1/10, there will be 21 of 24.

4.

III. Family Housing:**A. 33 Court St. – Board vote: BOS-PAHTF contract:**

M. Perdue motioned to enter into the contract.

N. Jacobsen seconded.

VOTED: 5-0-0**B. Census: 8 of 9.****IV. Foley House: A. Audit: Audit on hold.****B. Census: 10 of 10.****V. Other: A. E.D. Contract: on hold.****B. State & Barnstable County Retirement: on hold.****OLD BUSINESS:****A. 90 Shank Painter Road:** M. Perdue says that they're hoping to have all their tax credit funding in place in the next round.

C. Andrews motioned to send a memo to BoS regarding the number of washers and dryers being provided.

C. Brouillet seconded.

VOTED: 5-0-0**B. 951R Commercial Street:** E.D. reports that he will get the RFP onto the Central Register.**C. Community Preservation Committee:** N. Jacobsen reports that there will be a CPC meeting at the Grace Gouveia building regarding proposals received for funding. Board decided to post a meeting to attend the CPC Public Hearing, posted for Tuesday, March 2, 2010 at 5:00 pm.**D. Community Housing Council:** No report.**E. 46 Harry Kemp Way:** Board approved a sub-committee to work on this issue.**NEW BUSINESS:****A. Funding: AHTF/CPC:** Board discussed housing proposals before the should explore funding from the AHTF.

CPC

5.

APPROVAL OF VOUCHERS:

C. Brouillet motioned to approved vouchers.

C. Andrews seconded.

VOTED: 5-0-0

C. Brouillet motioned to adjourn.

There being no further business, meeting adjourned at 7:45 pm.

Respectfully submitted,

Diana N Fabbri
Recording Secretary