

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, March 31, 2010**

A regular meeting of the Provincetown Housing Authority was called to order by C. Andrews, Chair, on Wednesday, March 31, 2010 at 5:19 pm in the Maushope Common Room at 44 Harry Kemp Way.

Provincetown Housing Authority Board of Commissioners:

PRESENT:

C. Andrews, N. Jacobsen, N. Taylor

ABSENT:

C. Brouillet, excused.

OTHERS PRESENT:

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

PUBLIC STATEMENTS:

None.

COMMISSIONERS STATEMENTS:

None.

APPROVAL OF MINUTES:

N. Jacobsen motioned to approve the minutes of February 24, 2010.
N. Taylor seconded.

VOTED: 3-0-1

N. Jacobsen motioned to approve the minutes of March 4, 2010.
C. Andrews seconded.

VOTED: 2-0-1
N. Taylor abstained.

N. Jacobsen motioned to approve the minutes of March 22, 2010,
with corrections.
N. Taylor seconded.

VOTED: 3-0-0

2.

M. Perdue arrived after Approval of Minutes

PUBLIC STATEMENTS:

Board agreed to re-open Public Statements out of order.

Gladys Johnstone, regarding Article 18 on Open Space and the need for additional senior housing: “At the Town Meeting Forum at the COA on April 1st, 2010, the four selectmen didn’t show their cards. Elaine Anderson felt that we asked for too much land and she talked about negotiations between the Town and the buyer.”

C. Andrews: “I wouldn’t call it a dead issue unless it becomes a dead issue. Everybody knows there’s a need for it. The selectmen need to hear from the Tenants of Maushope. The Open Space people are very open and vocal. If a P & S agreement is signed, we won’t know until then.”

M. Perdue: “We are in a position to go ahead and I think you should be there, Gladys, and bring as many seniors as you can. This would be an extension of Maushope.”

FINANCIAL REPORT:

E.D. reports that PHA is still doing okay with good balances. Materials and supplies will be on the rise due to vacancy turnover.

N. Jacobsen motioned to approve the March 31, 2010 Financial Report.

M. Perdue seconded.

VOTED: 4-0-0

DIRECTOR’S REPORT:

I. DHCD

A. State Auditors: After four months, the auditors have left. There were no issues and no findings.

For vacancy turnovers, DHCD allows 21 days. However, the E.Ds of the Cape Housing Authorities are exploring making a request to DHCD to see if the State would approve a regional pilot program to fund a crew to handle all Cape Housing Authorities vacancy turnovers within 21 days.

B. Toilet replacement contract: The toilet replacement contract for Maushope has been approved. However, choices offered by DHCD will not fit at Maushope. E.D. requesting waiver for alternative toilets.

3.

II. Maushope:

A. Census: 22 of 24.

E.D. reports that there are four (4) vacancies and five (5) turnovers.

E.D. has received arbitration and mediation information and will call.

III. Family Housing:

A. 33 Court St.

Exterior contractor bills submitted to Town for \$10,000.

B. Census: - 8 of 9.

IV. Foley House:

A. Audit: The state auditors have finished, Foley House audit to be scheduled.

B. Census: 10 of 10.

C. Eviction: The Housing Authority is in the process of an eviction.

V. Other:

A. E.D. Contract: on hold.

B. State & Barnstable County Retirement: on hold.

ANNUAL TOWN MEETING WARRANT:

Article 9-2-C: CPC funding for \$34,309 for Housing office support.

M. Perdue motioned to recommend.

N. Jacobsen seconded.

**VOTED: 4-0-0
to recommend.**

Board agreed to submit a report to Town Moderator and Town Clerk of whatever votes are taken tonight.

E.D.: "We'll post for Monday and Tuesday at 6 pm, Special Meeting."

C. Andrews: "Do we want to recommend or oppose? We offered between \$225,000 and \$250,000 and we have access to \$280,000."

E.D.: "The seller asked for 1.3 million dollars on the open market."

4.

M. Perdue: "I think for us to make a stand on Town Hall floor would not be beneficial for PHA.

C. Andrews motioned to recommend Article 18 as written in the warrant.
M. Perdue seconded.

**VOTED: 4-0-0
to recommend.**

Article 19:

C. Andrews recommended to reserve a decision on Article 19.
C. Andrews motioned to reserve recommendation on Article 19.
N. Jacobsen seconded.

**VOTED: 4-0-0
to reserve recommendation.**

OLD BUSINESS:

- A. **90 Shank Painter Road** – C. Andrews will send an email to the BoS about washers & dryers.
- B. **951R Commercial Street** - No report.
- C. **Community Preservation Committee** – No report.
- D. **Community Housing Council** – No report.

NEW BUSINESS:

- A. **15 Aunt Sukey Way** – Postponed.

APPROVAL OF VOUCHERS:

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

VOTED: 4-0-0

CLOSING STATEMENTS:

None.

There being no further business, M. Perdue motioned to adjourn at 6:38 pm.

Respectfully submitted,

Diana N. Fabbri
Recording Secretary

Good Evening.

My name is Cheryl Andrews. I am chairman of the Provincetown Housing Authority Board of Commissioners.

At our meeting on March 31, The Housing Authority, by a vote of 5-0, recommended the approval of Article 18. While we understand that the Open Space committee has withdrawn their support of this dual use plan for the 3 acres of land off Harry Kemp Way, we would not have voted to place this article in the warrant unless we believed it had merit.

Our vision was to purchase a section of this 3 acre property adjacent to the Maushop Apartment building which we own and manage. That extra land would allow for a future expansion of Maushop, increasing the number of State subsidized apartments available for our income-challenged and disabled seniors.

The Broker for this property approached the Housing Authority over one year ago. At that time, the listed price was not in a range we could consider and no further discussions occurred. Approximately 3 months ago, we learned about the potential purchase of these 3 acres by the town of Provincetown for Open Space.

Despite the small window of time before town meeting, the Housing Authority Commissioners agreed that it would be a mistake for us to allow this plan to go before the voters without speaking up. We met with the Open Space Committee in February and they generously agreed to co-sponsor article 18 with us, while also inserting Article 19 as an alternate scenario.

Unfortunately time was not on our side. The negotiations with the seller did not progress to a successful conclusion for Article 18 to go forward.

So, while we understand that this Article must be indefinitely postponed, the Housing Authority Commissioners wish to report a unanimous endorsement of the concept it represents.

Thank you.

