

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, July 28, 2010**

A regular meeting of the Provincetown Housing Authority was called to order by C. Andrews, Chair, on Wednesday, July 28, 2010 at 5:22 pm in the Maushope Common Room at 44 Harry Kemp Way.

Provincetown Housing Authority Board of Commissioners:

PRESENT:

C. Andrews, Chair; M. Perdue, Vice Chair; N. Jacobsen

ABSENT:

C. Brouillet, excused; N. Taylor, excused

OTHERS PRESENT:

Patrick J. Manning, Executive Director, Recording Secretary

PUBLIC STATEMENTS:

None.

COMMISSIONERS STATEMENTS:

N. Jacobsen offered to assist maintenance with apt turnover

APPROVAL OF MINUTES:

M. Perdue motioned to approve the minutes of June 30, 2010
N. Jacobsen seconded.

VOTED: 3-0-0

FINANCIAL REPORT:

E.D. reported that Reserves will increase once the Fee Accountant calculates in reimbursements received from tenants for purchase of required free standing air conditioner and MOD funds from the PAHTF for 33 Court Street

M. Perdue motioned to approve the June 30, 2010 Financial Report.
N. Jacobsen seconded.

VOTED: 3-0-0

DIRECTOR'S REPORT:

I. DHCD

- A. ARRA-WEATHERIZATION CONTRACT:** DHCD recommended approval of ARRA – Weatherization Contract design to R. J. Comeau Engineers from Orleans. Board approved ED to sign contract.

II. Maushope:

- A. Vacancies:** the handicapped unit 1 of the 2 remaining vacancies has been leased. The remaining vacancy will be leased up within the month
- B. Census:** 23 of 24.

III. Family Housing:

- A. 33 Court St.** meeting with Community Builders for a site visit to 33 Court Street to develop a list of task with a timeframe.
- B. WRRR-Weatherization:** R. J. Comeau Engineers to begin design work this month
- B. Census:** - 8 of 9.

IV. Foley House:

- A. Audit:** schedule audit after summer.
- B.** Tenant continues to comply with signed agreement, eviction on hold
- C.** HUD funding up for renewal, Agency that organizes and writes the Annual funding request grant has instituted a charge per renewal based on funding amount and admin funds.
- D. Census:** 9 of 10.

OLD BUSINESS:

- A. 90 Shank Painter Road** – developers not funded in current round of Tax Credit funding.
- B. 951R Commercial Street** - request assistance from MHP with sale of property.
- C. Community Preservation Committee** – N. Jacobsen was re-appointed to CPC, not all members re-appointed at this time, no meeting due to no quorum
- D. Community Housing Council** – no meeting due to no quorum.
- E. 47 Harry Kemp Way** – engineer reviewing Maushope septic plans

NEW BUSINESS:

Board Chair reviewed Open meeting Law changes with Board

APPROVAL OF VOUCHERS:

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

VOTED: 3-0-0

CLOSING STATEMENTS:

N. Jacobsen informed the Board that the fire alarm response process developed at Maushope was put to the test with a false alarm and she was impressed at how well it went.

C. Andrews informed the Board that a posting on the BLOG regarding Section 8 allowable rents was posted and she had discussed the posting with the ED. A decision not to respond was made and there was no further postings regarding the issue.

There being no further business, N. Jacobsen motioned to adjourn at 6:10 pm.

Respectfully submitted,

Patrick J. Manning
Recording Secretary