

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, July 23, 2012**

A regular meeting of the Provincetown Housing Authority was called to order by C. Andrews, Chair, on Wednesday July 25, 2012 at 5:18 pm in the Maushope Common Room at 44 Harry Kemp Way.

Provincetown Housing Authority Board of Commissioners:

PRESENT:

C. Andrews, Chair; N. Jacobsen, State Appointee; Diana Fabbri

ABSENT:

M. Perdue, Vice Chair (excused); Kristin Hatch (excused);

OTHERS PRESENT: Patrick J. Manning, Executive Director; Maushope Tenants' Association: Gladys Johnstone

1. PUBLIC STATEMENTS:

None

2. COMMISSIONERS' STATEMENTS:

C. Andrews, Chair reminded Board members to inform the Board Chair as well as the Ed if unable to attend a meeting.

C. Andrews informed Board members of the release of the "Report of the Commission for Public Housing Sustainability and Reform" A Commission the Governor formed. A copy of the report is at the PHA office for review. C. Andrews will provide Board members with an online link to the report. The Board discussed the need to review the report and schedule a meeting regarding the report. The ED provided information from MassNAHRO that was presented at a meeting the ED attended. C. Andrews requested the ED to provide the Board a report of the meeting. The Board scheduled a meeting for Monday August 6, 2012 @ 5:15p

3. FRIENDS OF MAUSHOPE:

G. Johnstone updated the Board of the second meeting of the "Friends". The Friends have agreed to form a 501C3 and that they need to develop a Mission Statement and By-Laws and have Officers. Those in attendance at the meeting agreed to contact attorneys to seek pro-bono legal assistance to form a 501C3. Those in attendance will each develop

what they would like for a Mission Statement and By-Laws. The Friends will meet monthly and the next meeting is scheduled for August 25th @ 10:30a

4. APPROVAL OF MINUTES:

N. Jacobsen motioned to approve the minutes of June 13, 2012, seconded by D. Fabbri

VOTED: 3-0-0

C. Andrews motioned to approve the minutes of June 23, 2012 with corrections, seconded by seconded by D. Fabbri,

VOTED: 2-0-1 (N. Jacobsen abstained)

C. Andrews motioned to approve the minutes of June 25, 2012 with corrections, seconded by D. Fabbri

VOTED: 2-0-1 (n. Jacobsen abstained)

5. FINANCIAL REPORT:

ED presented June 2012.

N. Jacobsen motioned to approve the financials, seconded by D. Fabbri,

VOTED: 3-0-0

6. DIRECTOR'S REPORT:

A. DHCD:

B. Maushope

1. The elevator RescuVator has failed and needs to be removed or replaced. The RescuVator allows the elevator to be lowered to the ground floor and the door open in the event of a power failure. The Board discussed the need to replace and not remove in the best interest of tenants. The cost to remove is estimated at \$1,500. and to replace at \$7,000. ED presented that PHA could request funds from the Provincetown Affordable Housing Trust Fund or from CDBG funds. The Board and ED agreed to request funds from the CDBG. ED to submit the request to M. Jarusiewicz, Grant Administrator and CC Town Manger and BOS Chair

2. Census: 24 of 24.

C. Family

1. Census: 9 of 9.

D. Foley House

1. Census: 10 of 10

8. OLD BUSINESS:

None

9. NEW BUSINESS:

A. ED Evaluation & Contract:

The Board requested ED to provide copy of DHCD contract, job description and evaluation tool. ED will contact other Cape housing authorities to request copies of ED evaluation tools.

10. CLOSING STATEMENTS:

N. Jacobsen informed the Board that M. Jarusiewicz provided an update to the CPC that identified those very low-income individuals and families are not qualifying for 90 Shank Painter road due to their very-low income.

C. Andrews reminded the Board that a single agenda item meeting needs to be scheduled with the BOS regarding a sewer hookup for Maushope and Pearl Street.

The next Board meeting scheduled for Monday August 20, 2012 or Wednesday August 22, 2012 with schedule and time dependant on availability of K. Hatch and M. Perdue. ED to inform Board of scheduled date.

D. Fabbri motioned to adjourn at 7:35 p.m., N. Jacobsen seconded.

Respectfully submitted,
Patrick J. Manning
Recording Secretary