

**REGULAR MEETING  
PROVINCETOWN HOUSING AUTHORITY  
Wednesday, January 22, 2008**

A regular meeting of the Provincetown Housing Authority was called to order by Bryan Green, Chair, on Wednesday, January 22, 2008 at 5:15 pm in the Maushope Common Room at 44 Harry Kemp Way, Provincetown.

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

**ABSENT:** George Bryant, Commissioner, non-excused.

**COMMISSIONER'S STATEMENTS:**

C. Andrews attended the Selectmen's convention. They talked about higher income levels and a couple of articles that were in the Cape Cod Times, regarding Governor Patrick's talk on homelessness. C. Andrews stated that the 140B Class was interesting and she said that she would bring that information to the next board meeting.

B. Green quoted Susan Connelly (RFP), saying, "It appears that one of your members has a problem with a certain developer." B. Green said that he felt offended by that statement and said that the CPC, CHA and the PHA feel the same way.

B. Green made a motion to include in this meeting's minutes that the PHA, CPC, and the CHC are all in agreement in recommending to the selectmen that the entity that did tenants selection was not the developer.

C. Andrews seconded.

**VOTED:** 4-0-0

**APPROVAL OF MINUTES:**

C. Andrews made a motion to accept the minutes of November 19, 2008, as amended. B. Green seconded.

**VOTED:** 4-0-0

C. Brouillet made a motion to accept the minutes of December 19, 2007.

C. Andrews seconded.

**VOTED:** 3-0-1

B. Green abstained.

2...1-22-08

**FINANCIAL REPORT:**

ED: \$20,000 has not been moved from restricted reserve to operating reserve. Vacated apartments at Maushope need to be repainted and re-carpeted. Our deficit will end up correcting itself when the PHA starts getting subsidies from the State in June or July.

B. Green made a motion to accept the Milne report of December 31, 2007.

C. Brouillet seconded.

**DIRECTOR'S REPORT:**

- I. **DHCD** A. State Auditors' Report: We're good.
  
- II. **Maushope** A. Jim Turner hooked up the new hot water heater system and saved PHA approximately \$2500. Jim is a licensed plumber.  
B. Census: 24 of 24
  
- III. **Family Housing:**
  - A. Sewer hooked up 33 and 35A Court Street.
  - B. Vacating tenant – Everything is finally out of house and yard. There was a lot of damage inside.
  - C. Census: 7 of 9

**ED:** PHA is required to do a waiting list update every three years. Emergency applications jump to the top of the list as a priority. local veteran also move to top of list as a preference.

Local and

- IV **Foley House** A. Census: 10 of 10  
B. Washers and dryers have been replaced. Cost of two coin-operated energy efficient washers and dryers cost \$4,022.46 and PHA was reimbursed \$2,336.00 from Energy Star Program.
  
- V. **Other** A. ED Medical Leave: Leave starts January 23, 2008 and will last about 4-6 weeks.  
  
B. ED Contract: On hold.  
C. Barnstable County Retirement Association – nothing to report.

3...1-22-08

B. Green accepts ED's Director's Report.

**OLD BUSINESS:**

A. Regarding 90 Shank Painter Road: ED called David Gardner and his department has not issued the RFP. It was sent to MHP for final draft review and have not heard anything, yet.

B. 951R Commercial Street: ED has not had time to look into that. Board discussed what might be next for this property. C. Andrews wants to put a time cap on this issue and discuss it at PHA's next meeting

how strongly G. Bryant feels about it.

to see

C. CPC: B. Green wanted to know if units were not sold, what would happen? ED had suggested to CPC Chair that those units could go to a non-profit for rentals. The money was set aside for septic upgrade. \$70,000 was set aside. It seems that the developers want the money to go for sewer betterment without doing any septic work.

**D. CHC:** C. Brouillet: CHC recommended the Town hire Amy Lawson at the meeting we had at the beginning of the month. CHC talked about by-law changes and about subdivisions of 4170 (affordable) and want to Community. CHC also discussed accepting fees in lieu of funds. The Town would be able to choose whether or not to buy. Next CHC meeting Monday, January 28, 2008.

change it

**E. 46 Harry Kemp Way:** The owners are in the process of subdividing The lots. No further movement on it.

Towanda McClure's letter: C. Brouillet read her letter. Towanda sent her letter to Gov. Patrick, Sarah Peake, Ted Kennedy and Congressman to see what the process would be to make this building smoke-free.

Delahunt,

**APPROVAL OF VOUCHERS:**

B. Green made a motion to approve vouchers. C. Andrews seconded.

**VOTED:** 4-0-0

**CLOSING STATEMENTS:**

C. Brouillet and N. Jacobsen want it in these minutes for the PHA to go ahead with the sale of 951R Commercial Street.

4...1-22-08

C. Andrews to ED: Forward email from Susan Connelly regarding RFP for 90 Shank Painter Road. Regarding B. Green's concern that the PHA, CPC and the CHC would be a positive thing to have non-Provincetown-based entity and let Susan Connelly know that. This was a consensus of three housing groups that the developer not be the one.

C. Andrews: At our last meeting, we talked about someone who stayed at Foley House. Whenever we are dealing with a lawsuit, we should go into Executive session and it should be strictly confidential.

B. Green scheduled the next regular meeting for Wednesday, February 27, 2008 or the first week of March at 5:15 pm in the Common Room at Maushope, 44 Harry Kemp Way. There being no further Business,

Motion by B. Green to adjourn the meeting at 7:30 pm.  
C. Andrews seconded.

**VOTED:** 4-0-0

Respectfully submitted,

Diana N. Fabbri

