

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
JULY 11, 2000**

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A regular meeting of the Provincetown Housing Authority was called to order by
Michael Bunn, Chair on Tuesday, July 13, 2000 at 5:35 PM in the
Maushope Common Room at 44 Harry Kemp Way, Provincetown,
Massachusetts.

PRESENT: Michael Bunn, Chair
Ann Maguire, Treasurer
Eric Dray
Patrick J. Manning, Executive Director
Lucy Singer Farkas, Recording Secretary

ABSENT: Ross Sormani, Vice Chair
Mona Anderson, Board Designee

AGENDA: Motion by A. Maguire to approve agenda as presented, seconded by
E. Dray.

VOTED: Unanimous to approve agenda as presented.

PUBLIC STATEMENTS:

Gladys Graham complimented the Board on the open house reception for the Pearl Street project.
M. Bunn thanked Gladys and the Tenant Association for their help with the reception and for their contribution of home baked desserts.

APPROVAL OF MINUTES:

Because A. Maguire was not present at the May meeting and E. Dray not present at the June meeting, a quorum to approve the minutes for those meetings was not available. Vote deferred to August meeting.

FINANCIAL REPORT:

ED noted that the financial report submitted had been prepared prior to the June Board meeting and, thus, did not reflect changes voted on by the Board at the June meeting. No other report from Accountant has been received.

Motion by E. Dray to approve the financial report as presented by Accountant, with the understanding that changes approved by the Board at the June meeting be reflected in a revision of the report, seconded by A. Maguire.

VOTED: Unanimous to approve report as presented by the Accountant, with understanding that changes approved by the Board at the June meeting be reflected in a revision of the report.

ED reported that the Accountant will not be present at the August meeting.

ED asked if the Board had any questions for the FY2001 budget.

A.Maguire stated that she wants to see the changes in the budget document before voting to approve.

ED will secure final draft for Board review and approval at the August meeting..

ELECTION OF OFFICERS:

M. Bunn reported that Board Designee, Mona Anderson, has yet to take the oath of office; deadline is July 12th.

E. Dray asked if elections must be advertised as a special meeting.

ED stated that the August meeting can be posted as the Annual Meeting, if required to include the election of officers.

DIRECTOR'S REPORT:

I. DHCD:

ED advised the Board that there is an outstanding credit card in the name of the PHA being mailed to a former PHA director. This information came to light when Bank One called to inquire about a late payment. Apparently, the account is closed but there is an outstanding balance which was being paid by the former PHA director; bills were being mailed to him at his home address.

ED has apprised the DHCD and has requested a full accounting of the records for the account from Bank One,

A. Maguire stated that she will check with a former PHA Board member who was on the Board during the tenure of this former director to elicit his knowledge of the situation and if there had been any prior financial irregularities under the former director.

II. MAUSHOPE:

A. Fire Dept. Recommendations—Due to other work commitments, ED has not yet contacted other contractors regarding necessary work, but will do so prior to the August meeting.

B. Apartment 18—A. Maguire requested this matter be discussed in executive session following the regular meeting.

C. Census is 24 of 24.

III. FAMILY HOUSING:

A. The Town has granted the PHA an abatement of \$1957 on the water bill for 35A Court Street; charges had been \$2303. The bill had been paid

in full and the Water Department will rebate the difference. The property is being checked on a regular basis to insure no further abuses in water use.

B. The broken slider for 421/2 A Aunt Sukey Way has been replaced and bill sent to the Court who will monitor payment by the offender.

C. Census is 7 of 9, including Pearl Street.

IV. FOLEY HOUSE:

A. No painting plan has yet been submitted by the tenants.

M. Bunn reported that according to Tim Hazel the tenants are busy over the summer; Tim suggested that work not commence until fall.

B. Census is 9 of 10.

V. OTHER:

None.

OLD BUSINESS:

A. Pearl Street--ED advised that there is a likely rent subsidy for the 1- bedroom unit under the DHCD and likely this subsidy will be granted. A final determination will be made when John Gannon returns from vacation.

M. Bunn asked about the need to advertise the unit.

ED will not know until a determination is made as to DHCD status.

M. Bunn asked if an August 1st occupancy is still feasible.

ED advised that a family has been selected for the 3-bedroom unit. Their emergency status was documented. Tenant is a local woman with roots in Provincetown. She has been given a move-in date of August 1st, depending on completion of work at the project.

M. Bunn, again, thanked the Maushope TA for their help with the Pearl Street reception.

D. Creek Road—Board reviewed engineer's report which tends to show that drainage problems will severely limit buildable land.

M. Bunn reported that he met with Town Hall staff who were appointed by the Selectmen to work on affordable housing issues, a goal set by the Selectmen. A Community Block Grant was discussed relative to the Creek Road problems.

E. Dray suggested that a more inclusive meeting involving the DPW and others, along with the Town Hall sub-committee, be held.

A. Maguire feels that the Authority should determine where it is going with the Creek Road property before taking any further action. Are there viable solutions to the drainage problems?

E. Dray feels the Town will want to address ground water problems in general and this could include the Creek Road property. A Block Grant does not have to relate to affordable housing but only to the ground water problems.

ED asked if the Town can take care of drainage via a Block Grant so that the Creek Road land can be developed.

M. Bunn will set up a meeting involving the Town Hall sub-committee and other interested parties. He advised Board that there is a small piece of land fronting West Vine Street that is undevelopable and which might be purchased in order to add to the Creek Road property. This would provide frontage on West Vine.

A. Maguire stated that past Town land purchases were not viewed favorably.

ED stated that there may be more negative consequences to purchasing the property.

E. Dray agreed it might be more advantageous to leave the property as a buffer zone for Creek Road property.

M. Bunn advised that applications for a Block Grant are due in August.

NEW BUSINESS:

M. Bunn reported that Provincetown was close to approving Executive Order 418 re. housing certification. The order requires that only seven of the twelve criteria be met during the first year.

A. Maguire requested copies of the Order for Board perusal. She, also, asked about other housing projects on the Cape.

M. Bunn advised that the Eastham project is still in very early stages. He reported, too, on relative items discussed by the Selectmen. These include the granting of abatements, or tax exemptions, for landlords of affordable housing and/ or those landlords who rent on a year-round basis.

A Housing Trust Fund of private donations for affordable housing is also being considered.

APPROVAL OF VOUCHERS:

The Board reviewed vouchers and checks presented for signature.

Motion by A. Maguire to approve vouchers as presented, seconded by

E. Dray.

VOTED: Unanimous to approve vouchers as presented.

ADJOURNMENT:

The regular meeting of the Board was adjourned to allow the Board to meet in a special Executive Session.

Motion by A. Maguire that PHA go into Executive Session and will not re-adjourn to regular session, seconded by E. Dray.

VOTED: Unanimous to so adjourn to Executive Session.

The next Board meeting will be held on the first Tuesday, August 1st, 2000 at 5:15 p.m. in the Maushope Common Room. Regular session adjourned at 6:15 p.m

Respectfully submitted,

Lucy Singer Farkas, Recording Secretary

