

**MINUTES OF THE REGULAR MEETING of the  
CHELSEA HOUSING AUTHORITY  
held on January 10, 2007**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, January 10, 2007, at the Administrative Office of the Chelsea Housing Authority, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the Following Commissioners were present:

Henry Cordero  
Patrick Flynn  
Maria Rivera  
Stephen Roche

Robert McWatters was absent.

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to adopt the November 29, 2006 Regular Meeting Minutes, as presented.

II. UNFINISHED BUSINESS

- A. Construction Contract Approval, \$2,408,499.00  
Electrical Upgrade at the Prattville Apartments  
Funding Source: State Modernization  
Engineer: Verne G. Norman Associates, Inc.

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to approve the award of a construction contract to Brothers Electrical Company, LLC for the electrical upgrade work at the Prattville apartments in the amount of \$2,408,499.00, and accepting Alternate 1 (internet connections) at a cost of zero dollars, subject to DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the necessary contract documents.

- B. Brothers Electrical Corporation  
Innes Apartments, 200-3  
Electrical Upgrade  
Original Construction Amount: \$1,585,000.00

**January 10, 2007 Regular Meeting Minutes**

Funding Source: DHCD  
Change Order #2: \$196,510.00 additional

Upon a motion by Mr. Flynn, seconded by Mr. Roche, the Members voted unanimously to authorize Change Order #2 to the contract with Brothers Electrical Corporation for changes in the additional amount of \$196,510.00, for a revised total contract amount of \$1,820,660.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

III. NEW BUSINESS

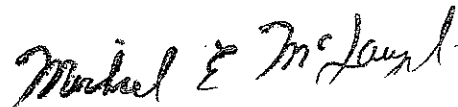
Management Operations Certificate for Fiscal Year 2006 (MASS)

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize the Executive Director to submit the Management Operations Certificate (MASS) for Fiscal Year 2006 to REAC on behalf of the Chelsea Housing Authority. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Maria Rivera	
Stephen Roche	

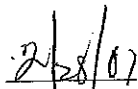
IV. ADJOURNMENT

At 6:15 P.M. upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to adjourn the January 10, 2007 Regular Meeting.



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Michael E. McLaughlin  
Executive Director

  
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Initials

  
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Date

**MINUTES OF THE REGULAR MEETING of the  
CHELSEA HOUSING AUTHORITY  
held on February 28, 2007**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, February 28, 2007, at the Administrative Office of the Chelsea Housing Authority, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the following Commissioners were present:

Henry Cordero  
Robert McWatters  
Maria Rivera

Patrick Flynn and Robert McWatters were absent.

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to adopt the January 10, 2007 Regular Meeting Minutes, as presented. Mr. McWatters abstained.

II. NEW BUSINESS

A. Grievance Panel

1. CHA Grievance Panel

The following individuals have been appointed by the Resident Organization to be Panel Members on the Chelsea Housing Authority's State and Federal Grievances Panel:

Robert Donovan - Chairperson  
Helen Zucco - Alternate

James McNichols - CHA Employee  
Vitas Shum - 1<sup>st</sup> Alternate  
James Fitzpatrick - 2<sup>nd</sup> Alternate

2. State Grievance Panel

Upon a motion by Ms. Rivera, seconded by Mr. McWatters, the

## February 28, 2007 Regular Meeting Minutes

Members voted unanimously to approve the State Grievance Panel as follows:

Rosa Merced - Panel Member (Resident)  
Doloros Harloff – 1<sup>st</sup> Alternate  
Carol Razza – 2<sup>nd</sup> Alternate  
Dorothy Hannabury- 3<sup>rd</sup> Alternate

### 3. Federal Grievance Panel

Upon a motion by Ms. Rivera, seconded by Mr. McWatters, the Members voted unanimously to approve the Federal Grievance Panel as follows:

James Haggerty - Panel Member (Resident)  
Theresa Zenga – 1<sup>st</sup> Alternate  
Mary Lou Basler – 2<sup>nd</sup> Alternate

## III. UNFINISHED BUSINESS

### A. Electrical Upgrade at Prattville, 200-2 Grant Contract Amendment with DHCD Time Extension from 6/30/07 to 6/30/08

Upon a motion by Ms. Rivera, seconded by Mr. McWatters, the Members voted unanimously to approve a standard contract amendment form for Capital Improvement Work Plan No. 1037, Project No. 057065, between the Commonwealth of Massachusetts and the Authority extending the closing dates of service of contract from 6/30/07 to 6/30/08 for the electrical upgrade project at the State-Aided Housing Program at the 200-2, Prattville Development, and to authorize the Executive Director or the Director of Operations to sign the contract documents.

### B. Bathroom Hatches at Prattville, 200-2 Grant Contract Amendment with DHCD Time Extension from 6/30/07 to 6/30/08

Upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to approve a standard contract amendment form for Capital Improvement Work Plan No. 1038, Project No. 057066, between the Commonwealth of Massachusetts and the Authority extending the closing dates of service of the contract from 6/30/07 to 6/30/08 for the bathroom ceiling repair project at the State-Aided Housing Program at the 200-2, Prattville

## February 28, 2007 Regular Meeting Minutes

Development, and to authorize the Executive Director or the Director of Operations to sign the contract documents.

- C. Roof Replacement at Prattville, 200-2  
Grant Contract Amendment with DHCD  
Time Extension from 6.30/07 to 6/30/08

Upon a motion by Ms. Rivera, seconded by Ms. McWatters, the Members voted unanimously to approve a standard contract amendment form for Capital Improvement Work Plan No. 1034, Project No. 057056, between the Commonwealth of Massachusetts and the Authority extending the closing dates of service of the contract from 6/3-/07 to 6/30/08 for the roof replacement and building envelope project at the State-Aided Housing Program at the 200-2, Prattville Development and to authorize the Executive Director or the Director of Operations to sign the contract documents.

- D. Site Improvements at Fitzpatrick, 200-1 and Innes 200-3  
Grant Contract Amendment with DHCD  
Time Extension from 6/30/07 to 6/30/08

Upon a motion by Mr. McWatters, seconded by Ms. Rivera, to approve a standard contract amendment form for Capital Improvement Work Plan No. 1036, Project No. 057063, between the Commonwealth of Massachusetts and the Authority extending the closing dates of service of the contract from 6/30/07 to 6/30/08 for the site initiative project at the Fitzpatrick, 200-1 and the Innes, 200-3 and to authorize the Executive Director or the Director of Operations to sign the contract documents.

- E. Electrical upgrade at Innes, 200-3  
Grant contract with DHCD  
Present Grant Contract Award: \$1,906,000.00  
New Contract Award: \$2,137,000.00  
Increase: \$231,000.00

Upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to approve a standard contract amendment form for Capital Improvement Work Plan No. 1035, Project No. 057064, between the Commonwealth of Massachusetts and the Authority increasing the awarded amount by \$231,000.00 for a total grant contract amount of \$2,137,000.00 for the electrical upgrade at the State-Aided Housing Program, 200-3 Innes Development, and to authorize the Executive Director or the Director of Operations to sign the contract documents.

February 28, 2007 Regular Meeting Minutes

IV. ADJOURNMENT

At 6:20 P.M. upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to adjourn the February 28, 2007 Regular Meeting.



Michael E. McLaughlin  
Executive Director

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Initials

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Date

**MINUTES OF THE REGULAR/ANNUAL MEETING of the  
CHELSEA HOUSING AUTHORITY  
held on April 11, 2007**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, April 11, 2007, at the Administrative Office of the Chelsea Housing Authority, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the following Commissioners were present:

Patrick Flynn  
Robert McWatters  
Maria Rivera  
Stephen Roche

Henry Cordero was absent.

Vice Chairman McWatters declared a quorum present.

I. MINUTES

Upon a motion by Mr. Patrick, seconded by Ms. Rivera, the Members voted unanimously to adopt the February 28, 2007 Regular Meeting Minutes, as presented.

II. NEW BUSINESS

A. Election of Chelsea Housing Authority Officers

1. Chairman

- a. Mr. Roche nominated Mr. Cordero to serve as Chairman. Mr. Flynn seconded the nomination.
- b. There being no objection, nominations were closed.
- c. In the absence of Mr. Cordero, Ms. Rivera accepted the nomination on his behalf.
- d. The Members voted Mr. Cordero, Chairman.  
The vote was as follows:

AYES	NAYS
Patrick Flynn	None
Robert McWatters	

## April 11, 2007 Regular/Annual Meeting Minutes

Maria Rivera  
Stephen Roche

### 2. Vice Chairman

- a. Mr. Roche nominated Mr. McWatters to serve as Vice Chairman. Mr. Flynn seconded the nomination.
- b. There being no objection, nominations were closed.
- c. Mr. McWatters accepted the nomination.
- d. The Members voted Mr. McWatters, Vice Chairman.  
The vote was as follows:

AYES	NAYS
Patrick Flynn	None
Maria Rivera	
Stephen Roche	

### 3. Treasurer

- a. Mr. Flynn nominated Mr. Roche to serve as Treasurer. Ms. Rivera seconded the nomination.
- b. There being no objections, nominations were closed.
- c. Mr. Roche accepted the nomination.
- d. The Members voted Mr. Roche, Treasurer.  
The vote was as follows:

AYES	NAYS
Patrick Flynn	None
Robert McWatters	
Maria Rivera	

### 4. Assistant Treasurer

- a. Mr. Roche nominated Mr. Flynn to serve as Assistant Treasurer. Ms. Rivera seconded the nomination.
- b. There being no objections, nominations were closed.
- c. Mr. Flynn accepted the nomination.



**April 11, 2007 Regular/Annual Meeting Minutes**

- d. The Members voted Mr. Flynn, Assistant Treasurer.  
The vote was as follows:

AYES	NAYS
Robert McWatters	None
Maria Rivera	
Stephen Roche	

- B. Revised MRVP Income Limits for Determination of Eligibility and Continued Occupancy

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to adopt the Revised Income Limits for the determination of Eligibility and Continued Occupancy for the Massachusetts Rental Voucher Program (MRVP), bedroom sizes 1 thru 8, effective April 1, 2007. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Patrick Flynn	None
Robert McWatters	
Maria Rivera	
Stephen Roche	

- C. Wage Match for State Housing Program Tenants

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to adopt the Wage Match for State Housing Program Tenants and to authorized the Chairman and the Executive Director to sign the necessary documents, as presented.

- D. Annual Report – 2006

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to approve the 2006 Annual Report, as presented.

- E. Line of Credit

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to enter into an agreement with a lender authorized by DHCD for up to \$1,700,000.00 line of credit in order to cover projected costs for the electrical upgrades at the Innes Development, 200-3, Project No. 057064, Work Plan 1035 and the Prattville Development, 200-2, Project No. 057065, Work Plan 1037, and the bath ceilings repair work at Prattville Development, Project No. 057066, Work Plan 1038.

- F. Gaffny Corporation Contractors

## April 11, 2007 Regular/Annual Meeting Minutes

Prattville Apartments, 200-2  
Bathroom Ceiling Repairs  
Original Construction Amount: \$475,957.00  
Change Order #1, up to \$24,180.00 additional

Upon a motion by Mr. Flynn, seconded by Mr. Roche, the Members voted unanimously to authorize Change Order #1 to the contract with Gaffny Corporation Contractors for changes in the additional amount of up to \$24,180.00 for a revised total contract amount of up to \$500,137.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

### III. UNFINISHED BUSINESS

- A. Gaffny Corporation Contractors  
Prattville Development, 200-2  
Bathroom Ceiling Repairs  
Original Construction Amount: \$475,957.00  
Change Order #2: \$176,138.00 additional

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to authorize Change Order #2 to the contract with Gaffny Corporation Contractors for changes in the additional amount of \$176,138.00 for a revised total contract amount of \$676,275.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- B. Brothers Electrical Corporation  
Prattville Development, 200-2  
Electrical Upgrade  
Original Construction amount: \$2,408,499.00  
Change Order #1: \$43,669.47 additional

Upon a motion by Mr. Flynn, seconded by Mr. Roche, the Members voted unanimously to authorize Change Order #1 to the contract with Brothers Electrical Corporation for changes in the additional amount of \$43,669.47, for a revised total contract amount of \$2,452,168.47, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the necessary change order documents.

- C. Brothers Electrical  
Electrical Upgrade – Innes Development  
Certificate of Substantial Completion

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize the execution of the Certificate of

**April 11, 2007 Regular/Annual Meeting Minutes**


Substantial Completion for the electrical upgrade at the Innes Development, subject to DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the documents.

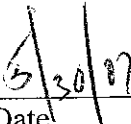
- D. Gaffny Corporation Contractors  
Prattville Apartments, 200-2  
Bathroom Ceiling Repairs  
Original Construction Amount: \$475,957.00  
Change Order #3: up to \$10,500.00 additional


Upon a motion by Mr. Flynn, seconded by Mr. Roche, the Members voted unanimously to authorize Change Order #3 to the contract with Gaffny Corporation Contractors for changes in the additional amount of up to \$10,500.00 for a revised total contract amount of \$686,775.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

IV. ADJOURNMENT

At 6:30 P.M. upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to adjourn the April 11, 2007 Regular/Annual Meeting.

  
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Initials

  
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Date

  
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Executive Director

**MINUTES OF THE REGULAR MEETING of the  
CHELSEA HOUSING AUTHORITY  
held on May 30, 2007**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, May 30, 2007, at the Administrative Office of the Chelsea Housing Authority, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the following Commissioners were present:

Henry Cordero  
Patrick Flynn  
Stephen Roche

Maria Rivera and Robert McWatters were absent due to illness.

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted Unanimously to adopt the April 11, 2007 Regular/Annual Minutes, as presented.

II. NEW BUSINESS

A. Proposed VAWA Policy

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to adopt the VAWA Policy and to amend the Section 8 Administrative Plan, and to add it to the Annual and Five Year Plans. Upon a Roll Call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Stephen Roche	

B. Flat Rents- Federal Aided Public Housing

Upon a motion by Mr. Flynn, seconded by Mr. Roche, the Members voted unanimously to adopt the Flat Rent Policy for Federal Aided Public

## May 30, 2007 Regular Meeting Minutes

Housing, as presented. Upon a Roll Call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Stephen Roche	

### IV. UNFINISHED BUSINESS

- A. Gaffney Corporation Contractors  
Prattville Apartments, 200-2  
Bathroom Ceiling Repairs  
Original Construction Amount: \$475,957.00  
Funding Source: DHCD  
Change Order #4: \$25,500.00 additional

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to authorize Change Order #4 to the contract with Gaffney Corporation Contractors for changes in the additional amount of \$25,500.00 for a revised total contract amount of up to \$712,275.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- B. Brothers Electrical Corporation  
Innes Apartments, 200-3  
Electrical Upgrade  
Original Construction Amount: \$1,585,000.00  
Funding Source: DHCD  
Change Order #3: \$117,711.00 Additional

Upon a motion by Mr. Roche, seconded by Mr. Flynn the Members authorizing Change Order #3 to the contract with Brothers Electrical Corporation for changes in the additional amount of \$117,711.00, for a revised total contract amount of \$1,938,371.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- C. Roofing/Building Envelope Repairs  
\$4,500,000.00 – Prattville Apartments

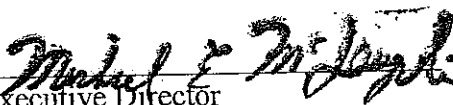
Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to authorize the architect to proceed to design for a \$4,500,000.00 project at the Prattville Apartments for roofs, windows, 1st floor brick replacement, new gutters/downspouts, and

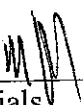
## May 30, 2007 Regular Meeting Minutes

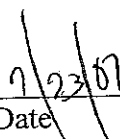
2<sup>nd</sup> and 3<sup>rd</sup> floors of stucco surface and for additional services to be provided Thompson and Litchner, Inc.

### V. ADJOURNMENT

At 6:15 P.M. upon a motion by Mr. Flynn, seconded by Mr. Roche, the Members voted unanimously to adjourn the May 30, 2007 Regular Meeting.

  
Executive Director

  
Initials

  
Date

**MINUTES OF THE REGULAR MEETING of the  
CHELSEA HOUSING AUTHORITY  
held on July 23, 2007**

A Regular Meeting of the Chelsea Housing Authority was held on Monday, July 23, 2007, at the Administrative Office of the Chelsea Housing Authority, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 12:00 P.M. and upon a roll call of the Members the following Commissioners were present:

Patrick Flynn  
Robert McWatters  
Maria Rivera

Mr. Cordero and Mr. Roche were absent.

Vice Chairman McWatters declared a quorum present.

**I. MINUTES**

Upon a motion by Mr. Flynn, seconded by Ms. Rivera, the Members voted unanimously to adopt the May 30, 2007, Regular Meeting Minutes, as presented.

**II. UNFINISHED BUSINESS**

- A. Change Order #2, 3, and 4: \$95,301.47 additional  
Brothers Electrical Corporation  
Prattville Apartments, 200-2  
Electrical Upgrade  
Original Construction Amount: \$2,408,499.00

Upon a motion by Mr. Flynn, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Orders #2, 3, and 4 to the contract with Brothers Electrical Corporation for changes in the additional amount of \$95,301.47, for a revised total contract amount of \$2,528,105.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- B. Grant contract amendment execution:  
Bathroom access panels and ceilings at Prattville, 200-2  
Grant contract with DHCD  
Present Grant Contract Award: \$591,554.00  
Amendment Award: \$133,479.00  
New Amount: \$725,033.00

**July 23, 2007 Regular Meeting Minutes**

Upon a motion by Mr. Flynn, seconded by Ms. Rivera, to approve a standard Contract Amendment for Capital Improvement Work Plan No. 1038, Project No. 057066, between the Commonwealth of Massachusetts and the Authority in the amount of \$133,479.00 for a total Grant Award of \$725,033.00 and to authorize its execution in connection with the modernization and administration of the State-Aided Housing Program, Prattville Development, 200-2, and to authorize the Executive Director or the Director of Operations to sign the contract documents.

- C. Certificates of Substantial/Final Completion  
Gaffny Corporation Contractors  
Bathroom Repairs  
Prattville Development

Upon a motion by Mr. Flynn, seconded by Ms. Rivera, the Member voted unanimously to authorize the execution of the Certificates of Substantial/Final Completion and payment for the bathroom repairs at the Prattville Development, subject to DHCD approval, and to authorize the Executive Director of the Director of Operations to sign the documents. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Patrick Flynn	None
Robert McWatters	
Maria Rivera	

- D. Grant contract amendment execution:  
Roofing and Exterior Repairs at Prattville, 200-2  
Grant contract with DHCD  
Present Grant Contract Award: \$125,000.00  
New Contract Award: \$371,000.00  
Increase: \$246,000.00

Upon a motion by Mr. Flynn, seconded by Ms. Rivera, the Members voted unanimously to approve a standard contract amendment form for Capital Improvement Work Plan No. 1034, Project No. 057056, between the Commonwealth of Massachusetts and the Authority increasing the awarded amount of \$246,000.00 for a total grant contract amount of \$3271,000.00 for the roofing and exterior repairs project at the State-Aided Prattville Development, 200-2, and to authorize the Executive Director or the Director of Operations to sign the contract documents.

- E. Grant Close-out  
2004 Federal Capital Fund Grant  
\$909,710.00



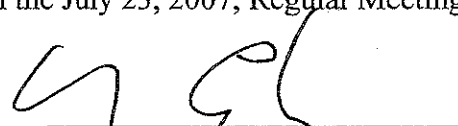
**July 23, 2007 Regular Meeting Minutes**


Upon a motion by Mr. Flynn, seconded by Ms. Rivera, the Members voted unanimously close out the 2004 Federal HUD Capital Fund Grant #MA-6P016500104 in the amount of \$909,710.00 and to authorize the Executive Director or the Director of Operations to sign the close-out documents. Upon a roll call the "AYES" and "NAYS" were as follows:

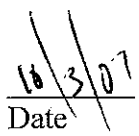
AYES	NAYS
Patrick Flynn	None
Robert McWatters	
Maria Rivera	

**V. ADJOURNMENT**

At 12:45 P.M. upon a motion by Ms. Rivera, seconded by Mr. Flynn, the Members voted unanimously to adjourn the July 23, 2007, Regular Meeting.

  
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Michael E. McLaughlin  
Executive Director

  
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Initials

  
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Date

**MINUTES OF THE REGULAR MEETING of the  
CHELSEA HOUSING AUTHORITY  
held on October 3, 2007**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, October 3, 2007, at the Margolis Building, Community Room, 260 Clark Avenue, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the following Commissioners were present:

Henry Cordero  
Patrick Flynn  
Robert McWatters  
Maria Rivera  
Stephen Roche

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Flynn, seconded by Mr. McWatters, the Members voted to adopt the July 23, 2007 Regular Meeting Minutes, as presented. Mr. Cordero abstained.

II. NEW BUSINESS

A. Rent re-certification for senior housing tenants

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to authorize the Authority to seek a waiver of 760 CMR 6.04(4) to allow CHA to perform rent re-determinations every two years for senior housing tenants, rather than every year, with an increase in tenant rents in the "off" year by an amount equal to the percentage increase in the Social Security Cost of Living Adjustment (COLA). Tenants will have the right to request a re-determination if the rent calculated in the manner described above exceeds the rent due under the regulations. Further, the Authority is authorized to use the State lease amendment form for the waiver. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES  
Henry Cordero  
Patrick Flynn  
Robert McWatters  
Maria Rivera  
Stephen Roche

NAYS  
None

**October 3, 2007 Regular Meeting Minutes**

B. Public Hearing

At 5:35 P.M., upon a motion by Ms. Rivera, seconded by Mr. Flynn, the Members voted unanimously to recess the October 3, 2007 Regular Meeting of the Chelsea Housing Authority.

At 5:35 P.M. the Members opened the Public Hearing to discuss the FY08 Annual/Five Year Plan.

The Board of Commissioners and the Executive Director addressed comments from Residents of Federal-Aided Public Housing.

At 6:10 P.M. the Members reconvened the October 3, 2007 Regular Meeting

C. FY08 Annual/Five Year Plan

Upon a motion by Ms. Rivera, seconded by Mr. McWatters, the Members voted unanimously to adopt the Resolution authorizing the Executive Director to submit and sign The Annual Plan and the Five Year Plan for the Chelsea Housing Authority's Fiscal Year beginning January 1, 2008.

Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Robert McWatters	
Maria Rivera	
Stephen Roche	

D. Section 8 Administrative Plan

Upon a motion by Ms. Rivera, seconded by Mr. McWatters, the Members voted unanimously to adopt the amended Section 8 Administrative Plan for the Chelsea Housing Authority.

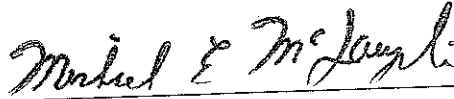
Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Robert McWatters	
Maria Rivera	
Stephen Roche	

October 3, 2007 Regular Meeting Minutes

III. ADJOURNMENT

At 6:15 P.M. upon a motion by Mr. Flynn, seconded by Ms. Rivera, the Members voted unanimously to adjourn the October 3, 2007 Regular Meeting.



Michael E. McLaughlin  
Executive Director

MM      1/9/08  
Initials      Date