

**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on January 19, 2005**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, January 19, 2005 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
Marion Howard
Robert McWatters
Stephen Roche

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted unanimously to approve the December 1, 2004 Regular Meeting Minutes, as presented.

II. NEW BUSINESS

A. Administrative Union Contract

After a discussion, the Executive Director explained the changes to the Administrative Union Contract. Upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted unanimously to approve the Administrative Union Contract from January 1, 2005 to December 31, 2007, as presented.

B. Annual Operating Budget for State-Aided Housing
Fiscal Year 2005

A discussion was held between the Executive Director and the Board of Commissioners concerning the Annual Operating Budget for State-Aided Housing for 2005. Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to approve the proposed Operating Budget for State-Aided Housing for the Chelsea Housing Authority for Fiscal Year ending December 31, 2005. Upon a roll call the "AYES" and "NAYS" were as follows:

January 19, 2005 Regular Meeting Minutes

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	
Stephen Roche	

III. UNFINISHED BUSINESS

A. Revised Five Year Agency Plan, 2005-2009

After a discussion, the Executive Director explained the changes to the Five Year Agency Plan. Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to approve the revised Five Year Agency Plan, as presented. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	
Stephen Roche	

B. CHA Contract for the Provision of Supplemental Police Services

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to postpone consideration of this item.

IV. ADJOURNMENT


At 6:15 P.M. upon a motion by Ms. Howard, seconded by Mr. McWatters, the Members voted unanimously to adjourn the January 19, 2005 Regular Meeting.

Approved: _____

Initials

Date

2/23/05


Michael E. McLaughlin
Executive Director

**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on February 23, 2005**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, February 23, 2005 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
Marion Howard
Robert McWatters
Stephen Roche

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to adopt the January 19, 2005 Regular Meeting Minutes, as presented.

II. NEW BUSINESS

A. Reappointment/Henry Cordero

The Executive Director announced and the Members congratulated Chairman Cordero on his reappointment to the Board of Commissioners of the Chelsea Housing Authority.

B. Resignation/Denise Rodriguez

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to accept the resignation of Denise Rodriguez, Housing Manager, effective February 18, 2005.

III. UNFINISHED BUSINESS

A. Certificate of Substantial Completion

Upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted unanimously to authorize the execution of the Certificate of Substantial Completion for the playgrounds at the Prattville and Innes

February 23, 2005 Regular Meeting Minutes

Developments: Howard Park and Repici-Brenes Park, and to authorize the Executive Director or the Director of Operations to sign the necessary documents.

B. Chelsea Green Space and Recreation Committee

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to allow the Chelsea Human Services Collaborative's Green Space and Recreation Committee and their contractors permission to access and utilize a portion of our land adjacent to the Chelsea Housing Authority office at 54 Locke Street, Chelsea for the purposes of salt marsh restoration and bank stabilization, as outlined in the attached Memorandum of Understanding and to authorize the Executive Director or Director of Operations to sign any necessary documents.

C. Modernization Update

The Director of Modernization discussed an overview of the upcoming projects working their way through the DHCD process during 2005. He also updated the Members of the REAC Inspections, which took place in December, 2004, in which the Authority achieved its highest score since REAC began these inspections.

D. Management Assessment for Public Housing Agencies

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to approve Resolution #1 and submit the Management Assessment for Public Housing Agencies (MASS), as presented. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	
Stephen Roche	

E. Section 8 Management Assessment Program (SEMAP)

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to adopt Resolution #2 and submit the Section 8 Management Assessment Program (SEMAP), as presented. Upon a roll call the "AYES" and "NAYS" were as follows:

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AYES
Henry Cordero
Patrick Flynn
Marion Howard
Robert McWatters
Stephen Roche


NAYS
None

F. CHA Contract for the Provision of Supplemental Police Services

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to postpone consideration of this item.

IV. ADJOURNMENT

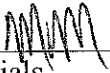
At 6:15 P.M. upon a motion by Ms. Howard, seconded by Mr. Flynn, the Members voted unanimously to adjourn the February 23, 2005 Regular Meeting.



Michael E. McLaughlin
Executive Director

Approved: _____

Initials



Date



**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on March 9, 2005**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, March 9, 2005 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 at 5:38 P.M.
Marion Howard
Robert McWatters

Stephen Roche was absent.

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to adopt the February 23, 2005 Regular Meeting Minutes, as presented.

II. NEW BUSINESS

A. Maintenance Contract
Firemen and Oilers – Local 3, S.E.I.U.

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to approve a three (3) year Maintenance Contract beginning April 1, 2005 to March 31, 2008, as amended.

B. Executive Director's Contract Amendment

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to amend the Executive Director's contract allowing him the authority to hire and fire all employees of the Chelsea Housing Authority.

III. UNFINISHED BUSINESS

A. Public Housing Assessment System Update (PHAS)

March 9, 2005 Regular Meeting Minutes

The below is a list of the four (4) pieces of the PHAS report and inspection to HUD as presented by the Director of Modernization:

- Financial (30) points
- Management (30) points
- Resident (10) points
- Physical (30) points

B. Housing Manager Appointment


The Executive Director announced to the Members he would be appointing a new Housing Manager for the Margolis and Buckley Apartments within the next week.

C. CHA Contract for the Provision of Supplemental Police Services

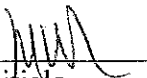
Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to postpone consideration of this item.

IV. ADJOURNMENT

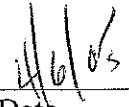
At 6:20 P.M. upon a motion by Ms. Howard, seconded by Mr. McWatters, the Members voted unanimously to adjourn the February 23, 2005 Regular Meeting.



Michael E. McLaughlin
Executive Director



Initials



Date

**MINUTES OF THE REGULAR/ANNUAL MEETING of the
CHELSEA HOUSING AUTHORITY
held on April 6, 2005**

A Regular/Annual Meeting of the Chelsea Housing Authority was held on Wednesday, April 6, 2005 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
Marion Howard
Robert McWatters
Stephen Roche

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to adopt the March 9, 2005 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, Ms. Howard seconded the nomination
- b. There being no objection, nominations were closed
- c. Mr. Cordero accepted the nomination
- d. The Members voted Mr. Cordero, Chairman
The vote was as follows:

AYES	NAYS
Patrick Flynn	None
Marion Howard	
Robert McWatters	
Stephen Roche	

April 6, 2005 Regular/Annual Meeting Minutes

2. Vice Chairman

- a. Mr. Roche nominated Mr. McWatters to serve as Vice Chairman
Ms. Howard 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
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Stephen Roche	

3. Treasurer

- a. Mr. McWatters nominated Mr. Roche to serve as Treasurer
Ms. Howard 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
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

4. Assistant Treasurer

- a. Mr. Roche nominated Ms. Howard to serve as Assistant Treasurer
Mr. McWatters seconded the nomination
- b. There being no objection, nominations were closed

April 6, 2005 Regular/Annual Meeting Minutes

- c. Ms. Howard accepted the nomination
- d. The Members voted Ms. Howard, Assistant Treasurer
The vote was as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Robert McWatters	
Stephen Roche	

B. Federal and State Grievance Panel

The following individuals listed below have been appointed by the Resident Organization to be Panel Members of the Chelsea Housing Authority's State and Federal Grievance Panel:

Maria Hernandez, Chairperson
Helen Zucco, Alternate Chairperson

James McNichols, CHA Employee
Angel Mojica, Alternate CHA Employee

Marcia Martinez, Panel Member (Resident)
Dorothy Hearon, 1st Alternate Panel Member
Carolyn Parow, 2nd Alternate Panel Member
Theresa Zenga, 3rd Alternate Panel Member
Laurie Pelosi, 4th Alternate Panel Member
Rosa Merced, 5th Alternate Panel Member

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to adopt the State and Federal Grievance Panel, as presented, and to approve Maria Hernandez as Chairperson replacing Laurie DiPlatzi who became a Chelsea Housing Authority employee on March 21, 2005.

C. "Elder Watch Program"

The Members commended the Elder Watch Team, Linda Thibodeau, Director of Housing Management, Paul McCarthy, Director of Public Safety, and John Koch, Resident Services Coordinator for a rapid response and effectively assisting an Elderly Resident of the Chelsea Housing Authority to have her annuity rescinded and the salesman and his employer held accountable.

April 6, 2005 Regular/Annual Meeting Minutes

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members approved and signed documents for each employee's personnel file and to allow each person a day off for a job well done.

D. 2004 Annual Report

Upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted unanimously to approve the 2004 Annual Report, as presented.

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	
Stephen Roche	

E. Policy for Swimming Pools, Swing Sets and Trampolines
State and Federal Public Housing

Upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted unanimously to adopt a policy which prohibits Residents from having swimming pools, swing sets and trampolines at both State and Federal Public Housing Developments.

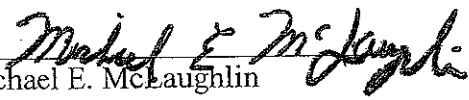
III. UNFINISHED BUSINESS

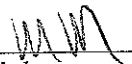
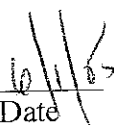
CHA Contract for the Provision of Supplemental Police Services

Upon a motion by Ms. Howard, seconded by Mr. McWatters, the Members voted unanimously to postpone consideration of this item.

IV. ADJOURNMENT

At 6:05 P.M. upon a motion by Ms. Howard, seconded by Mr. McWatters, the Members voted unanimously to adjourn the April 6, 2005 Regular/Annual Meeting of the Chelsea Housing Authority.


Michael E. McLaughlin
Executive Director

Approved:  
Initials Date

**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on June 1, 2005**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, June 1, 2005 at the Maintenance Facility of the Chelsea Housing Authority, 51 Exeter 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
Marion Howard
Stephen Roche

Robert McWatters was absent due to illness.

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted unanimously adopt the April 6, 2005 Regular/Annual Meeting, as presented.

II. NEW BUSINESS

A. Opening of the Federal and State Family Waiting List and the MRVP and AHVP Voucher Program

Upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted unanimously to authorize the Chelsea Housing Authority to open the waiting list for all bedroom sizes on or about August 1, 2005 for the following programs:

State-Aided Family
Federal-Aided Family
Alternative Housing Voucher Program (AHVP)
Massachusetts Rental Voucher Program (MRVP)

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

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	

June 1, 2005 Regular Meeting Minutes

Stephen Roche

B. Annual Operating Budget for State-Aided Housing Fiscal Year 2005

Upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted unanimously to approve the proposed Operating Budget for State-Aided Housing for the Chelsea Housing Authority for Fiscal Year ending December 31, 2005. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Stephen Roche	

C. Turnover Averages – 2005

The Director of Resident Selection, Albert Ewing, reviewed the Monthly Turnover Report. The total number of vacant apartments for the month of May, 2005 was 17. The turnover days for State was 5 and Federal was 2. The overall number of days to turnover an apartment was 7.

D. MassNahro Outstanding Agency Award

The Executive Director and the Board of Commissioners congratulated the Director of Public Safety, Paul McCarthy, for receiving the MassNahro Outstanding Agency award for innovative programs and services and demonstrated excellence in the area of Public Safety for its Residents.

E. Quarterly Report

The Executive Director presented and the Members reviewed the quarterly report for the previous quarter for the 400-1 and MRVP Programs.

III. UNFINISHED BUSINESS

CHA Contract for the Provision of Supplemental Police Services

Upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted to postpone consideration of this item.

IV. ADJOURNMENT

At 6:10 P.M. upon a motion by Ms. Howard, seconded by Mr. Flynn, the

June 1, 2005 Regular Meeting Minutes

Members voted unanimously to adjourn the June 1, 2005 Regular Meeting of the Chelsea Housing Authority.



Michael E. McLaughlin
Executive Director

Approved: _____
 Initials Date

**MINUTES OF THE REGULAR MEETING/EXECUTIVE SESSION of the
CHELSEA HOUSING AUTHORITY
held on September 28, 2005**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, September 28, 2005, at the Administrative Office, 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
Marion Howard
Robert McWatters

Stephen Roche was absent.

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Flynn, seconded by Mr. McWatters, the Members voted unanimously to adopt the June 1, 2005 Regular Meeting Minutes.

II. EXECUTIVE SESSION

After the Executive Director explained to the Resident that her appeal could be held either in Public Session or Executive Session, the Resident chose to have her appeal heard in Executive Session.

At 5:35 P.M. upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to recess to Executive Session to discuss a Resident's appeal of an MRVP Voucher. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

At 5:45 P.M. upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to reconvene the Public Session Meeting. Upon a roll call the "AYES" and "NAYS" were as follows:

September 28, 2005 Regular Meeting Minutes

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

After reconvening in Public Session, the Members voted unanimously to uphold the Grievance Panel's decision to terminate the Resident's MRVP Subsidy.

III. NEW BUSINESS

- A. Bathroom access panels and ceiling at Prattville, 200-2
Grant contract with DHCD
Grant Contract Award: \$203,200.00

Upon a motion by Mr. Flynn, seconded by Mr. McWatters, the Members voted unanimously to approve the standard Contract for Capital Improvement Work Plan No. 1038, Project No. 057066, between the Commonwealth of Massachusetts and the Authority in the amount of \$203,200.00 and authorizing its execution in connection with the modernization and administration of the State-Aided Housing Program, 200-2, Prattville Development, and to authorize the Executive Director or the Director of Operations to sign the contract documents. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

- B. Architectural/Engineering Contract with CSS Architects, Incorporated

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to approve CSS Architects, Incorporated as the architect for the bathroom access panels and ceiling work at the Prattville Apartments, and to authorize the Authority to enter into a standard DHCD contract with CSS Architects, Incorporated with a design fee of \$33,500.00, subject to DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the contract documents. Upon a roll call the "AYES" and "NAYS" were as follows:

September 28, 2005 Regular Meeting Minutes

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

C. Contract with the Osborn Engineering Company

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to authorize the execution of a contract with The Osborn Engineering Company for the HUD energy audit at the Scrivano, Mace and Margolis Apartments in the amount of \$5,300.00, subject to HUD approval, and to authorize the Executive Director or the Director of Operations to sign the contract documents. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

D. FY06 Budgets

1. FY06 Federal Operating Budgets

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously that the Federal Aided Family and Elderly Housing Operating Budget for FY06 of the Chelsea Housing Authority be approved as presented by the Executive Director

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

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

2. FY06 State Operating Budgets

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously that the State Aided Family and Elderly Housing Operating Budget for FY06 of the Chelsea

September 28, 2005 Regular Meeting Minutes

Housing Authority be approved as presented by the Executive Director. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

3. FY06 Section 8 Operating Budget

Upon a Motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously that the Section 8 Operating Budget for FY06 of the Chelsea Housing Authority be approved as presented by Executive Director. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

4. MRVP Operating Budgets

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously that the MRVP Operating Budget for FY06 of the Chelsea Housing Authority be approved as presented by the Executive Director. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

E. Anti-Discrimination, Anti-Harassment, and Anti-Retaliation Policy of the Chelsea Housing Authority

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to adopt the Anti-Discrimination, Anti-Harassment and Anti-Retaliation Policy, as presented.

F. Chelsea Housing Authority's Reasonable Accommodation Policy and

September 28, 2005 Regular Meeting Minutes

Procedures for Prospective and Existing Tenants with Disabilities

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to adopt the CHA's Reasonable Accommodation Policy and Procedures for Prospective and Existing Tenants with Disabilities, as presented.

G. Tenant-on-Tenant Harassment Policy

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to adopt the Tenant-on-Tenant Harassment Policy, as presented.

H. Pet Policy

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to adopt the revised CHA's Pet Policy, as presented.

I. Hiring Policy

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to approve the Hiring Policy, as presented.

J. State Grievance Panel

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to approve the individuals listed below to be Panel Members on the Chelsea Housing Authority's State Grievance Panel:

Michelle Dwyer
Louis Spagnola
Delores Harloff

K. Purchase of Vehicle

Upon a motion by Mr. McWatters, seconded by Ms. Howard, the Members voted unanimously to approve the purchase of a new Vehicle (Jeep) for the Executive Director and also to allow the Maintenance Supervisor to take a vehicle home because of him being on call 24 hours a day. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES

NAYS

September 28, 2005 Regular Meeting Minutes

Henry Cordero None
Patrick Flynn
Marion Howard
Robert McWatters

IV. UNFINISHED BUSINESS

A. 2003 Federal Capital Fund Grant, \$942,064.00

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to authorize closing out the 2003 Federal HUD Capital Fund Grant #MA06P01650103 and #MA06P01650203 in the amount of \$942,064.00 and to authorize the Executive Director or the Director of Operations to sign the close-out documents.

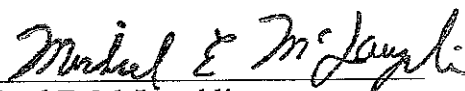
AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

B. Chelsea Housing Authority Contract for the Provision of Supplemental Police Services

Upon a motion by Ms. Howard, seconded by Mr. McWatters, the Members voted unanimously to postpone consideration of this item.

V. ADJOURNMENT

At 6:15 P.M. upon a motion by Ms. Howard, seconded by Mr. McWatters, the Members voted unanimously to adjourn the September 28, 2005 Regular Meeting of the Chelsea Housing Authority.



Michael E. McLaughlin
Executive Director

Initials

Date

**MINUTES OF THE REGULAR MEETING/EXECUTIVE SESSION of the
CHELSEA HOUSING AUTHORITY
held on September 28, 2005**

The Chairman called the Executive Session to order at 5:35 P.M. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

Attendance:

Michael McLaughlin, Executive Director
Linda Ferullo, Office Manager
Iris Perez, Leased Housing Coordinator
Alexandra Jimenez, Program Representative
Norma Mercado, Resident
Yesenia Mercado, Resident's Daughter

After the Executive Director explained to the Resident that her appeal could be held either in Public Session or Executive Session, the Resident chose to have her appeal heard in Executive Session.

I. TERMINATION OF AN MRVP SUBSIDY

The Chelsea Housing Authority's Leased Housing Department terminated Ms. Mercado's participation in the Rental Assistant Program (MRVP) effective July 31, 2005

On July 13, 2005 Ms. Mercado went before the CHA's Grievance Panel, which upheld the Authority's prior decision.

On August 1, 2005 Ms. Mercado appealed the Grievance Panel's decision to CHA's Board of Commissioners.

The Chelsea Housing Authority's Leased Housing Department and Ms. Mercado presented their cases to the Members.

II. ADJOURNMENT

At 5:45 P.M. upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to reconvene the Public Session Meeting. Upon a roll call the "AYES" and "NAYS" were as follows:

**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on October 5, 2005**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, October 5, 2005, in 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 at 5:45 P.M.
Marion Howard
Robert McWatters
Stephen Roche

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. McWatters, seconded by Mr. Roche, the Members voted unanimously to adopt the September 28, 2005 Regular Meeting Minutes, as presented.

Upon a motion by Mr. McWatters, seconded by Mr. Roche, the Members voted unanimously to adopt the September 28, 2005 Executive Session Minutes, as presented.

II. NEW BUSINESS

A. Section 8 Voucher Applicable Payment Standards

Upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted unanimously to adopt the Section 8 Voucher Applicable Payment Standards for bedroom sizes 0 thru 4, as presented.

B. Public Hearing

At 5:32 P.M. upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted unanimously to recess the October 5, 2005 Regular Meeting of the Chelsea Housing Authority.

At 5:35 P.M. the Members opened the Public Hearing to discuss the FY06 Annual/Five Year Plan.

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

At 5:55 P.M. the Members reconvened the October 5, 2005 Regular Meeting.

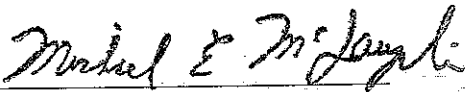
C. FY06 Annual/Five Year Plan

Upon a motion by Mr. Roche, 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, 2006. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	
Stephen Roche	

III. ADJOURNMENT

At 6:00 P.M. upon a motion by Ms. Howard, seconded by Ms. Flynn, the Members voted unanimously to adjourn the October 5, 2005 Regular Meeting.



Michael E. McLaughlin -
Executive Director

Initials

Date

**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on December 7, 2005**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, December 7, 2005, 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
Marion Howard at 5:35 P.M.
Robert McWatters
Stephen Roche

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to adopt the October 5, 2005 Regular Meeting Minutes, as presented. Ms. Howard was not present.

II. NEW BUSINESS

A. Introduction of New Housing Manager

The Executive Director introduced and the Members welcomed Alexandra Jimenez. Alex has recently been promoted from Program Representative for the Leased Housing Department to Housing Manager for Public Housing.

B. Personnel

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to approve the addendum to the Executive Director's contract, as presented. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	

December 7, 2005 Regular Meeting Minutes

Stephen Roche

C. Resolution

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to offer the Chelsea Housing Authority's Board of Commissioners, Executive Director and entire staff's support to the John M. Corcoran & Company's proposed Cabot Street residential unit development and to authorize the Executive Director to present Jay Ash, City Manager with a "Resolution" in support of the proposed housing development. Upon a roll call the "AYES" and "NAYS"

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	
Stephen Roche	

III. UNFINISHED BUSINESS

A. Modernization Update

The Director of Modernization reported the upcoming modernization construction for the year 2006.

B. Amendment to the Section 8 Administrative Plan

Upon a motion by Mr. Flynn, seconded by Mr. Roche, the Members voted unanimously to approve an Amendment to the Section 8 Administrative Plan, "Victims of Domestic Violence", as presented. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Marion Howard	
Robert McWatters	
Stephen Roche	

C. Annual Write-off

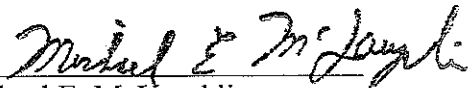
Upon a motion by Mr. Roche, seconded by Ms. Howard, the Members voted unanimously to approve the year-end write-off of the Authority's delinquent accounts receivable from tenants that have vacated their units as of December 1, 2005.

December 7, 2005 Regular Meeting Minutes

Federal Developments - \$3,589.28
State Developments - \$5,249.85

IV. ADJOURNMENT

At 5:50 P.M. upon a motion by Ms. Howard, seconded by Mr. McWatters, the Members voted unanimously to adjourn the December 7, 2005 Regular Meeting.



Michael E. McLaughlin
Executive Director

Approval Date