

Millbury Housing Authority

MINUTES

Date: February 8, 2012
Time: 10:00 A.M.

Present: Barbara Blavackas, Frances Gauthier, Veronica Wood, Lorraine Hayes, Mary Krumsiek
Absent: None

The Chairman called the meeting to order at 10:05 A.M.

Frances Gauthier made a motion to approve the minutes of the January 11, 2012 meeting. Lorraine Hayes seconded the motion. All in favor. Motion passed unanimously.

Veronica Wood made a motion to approve the Program 40001 Consolidated Account January 2012 vouchers in the amount of \$85,966.37. Lorraine Hayes seconded the motion. All in favor. Motion passed unanimously.

Mary Krumsiek made a motion to approve the MRVP January 2012 vouchers in the amount of \$19,742.50. Veronica Wood seconded the motion. All in favor. Motion passed unanimously.

The Fiscal 2011 year-end reports were reviewed. Frances Gauthier made a motion to accept the Fiscal year-end reports as presented. Lorraine Hayes seconded the motion. All in favor. Motion passed unanimously. After reviewing the Fiscal year-end reports all Board members signed the Year-End Financial Statements Certification requested by the Department of Housing and Community Development.

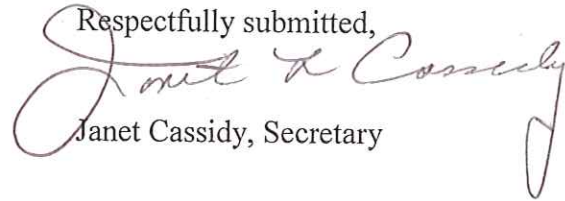
A lengthy discussion followed regarding the State Auditors report and a newspaper article that appeared in the Worcester Telegram and Gazette after the press release from the State Auditors office. While the press release from the State Auditor only mentioned that the three housing authorities whose audits had just been released all had reserve levels below the standards set by DHCD, the reporter from the newspaper delved into the reports and published additional negative information about the housing authorities. The Millbury Housing Authority was cited as having numerous violations of the State Sanitary Code. What was not explained in the article was that the units that were cited for violations were unoccupied units that had been off line for a number of years. Additionally, the length of time it has taken to get vacant apartments re-occupied was also cited in the Auditors report. Janet explained in a letter to the State Auditor that the reserves are below DHCD's recommended level because housing authorities have been under funded for the better part of a decade. While expenses have gone up dramatically over that period of time, subsidy has been either level funded or reduced. In order to pay ever-increasing expenses, such as utilities, retirement assessments, health and dental benefits, cost of maintenance materials, Labor and Industry rates, and contract costs, it has been necessary to spend reserve money just to keep operating. Also, rents are capped at 27% for families and 30% for elderly residents limiting income from rents. As for the units cited for Sanitary Code violations, we have tried, over the years to get sufficient funding to make the necessary repairs, but have been unsuccessful due to a lack of money available for extensive repairs. The issue of the length of time it has taken to reoccupy vacant units, the 21 days allowed by DHCD is not realistic in some cases. Many family units and some elderly units need extensive repairs when vacated and cannot be completed in that restrictive time frame. We are currently working with three maintenance personnel and averaging between 30

and 40 vacancies a year. In some cases it is not possible to turn over the apartments in DHCD's required time frame. Also, our maintenance personnel have additional duties to attend to other than apartment turnover.

Legislative Day in Boston on March 13, 2012 was discussed. Mary Krumsiek, Veronica Wood, Frances Gauthier and Janet Cassidy will attend.

There being no further business, Mary Krumsiek made a motion to adjourn the meeting at 10:58 a.m. Veronica Wood seconded the motion. All in favor. Motion passed unanimously.

Respectfully submitted,


Janet Cassidy, Secretary

Barbara F. Blunckas
Frances M. Gauthier
Lorraine M. Hayes
Mary Krumsiek
Veronica A. Wood