

Board Meeting

May 19, 2010

The Wareham Housing Authority Board of Directors meeting was called to order by Chairman at 11:00p.m.

Present: Donald Hall, Chairman

Martin Benoit

Paul Innis

Donna Barros

Absent Pat Zimmer

Other's Present: Josephine Chapman, Henry Fernandes

Pamela Sequeira, Executive Director

Chairman Hall asked for a motion to accept the minutes for the meeting held in April 21, 2010.

Motion: Moved by Paul Innis and seconded by Martin Benoit has presented to the board
Motion passed 3-0-1

Chairman Hall asked for a motion to review and pay the bills for the month of April..

Motion: Moved by Paul Innis and seconded by Martin Beniot to pay the bills for the month of March. Motion passed 3-0-0

Congratulation to Donald Hall for five more years

CPA Town Meeting – Article 43 passed at 2010 Spring Town Meeting

MassNahro Conference May 23-26 – Donna Barros and Donald Hall would like to call MassNahro and ask for a scholarship to continue the conference Tuesday May 25, 2010 Meeting at Redwood and Agawam Donna Barros requested taking up the meetings being alternate each month.

Motion: Moved by Donna Barros and seconded by Paul Innis to alternate the meetings each month starting June 2010 for one year. Executive Director will post changes at Town Hall, Redwood and Agawam.

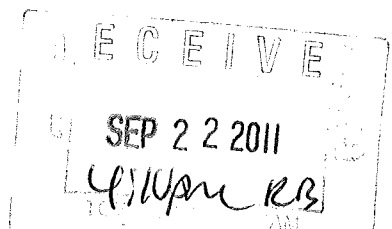
Motion passed 4-0-0

Executive Director Report: Vacancies are two and Fire Alarm System is being worked on at this time.

Executive Director requested the office to be closed June 14, and June 18, due to vacation.

Motion: Moved by Donna Barros and seconded by Martin Benoit to approve the Executive Director vacation June 11, 2010 thru June 18, 2010 with the office being closed.

Motion passed 4-0-0

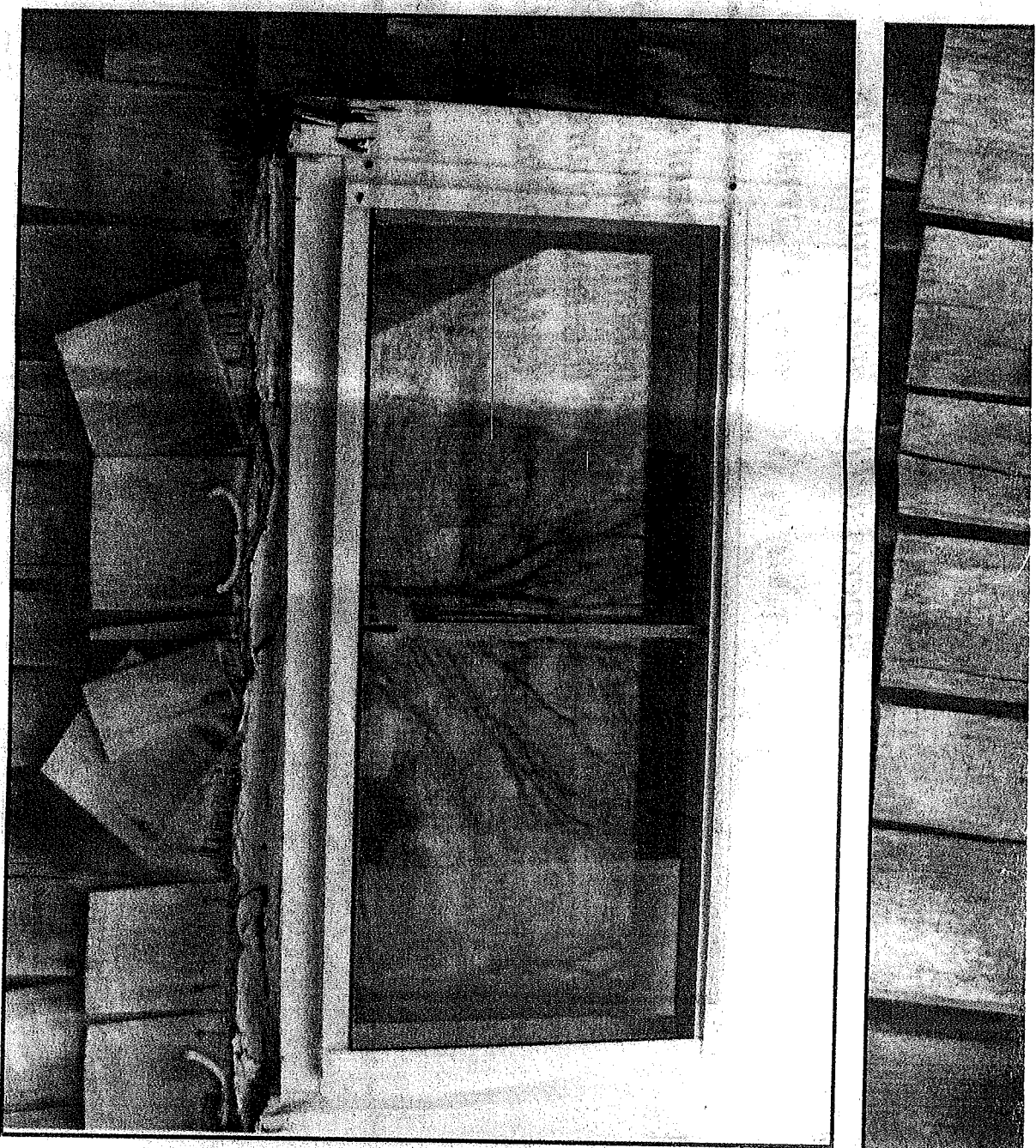


OF AFFORDABLE HOUSING, WHICH
serves both families and seniors.

"It's tough," said Framingham Housing Authority executive director Kevin Bumpus. "I've been here three years. It took three years of a lot of hard work (to get funding approval). We have invested so much time. It's a long process. In most housing authorities the timing for funding requests couldn't be worse because of the economy."

A range of possibilities lie in Agawam's future. Sequeira would like to see Agawam's 40 units demolished and 80 new units built on the site but she'd be happy with current units being rehabilitated and 40 new units (the maximum expansion allowable) being added. Gov. Patrick's pledge of more help has given hope, but hope has been tempered by the reality of the economy. It's possible that much-needed rehab work may get done, but even that might have to be done in stages over the next five to 10 years.

"It's all about the funding. Unless we locate funding we are at a standstill. I am trying to improve conditions so that people can continue to live here," Sequeira said.



... in Agawam Village

Although currently owned by the town, Little Neck Village's ownership will be transferred to developer EA Fish, qualifying it for different funding than that available to Agawam, which is state owned. Had a senior affordable housing project on the town-owned Westfield property been approved at town meeting its ownership could have also been transferred to a developer, qualifying it for funding similar to that granted for Little Neck Village.

The struggle to find funding for Agawam goes on. Sequeira said she has spoken with an aid to Pacheco. An appointment to meet with Rep. Susan Williams Gifford, cancelled because Gifford was unavailable, is being rescheduled. An application for a new state funding program known as "Mixed Financing Initiative" has been filed with assistance from Heaton.

According to Heaton only one project similar to the Agawam proposal has been funded by the Mixed Financing Initiative. Framingham's Westfield at Concord (built in 1954) has been awarded

Heaton, knowing the mixed funding initiative application may not be approved, continues to search for alternative funding opportunities.

Meanwhile more than 200 people remain on a waiting list for affordable housing in Wareham. Between five and 10 units become

available each year. WHA has 104 age restricted units. There are 64 at Redwood Park. Redwood is in better condition than Agawam, having received state funding in recent years to replace roofs, siding and asphalt.

"Go figure," Sequeira said. "Agawam was built in 1962, Red-

wood in 1972. The state funded repairs for Redwood, but turned down funding requests for Agawam."

Anyone who would like to offer assistance of any kind for the residents of Agawam Village can contact Sequeira at (508) 295-8031.

