

Board Meeting
September 9, 2010

The Wareham Housing Authority Board of Directors meeting was called to order by Chairman Barros at 1:33 p.m.

Present: Donna Barros, Chairman

Martin Benoit

Paul Innis

Donald Hall

Pat Zimmer

Pamela Sequeira, Executive Director
Absent: None

Other's Present: Richard Heaton, Marc Andrews & Richard Paulsen (has a copy of the Town Warrant to be held October 25, 2010).

Chairman Barros asked for a motion to accept the minutes for the meeting held in August 18, 2010.

Motion: Moved by Paul Innis and seconded by Pat Zimmer has presented to the board
Motion passed 5-0

Chairman Barros asked for a motion to review and pay the bills for the month of September.

Motion: Moved by Don Hall and seconded by Paul Innis to pay the bills for the month of September.
Motion passed 5-0-0

Mr. Heaton from H & H Associates LLP reviewed the proposal and asked the board if they would table the proposal until a later date.

Chairman Barros asked for a motion to review the Executive Directors' Contract
After a few question and answers the Board saw no problem and will view the contract again next August.

Budget for FY11 was given to the board to review for next month's meeting.
No one from the selectman was in attendance.

Atty. Pat Grace will be having a Board Training on October 12, 2010 @ 1:00 pm
Chairman Barros asked for a motion to have the meeting with the Town Officials at Agawam.

Motion: Moved by Don Hall and seconded by Martin Beniot to have the meeting at Agawam.
Motion passed 5-0-0

Executive Director Report: Vacancies are two at this time.
State Auditors will be doing a audit starting September 16, 2010

Tenant Participation: None

Chairman Barros asked if there was any further business to discuss.

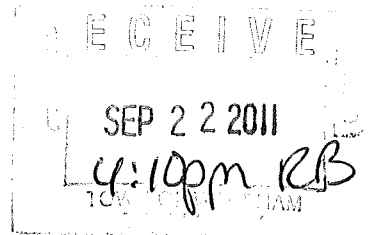
Motion: There being no further business to discuss Paul Innis moved and seconded by Don Hall to adjourn the meeting at 3:07 P.M.

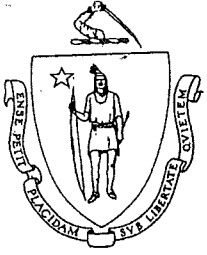
Motion passed on a vote 5-0.

Respectfully Prepared and Submitted by:

Pamela Sequeira, Executive Director

Approved by: Donna Barros, Chairman





Deval L. Patrick
Governor

Timothy P. Murray
Lieutenant Governor

Mary Elizabeth Heffernan
Secretary

The Commonwealth of Massachusetts
Department of Public Safety

Architectural Access Board
One Ashburton Place, Room 1310
Boston, Massachusetts 02108-1618

Phone 617-727-0660

Fax 617-727-0665

www.mass.gov/dps

Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

July 13, 2010

Wareham Housing Authority
57 Sandwich Road
Wareham, MA 02571

RE: Housing Authority, 57 Sandwich Road, Wareham (Docket Number C09-219)

Dear Sir/Madam;

The Board will be visiting the above mentioned site on **August 2, 2010 at 2:30 p.m.**

Please have someone available at the site to answer any questions.

If you have any questions or concerns before the visit, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark E. Dempsey".

Mark E. Dempsey
Compliance Officer
Architectural Access Board

cc: Local Building Inspector
Disability Commission
Independent Living Center
Complainant



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Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

TO: Local Building Inspector
Independent Living Center
Local Commission on Disability
Complainant

FROM: Architectural Access Board

RE: Housing Authority
57 Sandwich Road
Wareham

DATE: 7/13/2010

Enclosed please find a copy of the following material regarding the above location:

☐ Application for Variance

☐ Decision of the Board

☐ Notice of Hearing

☐ Correspondence

☒ Letter of Meeting

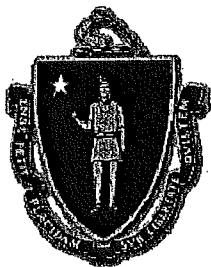
☐ Stipulated Order

☐ First Notice

☐ Second Notice

The purpose of this memo is to advise you of action taken or to be taken by this Board. If you have any information which would assist the Board in this case, you may call this office, or you may submit your comments in writing to the above address.

Thank you for your assistance.



The Commonwealth of Massachusetts
Department of Public Safety
Architectural Access Board

One Ashburton Place, Room 1310
Boston Massachusetts 02108-1618

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Docket Number

(Office Use Only)

REQUEST FOR ADJUDICATORY HEARING

RE: _____
Name and address of building as appearing on application for variance

I, _____, do hereby request that the Architectural Access Board
conduct an informal Adjudicatory Hearing in accordance with the provisions of 801 CMR Rule 1.02 et.
seq. as I am aggrieved by the decision of the Board with respect to Section(s) _____
of the Rules and Regulations of the Architectural Access Board, 521 CMR.

I understand that I may request such a hearing within **thirty (30) days** of receipt of the Notice of Action.

Date: _____

Signature

PLEASE PRINT:

Name

Address

City/Town

State

Zip Code

E-mail

Telephone

PLEASE NOTE:

This form must be received by the Board **within thirty (30) days** after receipt of the Notice of Action.

Complaint at Agawam Village draws state evaluation

Handicap-accessibility at issue in 1964 facility

By Cyrus Moulton
cyrus@warehamweek.com

Following a special inspection on Monday, the State Department of Public Safety's Architectural Access Board will cite the Wareham Housing Authority for violations to handicap-accessibility codes and will recommend that the authority apply for variances and make minor changes to bring public areas of the facility into full compliance.

"I know that money is tight, but it's been going on too long," said Henry Fernandes, a resident and former handicap inspector for the Town, who had complained to the housing authority about the issue in 2009. He received an invitation to the board's September 2009 meeting, but said that he wasn't allowed to speak. Dissatisfied, he complained to the state as well as the office of State Senator Marc Pacheco (D-Taunton).

Agawam Village was built in 1964, four years before the Americans with Disabilities Act required that all public buildings be accessible to handicapped persons. Three areas at the state-owned, affordable-housing development were evaluated on Monday.

A temporary, steel ramp leading to the Housing Authority's office was found to be noncompliant for several reasons: the width between the handrails was too narrow, there was a hump in the center of the ramp, and the hinge-side of the door didn't have the necessary 18-inch clearance. Most importantly, it was a temporary structure that was inappropriate for the building's use.

"Temporary ramps are for people who have had a short-term disability, or if you have to allow a handicapped person to access a stage for a special event, said Thomas Hopkins, executive director of the State's Architectural Access Board, who conducted the visit. "But a permanent housing-authority office should have something permanent and built in a permanent way. It moved with the weight of my wheelchair [Hopkins is handicapped] going over it."

A concrete ramp providing access to the community building was too narrow by an inch-and-a-half, and also had an incorrect slope.

Finally, the facility lacked a sign that labeled the handicapped parking space for visitors as van accessible.

Although formal recommendations will be made in their report of the visit,

Executive Director Thomas Hopkins said that the fixes were relatively minor. Issues could be brought into compliance if the Housing Authority applied for variances, replaced the temporary ramp, and added new signage.

He expressed dismay, but not surprise when a member of the Housing Authority told him that the person who had sold them the temporary ramp in 2000 had insisted it was fully compliant. Unfortunately, the authority did not apply for a building permit, so that the noncompliance was not picked up by a building inspector in reviewing the work.

Hopkins suggested that the Housing Authority apply for a variance for the ramp to the community building. He noted that the steel handrails were strong and that he could access the building and its bathrooms.

The handicapped-parking could be corrected by ordering the appropriate signage.

Hopkins said that he didn't know how much the estimated fixes would cost.

As a result of the visit, the state will cite the housing authority for the violations and issue a site report with recommended fixes. Hopkins offered his office's assistance in helping the Housing Authority submit applications for variances, and pledged to work with local officials on devising a satisfactory timeline for the repairs, particularly concerning the temporary ramp which may need to be done in stages to allow continuous access to the building where tenants pay their rent.

"To me these seemed like simple things to fix, or to allow variances for," Hopkins said. "We didn't find slopes that were glaringly dangerous, and this is not an unusual process at all. I thought that the housing authority was extremely helpful and cooperative."

Housing Authority Executive Director Pam Sequiera said that she could not comment on the visit, or the potential next steps, until after the housing authority's next meeting.

Fernandes said he was satisfied that they would replace the temporary ramp.

"I'm a trouble maker," he joked. "But today or tomorrow I might have to have a wheelchair...I live here, and I have to protect myself if I get injured and help my [handicapped] neighbors."

Henry Fernandez complainant

CHARLES
JEMPLE
MAINTENANCE

3.7 Change in use. 1995

OLD OFFICE. HAD RAMP PUT IN

4¹¹ L.P.S.

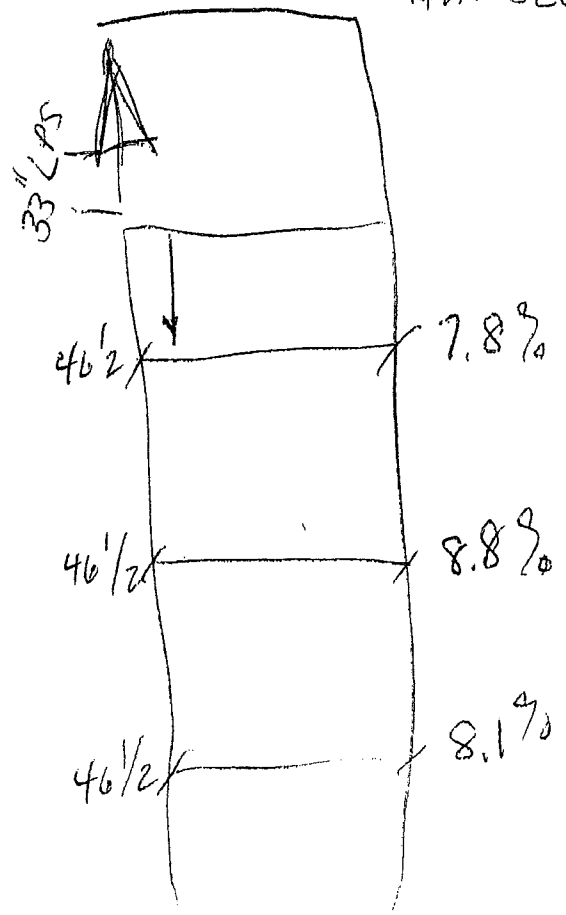
8 SPACES

* DOOR HAS
ROUND DOOR KNOB

MAINTENANCE / LAUNDRY

BLDG LEVER

HANDLE



Henry FERNANDEZ complainant
 → Pam SEQUEIRA Ex Dir H.A.
 Donna BARROS H.A. Board Ch.
 Marty BENNETT H.A. Board Member

CHARLES
 JEMPLE
 MAINTENANCE

Apt. CHANGED to Housing Authority

3.7 CHANGE IN USE. 1995

OLD OFFICE. HAD RAMP PUT IN

4" L.P.S.

VISITOR PARKING

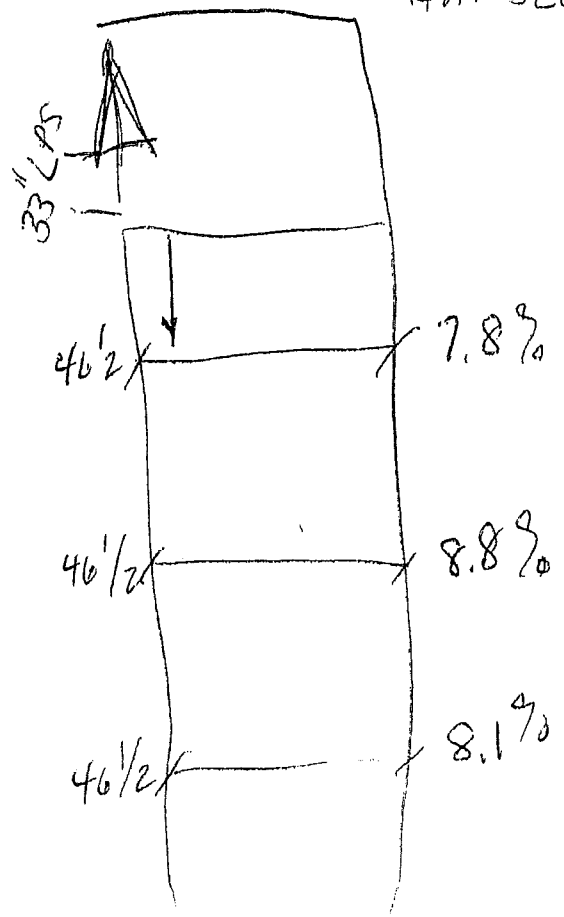
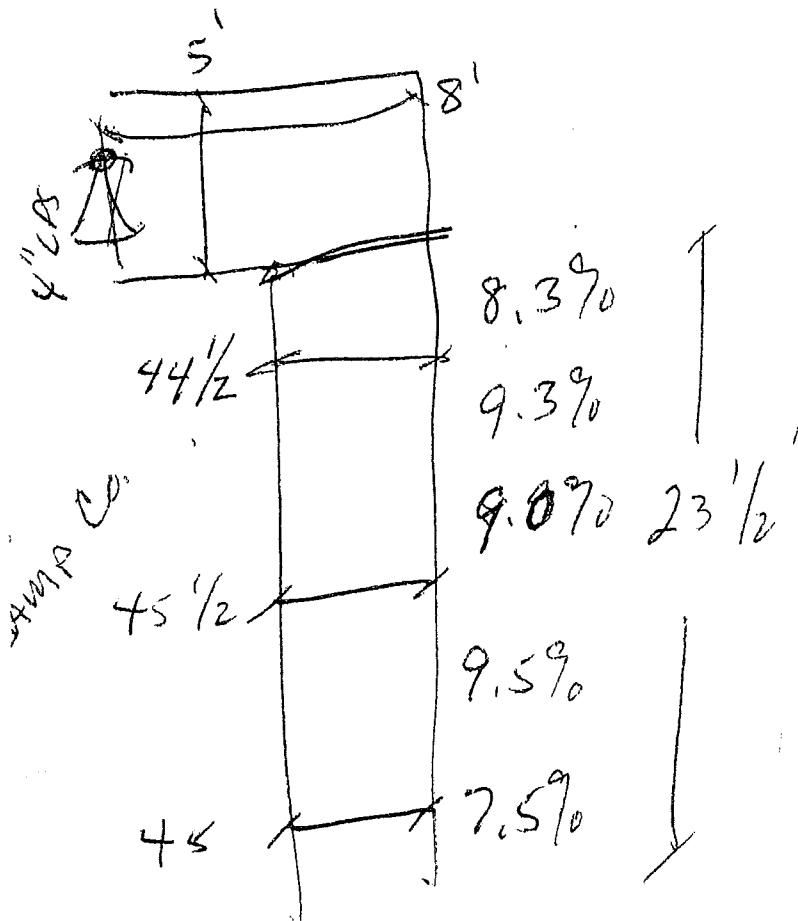
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* DOOR HAS
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MAINTENANCE / LAUNDRY

BLDG LEVER

HANDLE



August 13, 2010

Community Preservation Committee
c/o Selectman's Office
Memorial Town Hall
54 Marion, Rd
Wareham, MA 02571

Re: Application

Dear Chairman Miller:

We would like to submit this application to you for the fall Town Meeting in October 2010. We hope in reviewing this application you would inform us of any errors or omissions we have made.

Over the last five years we have been reviewing the housing needs report. With cost increasing and the state of the real estate market, new and improved units here at Agawam Village and Redwood Park can not only add to the overall quality of live but also its curb appeal in Wareham. Meeting housing needs is one part of the larger vision to have a health community where residents can grow old together with their families.

We have established a relationship with the Board of Selectman, Council on Aging, Community and Economic Development Authority and Department of Housing and Community Development. With some matching funds we can produce a sizeable amount of elderly/handicap units that the Town of Wareham can be proud of.

If you have any questions or concerns feel free to call or write the above address.

Sincerely,

Pamela Sequeira
Executive Director

Cc: Leslie Bos, DHCD
Richard Heaton, H&H Associates
Chris Riley, CEDA

Toolsie
September 14th & 15th



Center for Faith-Based
& Community Initiatives

TWO-DAY WORKSHOP

8:30AM TO 4:30PM EACH DAY

FREE GRANT WRITING TRAINING

**LEARN THE ART AND SCIENCE OF GRANT WRITING FROM
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HUD COMMON FACTORS FOR AWARD

THE TEN COMMANDMENTS OF GRANT WRITING

WORKING WITH LOCAL GOVERNMENTS

ORGANIZATIONAL CAPACITY BUILDING

COALITION BUILDING

PEOPLES BAPTIST CHURCH OF BOSTON
134 CAMDEN STREET
BOSTON, MA. 02118

Space is limited register today!!

[HTTP://WWW.HUD.GOV/EMARC/INDEX.CFM?FUSEACTION=EMAR.REGISTEREVENT&EVENTID=560&UPDATE=N](http://www.hud.gov/emarc/index.cfm?fuseaction=EMAR.REGISTEREVENT&EVENTID=560&UPDATE=N)

HUD Contact:

e:mail to Raymond.A.jordan@hud.gov

e:mail to Avae.Thomas@hud.gov

In compliance with the American with Disabilities Act, individuals wishing to attend this training who require special accommodations including services for the hearing impaired, should contact Raymond Jordan on the HUD Free Grants Writer Workshop Hot Line 617-994-8210.