

Housing Authority

MINUTES OF THE JULY 8, 2009 BOARD OF COMMISSIONERS MEETING HELD
AT 87 MAPLE STREET, ORCHARD KNOLL, AT 7:00 P.M.

MEMBERS PRESENT:

Eva Gambaccini, Chairman
Emily Witkus, Treasurer
Joan Welsh, Asst Treasurer

MEMBERS ABSENT:

Richard Duguay, Asst Chairman
Paul Menard, Secretary

OTHERS PRESENT:

Anita Sullivan, Executive Director

The Regular Meeting of the Board of Commissioners was called to order at 7:00 p.m. by Chairman, Eva Gambaccini.

New Business:

Anita shared emails from NAHRO in regards to the critical issues regarding budget cuts and how they are going to effect housing authorities. Rents have been reduced in family housing due to unemployment, there are increases in costs due to utility increases and state mandated maintenance labor rates. The cuts will mean unfunded capital improvements and lower subsidy amounts. The governor is proposing a budget that would CUT the amount Housing Authorities had last year. The State is broke and unable to fund the necessary and routine upkeep of public housing. Local Housing Authorities are being mandated to house those people with the lowest incomes and the State is expecting the Authorities to be able to operate with Decreased revenues and Increased costs and cuts to subsidy.

Anita received a call from a developer looking for land for affordable housing. At this point the Board decided any funds available should be spent to maintain existing buildings which are in desperate need of roofs and other maintenance which has been deferred due to limited and non existent housing.

DHCD has began the capital planning seminars. The amount of funding is still in question. Every Housing Authority was required to send someone to learn all about the Capital Planning System, some of which is up and running, but no funds exist currently to fund any capital projects.

There is a Town Wide Planning Committee Meeting that the Housing Authority Board has been invited and encouraged to attend. It is a joint meeting being held with the Housing Task Force to re-evaluate the current Master Plan and update to incorporate

necessary changes since it was first created five years ago. The Meeting will be held Tuesday, September 1st at 7:00 p.m. at the Town Hall.

Every Housing Authority was required to send a staff member to attend a Seminar on Lead Paint Training and Compliance. The regulations and related training material is only for Housing Authorities with units built prior to 1978, but it was still required by DHCD that every Housing Authority send one member of the staff. It was a day long training.

Unfinished Business:

The Board members continue to assess how the Authority will best serve the W. Boylston community and will form a mission statement when the direction is clearly defined.

After meeting with the Attorney and feedback from several other Housing Authorities it seems our best course of action for the laundry contract is to work with our current vendor to get new machines. Anita has been directed to another Representative as recommended by several other Housing Authorities and is to meet with Jay Lizotte on Friday. The Attorney suggested cancelling the contract as soon as the new one is signed so our options are open the next time around.

Anita has received two bids for replacement of the roofs on the 667-1 and 705-1 developments. All of the shingles are original and the buildings were built in 1983. Anita will gather all of the information so that the Board can determine what they will ask the Community Preservation Committee to approve. We need to know how much is available.

Maintenance Report

Chuck and John finished the Spring cleanup. The pile of debris that was at the front of the property was moved into the area behind the garage. Traffic leaving the property was having their view obstructed with the pile of debris, so Chuck moved it.

Executive Director's Report

The July/August NAHRO newsletter has not been received.

The July checks were reviewed and signed.

Anita will be on vacation from July 13th through July 17th and on July 21st.

Review & Approval of Minutes

Emily Witkus made a motion to accept the minutes of the Regular Board Meeting held June 3, 2009. Joan Welsh seconded the motion. All in favor.

Adjournment

Emily Witkus made a motion to adjourn the meeting at 7:45. Joan Welsh seconded the motion. All in favor.

Respectfully submitted,

Anita Sullivan
Executive Director