

Housing Authority

MINUTES OF THE SEPTEMBER 16, 2009 BOARD OF COMMISSIONERS
MEETING HELD AT 87 MAPLE STREET, ORCHARD KNOLL, AT 7:00 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Paul Menard, Secretary

OTHERS PRESENT:

Anita Sullivan, Executive Director

The Regular Meeting of the Board of Commissioners was called to order at 7:05 p.m. by Chairman, Eva Gambaccini.

New Business:

Anita, Joan and Eva attended the Town Wide Planning Committee meeting on September 1, 2009. There was a discussion on Population & Housing Section of the Master Plan. The items in the Plan where the Housing Authority is mentioned as having some responsibility is "Seek finding to build additional rental units for low and Moderate Income Households" and "Form collaborative relationships to increase the use of project based section 8 certificates and vouchers". At this time of financial crisis the State does not have any funds to build moderate or low income housing. It is the priority of the Housing Authority to preserve the units at 87 Maple Street. Section 8 vouchers and certificates can not be used at Orchard Knoll, as it is state-aided public housing, each resident only pays 27-30% of their rent based on income. Michelle Harris has made information available in regards to funds available for readying and maintaining units, possible for DMR & DMH clients. She also was going to research a program where Certificates might be used permanently for a specific apartment which could be counted as an affordable unit. This would require deed restrictions.

The Budget Guidelines have not been distributed as budget cuts are still being considered. The severe budget cuts could mean that units of state-aided housing go vacant until money is allocated. State public housing is grossly underfunded and is documented in reports by the State Auditors Office, Harvard Cost Study and the Joint Committee of the Massachusetts Legislature. Some predict worse than zero increases, perhaps cuts, which would be disastrous for most housing authorities.

There was yet another Capital Planning Inspection, this time the 667-1 & 667-2 units were inspected. The information gathered will be compiled with the information

gathered in the 2006/2007 Inspections of the family and 689 units and capital funding will be awarded based on need. As always the need is greater than the funds and at this time there is no way to determine how much our Housing Authority will receive. The information from the inspection should be received in a few weeks.

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. After a discussion it was decided that those roofs MOST in need may be \$25,000. All of the other elderly and family original roofs are bad but perhaps could remain untouched for another year. At that time maybe state capital funds may be available.

Maintenance Report

In light of the termite issues. It was suggested by the Board that Chuck do a visual inspection of all door jambs and make a list of any which are rotting, as those areas should be checked for termite damage. Fortunately the affected unit is on the end with no other units nearby.

Executive Director's Report

The September NAHRO newsletter was reviewed and discussed.

The September checks were reviewed and signed.

The financial statement for the Quarter ending 6/30/09 was reviewed and discussed.

Review & Approval of Minutes

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

Adjournment

Rich Duguay made a motion to adjourn the meeting at 8:00. Joan Welsh seconded the motion. All in favor.

Respectfully submitted,

Anita Sullivan
Executive Director