



MINUTES

Special Meeting

Virtual Zoom Meeting

December 22, 2022

ATTENDANCE-

Board of Commissioners in Attendance- Gloria Leipzig, Charles Lavery III, Anne Mahon, Cassandra Page

***Note- Anne Mahon arrived at 5:03 pm and departed at 5:15 pm*

Cambridge Housing Authority Staff in Attendance- Allison MacMartin, Kevin Braga, Karrie Canavan, Sara Vogel

Tenant Association Members in Attendance- Sally Sennott, Lynne Martin

Also in Attendance- housing authority residents and members of the public

Meeting was called to order by Board of Chair, Charles Lavery III at 5:02 pm

OLD BUSINESS-

No Comment

NEW BUSINESS-

Special Meeting for Planning & Development Updates: scheduled for Thursday 1/12/2023 at 5pm via Zoom.

Executive Director's Report, Allison MacMartin

1. Staffing Update, RSC Funding- the RSC funding increase request was approved, and we are in the process of increasing the RSC schedule to 3 days/week (currently 2 days/week). We will also be looking to see if DHCD will approve the differential to bring an RSC on full-time.
 - a. Gloria Leipzig, comment on period of approval funding. Allison MacMartin, response- the period increased to 5-years if approved in the June 2023 budget (previously approval period 2-3 years). The increased period will be beneficial for longevity and stability.
2. Toys for Tots- this was a great success and BHA was able to give a gift to every child who signed up. Thanks to generous donations, we were also able to provide gift cards to all the older children who signed up. We appreciate all the donations and support that helped make this project successful.
3. Rent Collections- Collections are moving in the right direction with a number of people under repayment agreements. We have a few residents in the legal process, but we are reaching out for assistance from RAFT, as applicable, but we will move forward with the legal process if another solution cannot be found
4. Vacancies- Making progress. We had a few transfers which cause delays, and the CHAMP Waitlist process is time consuming, and some applicants have declined offers, which restarts the screening process.

BOARD COMMENTS-

- Cassandra Page, question concerning high arrears in the elderly sites.
 - Allison MacMartin, response- without delving into specifics, the rent attached to that balance is higher and not every resident qualifies for RAFT. The balance has decreased, and we are doing what we can to assist including connecting the tenant to the RSC, we will work with court mediators, and all sides are looking to preserve tenancy.

TENANT ASSOCIATION

Lynne Martin and Sally Sennott- the Performance by the Madrigal Singers was a great success, uplifting, and enjoyable. Thank you to all who donated decorations, their time, refreshments, and came out to enjoy the event. We look forward to trying to make this a yearly event for the residents. We are also looking to work with Coco to plan a Tenant Association Holiday Party for next year with the hope of renting out the Senior Center.

PUBLIC COMMENT

No comment

ITEMS FOR APPROVAL

1. November Regular Meeting Minutes (11/17/22)

Gloria Leipzig motioned to approve; Cassandra Page seconded the motion. Roll call vote: Charles Lavery III, "I", Gloria Leipzig, "I", Cassandra Page, "I". In Favor (3), Against (0), Abstention (0)- *motion passed*

***Note- Anne Mahon left the meeting prior to motion*

***Chuck Lavery, III- Wishing everyone a Happy Holiday and New Year. We have made a lot of progress and we want to thank everyone involved in our success during 2022.*

CONFIRMATION OF NEXT MEETING: Special Meeting Thursday, January 12th at 5:00pm via Zoom; Regular Meeting Thursday January 19, 2022 at 5pm via Zoom

ADJOURNMENT



Gloria Leipzig motioned to approve; Cassandra Page seconded the motion. Roll call vote: Charles Lavery III, "I", Gloria Leipzig, "I", Cassandra Page, "I". In Favor (3), Against (0), Abstention (0)- *motion passed*

Meeting Adjourned: 5:19 pm