

AMHERST HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY FEBRUARY 22, 2010
ANN WHALEN COMMUNITY ROOM
33 KELLOGG AVE. AMHERST, MA

Members of the Amherst Housing Authority met in regular session on Monday February 22, 2010 in the community room of Ann Whalen Apartments. P. Jessop, Chair, called the meeting to order at 3:45 p.m.

PRESENT: J. Brooks, P. Jessop, J. Logan

ABSENT: J. Haggerty

ALSO PRESENT: D. Crabtree, G. DePace, C. Warren, N. Schroeder, A. Root

AGENDA ADOPTION/CHANGES: Upon motion of J. Brooks, seconded by J. Logan, it was voted to adopt the agenda.

BUDGET REVIEW AND APPROVAL: G. DePace and D. Crabtree presented the draft budget documents for fiscal year ending 3/31/2011. The state 400-1 program budgets have been decreased by 4.7% per guidelines from DHCD (Department of Housing and Community Development). The reserve level is projected to be around 28%; only emergency repairs will be possible. Other programs have a surplus; therefore, there is some flexibility in the ability to increase salaries this year. In terms of capital improvements, the 689-2 budget includes funds for window replacement.

400-1 PROGRAM FOR FYE 3/31/2011: J. Brooks moved that the proposed Operating Budget for State-Aided Chapter 667,705 Housing, of the Amherst Housing Authority, Program Number 400-1 for fiscal year ending 3/31/11 showing Total Revenue of \$512,700.00 and Total Expenses of \$716,358.00.00 thereby requesting a subsidy of \$188,566.00 be submitted to the Department of Housing and Community Development for its review and approval. J. Logan seconded the motion which, upon roll call, was passed by a vote of 3 to 0.

400-9 PROGRAM FOR FYE 3/31/2011: J. Brooks moved that the proposed Operating Budget for State-Aided Chapter 667 Housing, of the Amherst Housing Authority, Program Number 400-9 for fiscal year ending 3/31/11 showing Total Revenue of

\$210,050.00 and Total Expenses of \$204,497.00 thereby requesting a subsidy of \$0 be submitted to the Department of Housing and Community Development for its review and approval. J. Logan seconded the motion which, upon roll call, was passed by a vote of 3 to 0.

689-A PROGRAM FOR FYE 3/31/2011: J. Brooks moved that the proposed Operating Budget for State-Aided Chapter elderly Housing, of the Amherst Housing Authority, Program Number 689-2 for fiscal year ending 3/31/11 showing Total Revenue of \$38,232.00. and Total Expenses of \$82,232.00 thereby requesting a subsidy of \$0 be submitted to the Department of Housing and Community Development for its review and approval. J. Logan seconded the motion which, upon roll call, was passed by a vote of 3 to 0.

MRVP PROGRAM FOR FYE 3/31/2011: J. Brooks moved that the proposed Operating Budget for State-Aided Chapter Family Housing, of the Amherst Housing Authority, Program Number MRVP for fiscal year ending 3/31/11 showing Total Revenue of \$3915.00 and Total Expenses of \$41,915.00 thereby requesting a subsidy of \$38,000.00 be submitted to the Department of Housing and Community Development for its review and approval. J. Brooks seconded the motion which, upon roll call, was passed by a vote of 4 to 0.

85-1 WATSON FARMS FOR FYE 3/31/2011: J. Brooks moved to approve the operating budget for Federal-Aided Program 85-1 Watson Farms Apartments for fiscal year ending 3/31/11 and to authorize the Chair to sign the resolution HUD form 52574. J. Logan seconded the motion which, upon roll call, was approved by a vote of 3 to 0.

SECTION 8 PROGRAM AND MAIN STREET PROPERTY FOR FYE 3/31/2011: Members received copies of the Section 8 Voucher Program and Main Street property budgets. These budgets are “internal” and do not need approval.

ACCOUNTS PAYABLE: Upon motion of J. Brooks, seconded by J. Logan, it was voted to defer approval of accounts payable until the next regularly scheduled meeting.

MINUTES APPROVAL: Upon motion of J. Brooks, seconded by J. Logan, it was voted to approve the minutes of January 29, 2010.

TENANT CONCERNS: REPORT ON NON-SMOKING POLICY: N. Schroeder distributed a folder of materials including recommendations and timelines, health issues, Going Smoke-Free (a guide for landlords), HUD (Housing and Urban Development notice about non smoking policies, and an analysis of the issue prepared by Smoke Free Environments Law project. Members agreed to hold meetings with tenants to receive input before adopting a non smoking policy. **REPORT ON COMMUNITY ROOM CABLE:** C. Warren presented a memorandum on the issue to Board members. Because the cost of cable is quite high, members asked that the staff gather information about the possibility of installing of an antenna system.

FAIR HOUSING MONTH ACTIVITIES: Members discussed the possibility of jointly sponsoring (with the Town's Housing Partnership/Fair Housing Committee) a forum on alternative energy resources in affordable housing. This forum would also provide an opportunity celebrate the renovated community room.

ADJOURN: Upon motion of J. Brooks, seconded by J. Logan, it was voted to adjourn the meeting until Monday March 22, 2010 at 3:30 p.m. in the community room of Jean Elder House, 9 Chestnut St., Amherst, MA.