

**AMHERST HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING**

MONDAY APRIL 28, 2014 4:30 P.M.
ANN WHALEN BUILDING 5TH FLOOR COMMUNITY ROOM
33 KELLOGG AVE., AMHERST, MA

Members of the Amherst Housing Authority met in regular session on Monday, March 24, 2014 in the fifth floor community room of Ann Whalen Apartments, 33 Kellogg Ave., Amherst, MA. Board Chair, Paul Bobrowski called the meeting to order at 5:13 p.m.

PRESENT: Commissioners: Paul Bobrowski, Judy Brooks, Laura Quinn, Peter Jessop, Constance Kruger

ABSENT: None

ALSO PRESENT: Denise LeDuc Executive Director, Debbie Turgeon Director of Housing Programs, Deborah Levenson, Pennie Marcus, Nancy Dubin, Amber Kacey, Tracylee Boutilier, Alan Root

AGENDA ADOPTION/CHANGES: Upon motion of P. Jessop, seconded by J. Brooks, it was voted to adopt the agenda. (Unanimous)

MINUTES APPROVAL: Upon motion of J. Brooks, seconded by C. Kruger, it was voted to approve the minutes of March 24, 2014 meeting. (Unanimous)

ACCOUNTS PAYABLE WARRANT: Upon motion of L. Quinn, seconded by J. Brooks, it was voted to accept the Accounts Payable Warrant as presented for March 2014. (Unanimous)

TENANT CONCERNS: A. Root addressed the Board with information about a tenant meeting that is scheduled for 4/29 to discuss certain matters regarding better relationships between board and tenants, staff and residents and new residents moving into Ann Whalen Apartments. A. Root provided staff kudos for addressing difficult client issues.

FLAT RENTS: Background was provided from HUD on the requirement of Flat Rents. Upon motion by P. Jessop, seconded by J. Brooks, it was voted to implement new flat rent schedule for Watson Farms to 80% of 2014 FMR for Amherst effective 6/1/2014 and to implement the new schedule of changes at family's next reexamination with the proviso that board be notified if there are additional HUD guidelines that might impact this aspect of the program. (Unanimous) Public comment on whether the AHA is required to do a Public Hearing. AHA is doing minimum that is required

DHCD 400-1 BUDGET:

400-1 PROGRAM FOR FYE 3/31/2015 Proposed Operating Budget for State-Aided Chapter 667, 705 Housing of the Amherst Housing Authority, Program Number 400-1 for fiscal year ending 3/31/2015 showing a Total Revenue of \$485,950.00 and Total Expenses of \$720,017.00 thereby requesting a subsidy of \$234,067.00 be submitted to the Department of Housing and Community Development for its review and approval.

Upon motion by Peter Jessop and seconded by Laura Quinn, the roll call vote was unanimously approved as follows: C. Kruger - aye, P. Bobrowski - aye, J. Brooks – aye, P. Jessop – aye, L. Quinn – aye.

REVIEW OF VACANCIES: Brief discussion regarding vacancies at all properties owned and managed by AHA. Currently, there are 6 units vacant; 2 at Pomeroy Lane and 2 A.W., 2 at Chestnut Court undergoing rehab through the HILAPP program.

C. Kruger left meeting 6:30

DIRECTORS REPORT: D. LeDuc presented an update on Schiffer House sale status- general discussion; RFS for design selection for Ann Whalen modernization services; Banking Services- reviewing services offered;, Response from HUD on AFHN! Complaint and Resident Advisory Board meeting of February 27th, discussion on what the AHA has done to meet the HUD regulations to form a resident counsel. P. Jessop requested that the AHA follow-up with residents at Watson Farms to determine why they did not respond to close the gap. Written report provided in Board packets.

CHAIR REPORT: N/A

OTHER BUSINESS: N/A

Adjourn: Upon motion P. Jessop, seconded by J. Brooks it was voted to adjourn until the next regular meeting of the board on Monday May 19, 2014 at 4:30 in the community room of Ann Whalen Apts., 33 Kellogg Ave., Amherst, MA. Meeting adjourned at 6:42.

Documents Distributed:

Agenda for April 28, 2014
Minutes from March 24, 2014
Accounts Payable Warrant for March 2014
Unit Vacancy Report
Executive Director Report
Response from HUD on AFHN! Complaint
HUD Flat Rent provision letter
Flat Rent Board Memo dated April 2, 2014
Watson Farms Formation Letter