

AMHERST HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY AUGUST 25, 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, August 25, 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 4:30 p.m.

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

ABSENT: Laura Quinn

ALSO PRESENT: Denise LeDuc Executive Director, Debbie Turgeon Director of Housing Programs, Alan Root, Vince O'Connor, Paul Vasconcellos, Barbara Steinmetz & Desiree Hanley.

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

MINUTES APPROVAL: Upon motion by J. Brooks seconded by C. Kruger it was voted to adopt the minutes from July 28th meeting. 3 in favor and P. Jessop abstained (not present last meeting)

PUBLIC COMMENT: V. O'Connor made comment to address the article in the Bulletin regarding the sale of Schiffer House and lead paint. V. O'Connor urges the AHA to adopt the Section 8 Homeownership program. D. LeDuc addressed the article that what was written by Scott Merzbach and that the information was taken out of context. D. LeDuc further addressed that new HA's not allowed to participate in the homeownership program. A. Root, thanked executive director for the job descriptions. A. Root requested to have regulations for the Ann Whalen Building; D. LeDuc stated there was not information specific to Ann Whalen (AW) Building.

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

TENANT CONCERNS: A. Root described that there has been a number of complaints from tenants in regards to behavioral issues within the A.W. building. A. Root stated that there should be better communication and may help with some of the problems with noise, easy access to the building and drugs. Smoking is still going on in the building and there doesn't seem to be any impact on the tenant. A. Root is interested in what is being done as part of tenant selection and surveillance. D. LeDuc commented that housing manager is enforcing lease violations for smoking in units and on property. D. LeDuc and housing manager are investigating potential surveillance cameras; this cost could be approximately, \$2000.00 for 8-12 cameras. C. Kruger commented that there might be some negative reaction to surveillance cameras. P. Vasconcellos commented that surveillance is a good idea and that a security person gives a false sense of security given the limitation of being in multiple places at once by one person.

SCHIFFER HOUSE CLOSING & DISCUSSION OF FUNDS: D. LeDuc addressed the sale of the house which closed on August 11th; there was a re-negotiated price of \$225,000.00. AHA currently has paid roughly \$15,000 for upkeep of the house and will recapture these funds. Staff came out with large list of items for programs as result of the sale of home. Board is requesting the staff to expand on the cost estimates for programs specifically, the move-in loan fund with how many tenants/participants could be served and amount for each household as well as the cap. Board would like an outline for the development of the general move fund and tenant financial education. P. Jessop would like to see repayment terms, maximum amount and how it will be a revolving fund. P. Bobrowski, is interested in how it will be a revolving fund in perpetuity and be in Eva Schiffers name. V. O'Connor would like to see summer programs.

AHA/DHCD LEASE - DISCUSSION: D. LeDuc commented that current DHCD lease does not have enough language for compliance enforcement. Some minor changes were made to the state lease; Board needs to adopt DHCD lease then it will be submitted to DHCD for approval and use by the AHA. D. LeDuc will provide a comparison of changes to the board at the next meeting. New lease will hope to be in place by January 1, 2015.

HUD FMR'S FOR FFY 2015 – DISCUSSION: D. LeDuc commented that the 2015 proposed FMR's have been reduced. There is still a public comment period before HUD finalizes them by September 30, 2014. AHA and NHA will meet with McGovern's office to attempt getting both housing authorities pulled out of the Springfield MSA.

Y/E DHCD FINANCIAL STATEMENTS: D. LeDuc described the financial statements for all AHA programs. Upon motion by P. Jessop, seconded by J. Brooks, it was voted to approve the Y/E DHCD financial statements as presented. (Unanimous)

PUBLIC COMMENT (10 MINUTES): V. O'Connor commented on changes to the lease and expressed concern that language barriers could be an issue on a lengthy lease. J. Brooks requested that once lease changes are complete, there be a meeting to read and translate the lease. A. Root commented that tenants he spoke with do not understand what is in the lease. D. LeDuc commented that all new tenants attend a meeting to obtain the information they need with regards to the lease. P. Jessop commented that landlords have the responsibility to present a lease to tenants.

REVIEW OF UNIT VACANCIES: Currently, there are 4 vacancies, 3 at Pomeroy Lane, 2 at Ann Whalen and 2 at John Nutting awaiting HILAPP rehab.

DIRECTORS REPORT: The Executive Director provided a brief recap of the written report as submitted to the Board. P. Bobrowski commented about the current AHA website and will continue to work at developing or reorganizing a new site. C. Kruger commented about funds from Schiffer house to help with development.

CHAIR'S REPORT N/A

OTHER BUSINESS- NOT ANTICIPATED WITHIN 48 HOUR NOTICE: None

ADJOURN: Upon motion by P. Jessop, seconded by C. Kruger it was voted to adjourn until the next regular meeting of the board on Monday September 29, 2014 at 4:30 in the community room of Ann Whalen Apts., 33 Kellogg Ave., Amherst, MA. Meeting adjourned at 5:55 p.m.