

**MINUTES
REGULAR MEETING OF MEMBERS
MEDFORD HOUSING AUTHORITY
AUGUST 17, 2022**

The members of the Medford Housing Authority Board of Commissioners met in Regular Session on Wednesday, August 17, 2022, at 121 Riverside Avenue, Medford, MA, at 4:30 p.m. The Chair, Lossa Janvier, presiding.

1. Roll Call **Absent**

Commissioner Lossa Janvier
Commissioner Caileen Foley
Commissioner James Lister
Commissioner Paul Hollien, Jr. (4:42 arrival)
Commissioner Michael Luongo

Also in attendance: Jeffrey L. Driscoll, Executive Director/Secretary, Michael Pacious, Director of Finance, and Barbara Vivian, Executive Assistant/Transcriptionist.

2. Recite the Pledge of Allegiance

3. Approval of Minutes

a) Regular Meeting held on July 13, 2022

Upon a motion by Commissioner Hollien, Jr., duly seconded by Commissioner Foley, it was voted 4 in the affirmative and 1 abstention to approve the minutes of the Regular Meeting held on July 13, 2022.

The Ayes and Nays were as follows:

Ayes

Commissioner Lossa Julie Janvier
Commissioner Paul Hollien, Jr.
Commissioner Caileen Foley
Commissioner James Lister

Abstain

Commissioner Michael Luongo

b) Executive Session held on July 13, 2022

Upon a motion by Commissioner Hollien, Jr., duly seconded by Commissioner Foley, it was voted 4 in the affirmative and 1 abstention to approve the minutes of the Executive Session held on July 13, 2022.

The Ayes and Nays were as follows:

Ayes

Commissioner Lossa Julie Janvier
Commissioner Paul Hollien, Jr.
Commissioner Caileen Foley
Commissioner James Lister

Abstain

Commissioner Michael Luongo

c) Special Meeting held on July 20, 2022

Upon a motion by Commissioner Hollien, Jr., duly seconded by Commissioner Foley, it was voted 4 in the affirmative and 1 abstention to approve the minutes of the Special meeting held on July 20, 2022.

The Ayes and Nays were as follows:

Ayes

Commissioner Lossa Julie Janvier
Commissioner Paul Hollien, Jr.
Commissioner Caileen Foley
Commissioner James Lister

Abstain

Commissioner Michael Luongo

4. Financials

Michael Pacious, Director of Finance summarized the Agency Wide Operating Statement for month ending June 30, 2022.

Upon a motion by Commissioner Foley, duly seconded by Commissioner Hollien, it was unanimously voted to close out the Financial Report.

5. Public Input

No members of the public were in attendance.

Upon a Motion by Commissioner Foley, duly seconded by Commissioner Hollien, Jr., it was unanimously voted to close out Public Input.

Commissioner Foley addressed the Board sharing her recent experience visiting MHA sites together with Commissioner Janvier and Executive Director Jeffrey Driscoll. Commissioner Foley stated the properties were well-maintained; both maintenance and administrative staff were pleasant and informative; and she was impressed with the conditions of the properties both inside and out.

6. Executive Director Report

In addition to summarizing the Management Activity Report, the Executive Director spoke to the following:

- Sandra Reiniger has been hired as the Resident Services Supervisor.
- It is anticipated the MHA will increase the participation of residents and Section 8 participants from 40 to 60 in the FSS Program.
- Commissioners Foley and Janvier recently joined the ED on a site visit to the developments.
- The relocation of residents from the Saltonstall Building has begun in preparation of construction with the repositioning of the building.
- The MHA is negotiating a contract with Dietz Architects for the Walkling Court repositioning.
- Legal matters will now be heard in Somerville District Court starting early September, 2022.

- The MHA currently has 919 vouchers under lease, and is in the process of issuing another 25.
- Updated Newsletters for Saltonstall and Walkling Court have recently been printed and will be distributed to the Board.
- A resident meeting is planned at Walkling Court for September 2022. The date of closing with Mass Development for Walkling Court is tentatively planned for April/May of 2024.

Upon a motion by Commissioner Hollien, Jr., duly seconded by Commissioner Lister, it was unanimously voted to close out the Executive Director Report.

7. New Business

a) Resolution No. 2022-041

Consideration of the request of the Executive Director to amend the Reasonable Accommodation Policy.

Upon a motion by Commissioner Foley, duly seconded by Commissioner Luongo, it was unanimously voted to accept and approve the amended Reasonable Accommodation.

b) Resolution No. 2022-042

Consideration of the request by the Executive Director to amend the Admissions and Continued Occupancy (ACOP).

Upon a motion by Commissioner Foley, duly seconded by Commissioner Luongo, it was unanimously voted to accept and approve the amended Admissions and Continued Occupancy Policy (ACOP).

c) Resolution No. 2022-043

Consideration of request by the Executive Director to approve Small Area Fair Market Rents.

Upon a motion by Commissioner Foley, duly seconded by Commissioner Lister, it was unanimously voted to approve Small Area Fair Market Rents.

d) Discussion: Community Preservation Committee

Chairperson Lossa Janvier, CPA representative, stated there were no new items to discuss.

The Executive Director noted the MHA, through the Modernization Department, has submitted an eligibility determination form to the City of Medford's Community Preservation Commission for CPA funding for Walkling Court. The submission is requesting approximately \$2.4 million from CPA over a 3-year period.

Upon a motion by Commissioner Luongo, duly seconded by Commissioner Hollien, Jr. and UPON ROLL CALL VOTE, it was unanimously voted to enter into Executive Session to discuss security, as holding these discussions in open session would be detrimental to the housing authority. The Board will adjourn directly from Executive Session.

The Ayes and Nays were as follows:

Ayes

Nay

Commissioner Lossa Julie Janvier
Commissioner Paul Hollien, Jr.
Commissioner Caileen Foley
Commissioner James Lister
Commissioner Michael Luongo

8. Executive Session

Security

9. Adjournment

The Board entered into Executive Session at 5:30 p.m.

Jeffrey Driscoll
Secretary