

Salisbury Housing Authority

04/08/2021 Minutes

Chaired by Ralph Sweeney

Directors Present: Ralph Sweeney, Samson Racioppi, Maryann Newman,

Executive Director: Kate McGuire--Email: kate@ipswichhousing.com

Meeting held remotely per Governor Baker's executive order due to Coronavirus outbreak

Pledge (5:00pm)

Roll Call

Alex Russell – Maintenance director, Jessica Sadoway – Office manager, Kathryn Greenwood

Moment of reflection

Ralph Sweeney asked if any residents passed away. Alex informed the board that one resident who was extremely sick did pass, and the board held a moment of reflection for the tenant.

Bills

After reviewing the bills, the board concluded there was nothing abnormal or unusual this month.

Maryann moved to approve bills; Samson seconded. Vote was unanimous.

Minutes

The board reviewed last month's minutes for accuracy.

Samson moved that the board approve March 2021's meeting minutes. Maryann seconded, and the board unanimously approved.

Correspondence

ED referred the board to page 8. We have very healthy reserves. Alex is working on a 'wish list' that we will spend some of the reserves down on. Things are going really well.

Ralph Sweeney asked if we were getting money from the stimulus bill, and ED informed the board that the SHA would be eligible to receive funds under the SHERA program for unpaid tenant rent from April 1st, 2020 - March 31st, 2021.

Executive Director's Report

The ED stated she would be applying for funds under the SHERA program for unpaid tenant rent. The ED stated the SHA has very few unpaid tenant accounts. Also, many residents will benefit from \$1400 dollar stimulus payment, which is not applied towards rent calculation. Some tenants benefit from enhanced employment benefits, which WILL apply towards rent calculation.

Ralph asked if unpaid rent assistance is for-cause, or without questions-asked. Kate stated that tenants would have to sign a declaration of hardship.

After last year's AUP audit had numerous findings, the ED is proud to announce that this year's audit found no issues.

SHA held a vaccine clinic that went really well. SHA has now offered access to all tenants who wanted a vaccine. There is a second dose vaccine clinic planned for April 28.

ED needs board vote to approve annual section 8 program plan. This is a routine plan that is from the 5-year plan approved last year. It reflects that there are no changes or deviations from the 5-year plan.

Maryann motioned for the board to approve the annual section 8 program plan. Samson seconded. Board approved unanimously.

Maintenance Report (Page 16)

The Maintenance Director stated that unit C16 is now off the vacant unit list. SHA staff are working on (4) vacant units. One is currently in the works to be leased, and the others are fairly normal turnovers. Ralph Sweeney asked if these turnover numbers include the tenant who passed away? Alex replied that it does.

Reasonable accommodation project is moving along. Ralph asked for an updated timeline. The Maintenance Director stated that B1 is moving forward. It received a 'rough' signoff, so the plumbing and other parts of the unit are 'rough.' Community room has been a bit more challenging. Contractors and the town are going back and forth on interpretation of the building code. Would like to see B1 completed by the end of May. Once materials are prepared for D1, the tenant will be moved out temporarily while the unit is renovated.

Ralph Sweeney expressed frustration in how long the project is moving along, but after much discussion it was concluded there is nothing that can be done.

Public Comment

No public comment

Adjournment

Samson moves the board adjourn; Maryann seconded. Board approved unanimously.