

Salisbury Housing Authority

10/13/2022 Minutes

Chaired by Ralph Sweeney

Directors Present: Ralph Sweeney, Samson Racioppi, Shirley Joubert

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

Pledge (5:00pm)

Roll Call

Board of Directors: Ralph Sweeney, Samson Racioppi, Shirley Joubert.

Staff: Kate McGuire - Executive Director (ED)

Others: (2) GMVTO officers, (8) residents.

Moment of reflection

Ralph inquired about whether anyone has passed. Bernie reported that there are generally tenants in the hospital and this month is no exception. It has been a while since the housing authority has lost anyone.

The board held a moment of silence

Bills

The only unusual item was a large Section 8 payment to a landlord that was with-held for approximately 12 months due to a failed inspection. After an investigation, the ED decided it was appropriate to reimburse him the amount due.

Shirley Moved To approve the bills as presented; Samson Seconded.

Ralph votes aye

Shirley votes aye

Samson votes aye

Approval of September 2022 Minutes

Shirley moves to approve September meeting minutes. Samson seconded.

Shirley votes AYE

Samson votes AYE

Ralph votes AYE

Correspondence

The ED presented the financial statement for the period ending August 31, 2022.

Executive Director Report

The ED stated that she had hired an interim Maintenance Director. Her name is Alice Sheridan and she has a lot of experience with housing authorities most recently with the Gloucester Housing Authority where she worked as the Assistant Director. Alice recently retired and she is on-site Mondays, Tuesdays, and Thursdays.

New Resident Services Coordinator is doing really well. DHCD announced that they are extending the program through 2027 and is increasing the grant from \$50,000 to \$60,000 annually. The ED asked the board to vote to support her applying for the additional funding.

Shirley moves to submit an application to DHCD for increased funding for the Resident Service Coordinator. Samson seconded.

Shirley votes AYE

Samson votes AYE

Ralph votes AYE

The ED stated that DHCD had released the Budget Guidelines for 2023. The guidelines allow for an increase to the housing authority's ANUEL budget by 9% and allow \$150 dollars per unit to service the heat source air pump. The guidelines also allow for a 5% increase to salaries with board approval.

Sam asked when these budget changes would take effect. The ED replied that the board will vote on a new budget at the January 2023 meeting.

Contract for Financial Assistance Amendment #8

The ED stated that funds have been approved for various anticipated projects. The board needs to approve the acceptance of these funds. They are related to the deck project, C16 rehab, and Asbestos removal.

Shirley moves to approve the Contract for Financial Assistance Amendment #8. Samson seconded.

Shirley votes AYE

Samson votes AYE

Ralph votes AYE

Housing Choice Voucher Fair Market Rents

The ED presented the final Fair Market Rents for 2023. The ED stated they have increased from last year's level which is good because rents have increased quite a bit very quickly. The ED recommended that the board adopt the fair market rent rates at 100% effective January 1, 2023.

Shirley moves to approve 2023 HUD Fair Market Rent values at the 100% effective January 1, 2023. Samson seconded.

Shirley votes AYE

Samson votes AYE

Ralph votes AYE

Maintenance Report

The ED stated that C1 has extensive damage and will require a contractor to come in and do significant work. The ED stated that A1 should be done by early December or late November. B12 also anticipated completion by early December.

Ralph asked about the heat pumps. Kate reported that there are not many issues or complaints lately.

GMVTO Report

Bernie Boyland, GMVTO President, asked if the project to install smoking huts was still happening. The ED stated that yes, the new Maintenance Director will work on the project. Bernie stated the GMVTO presented new rules for the shed at today's GMVTO meeting. The new rules will be posted on the door so tenants will have notice.

GMVTO 'might' be having a Thanksgiving party; a Christmas party; or a Holiday party, depending on whether they can pull a party off.

Public Comment

New fire alarms knocked out antennas to certain areas in the building(s). It has knocked out reception to multiple tenants. The ED stated that she will look into this issue.

A tenant asked if anyone can clean the hallways? The ED replied that someone was hired to do this task and they will be working their way around soon.

Judith Graham asked about cleaning the trash barrels. The ED stated she will ask Dave about this project. Judith Graham thanked the board and the Executive Director because the parking policy seems to be working well.

Adjournment

Shirley moves the board adjourn; Samson seconded.

Shirley votes AYE

Samson votes AYE

Ralph votes AYE