

A regular meeting of the Webster Housing Authority was held on Monday March 25, 2019 at 10 Golden Heights, Webster. Meeting was called to order at 530 pm.

I. Upon roll call the following members were present: Douglas Babcock, David DuPont, Roland Napierata, James Avery and Peter Luchina. Paula Mayville (Executive Director), Terry Raymond GHTO, Rhea Parker, William Herra, Laurie Herra, Elaine Babcock and Maureen Napierata were also present.

II. Minutes from February 25 & 28, 2019 were reviewed. James Avery made a motion to accept the minutes as presented, seconded by Roland Napierata. All members in favor.

III. Executive Director's Report:

- **Modernization update:** Paula provided drafts from designer investigation possibilities to expand parking at Golden Heights II. Area 1 is located across from the community bldg. 19. It has a more complicated design to accommodate the grade up to Garage Bldg 20. Area 2 is between Bldgs 12 & 13 on the North Main side of property. Designer requests our designation as one first choice and the other as alternate to provide pricing. Members reviewed the locations via camera during the meeting and had considerable discussion on grading and potential for update existing/installing new storm drainage. Paula offered to get additional input at the next tenants organization meeting and Teresa Raymond agreed, noting the next meeting was April 15 or 16th.
- **Public Housing CHAMP Update:** Paula reported that all required update letters were processed and sent out to the 250+ emergency applicants resulting from the state-wide waiting list merge. Of that number, approximately ten applicants responded to the verification request and approximately three were found eligible for priority status. Many update forms were RTS from post office.

IV. Tenant Organization report: President Terry Raymond reported that the first Brookside Rehab sponsored horse-racing was held today. Twelve residents attended for approximately two hours. Since it was well received, Brookside will generously offer this opportunity again along with bowling. The organization had a dance with a DJ last Thursday hosting around 16 residents. Movie night is ongoing. Newsletter is still published monthly and Board members received copy for meeting. Peter Luchina noted that the Webster library was hosting ongoing author series and concerts and suggested Paula print out the schedule for tenants organization. Terry noted that Pulaski Band was returning this summer and some residents had approached her about the organization hosing a larger festival in the future.

V. New Business:

1. **State Income Limits and Fair Market Rents:** Paula provided new state public housing income limits published on March 1 for approval. Douglas Babcock made a motion to adopt the following net income limits for state aided housing programs effective April 1, 2019: \$48,100 for a one person household, \$54,950 for two person, \$61,800 for three

person, \$68650 for four person, \$74150 for five person, \$79650 for six person, \$85150 for seven person, \$90,650 for eight person. Motion seconded by Roland Napierata. Upon roll call vote, all members in favor with none opposed. Paula also provided DHCD's new fair market rents to use for continued occupancy effective April 1.

2. **Tenant Participation:** Member Douglas Babcock requested Paula re-circulate the following excerpt from Karen Ahler's suggested policy regarding tenant participation at Board meetings. He noted that it was glad to see larger crowds attending but when multiple people are taking at once during the meeting it gets hard to follow/listen. The excerpt read: Generally, the Board Chair will make decisions on which matters are grievable. If there is disagreement among Board Members, the Board will vote on whether a tenant issue is grievable. The Board Chair will supervise all tenant discussion ensuring that individual tenant privacy and confidentiality is protected. The Chair will not tolerate spontaneous utterances, shouting, interruptions and the like. Under MGL C39 Sec 23c" no person shall address a meeting of a public body without permission of the chair, and all persons shall, at the request of the chair, be silent. If any tenant or member of the public disrupts the meeting, the Chair may order the person to leave. If the person refuses to leave, the Chair may request assistance from the police to remove the individual.

VI. Unfinished Business none

VII. Other Business Unknown at time of posting: Chairman reviewed other notes in packets including: Peter Luchina's name is now listed on town website after Paula's call; WHA portion of the town's retirement appropriation decreased and may contribute to a future budget revision; an update on the New England Clean Energy Connect as a potential impact on our energy costs; Both Oxford and Northbridge hired Executive Directors including Barry Nadon our RCAT representative

VIII. Bills & Listing: Checks were signed and listing reviewed at the beginning of the meeting.

IX. Adjourn/schedule next meeting. Next regular meeting scheduled fourth (not last) Monday of the month: Mon April 22, 2019 at 530 pm. James Avery made a motion to adjourn at 604 pm, seconded by Roland Napierata, all in favor.

Respectfully Submitted (Attest)

Paula Mayville, Executive Director and Secretary

