

**AMHERST HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS**  
**REGULAR MEETING**  
**WEDNESDAY SEPTEMBER 22, 2010**  
**ANN WHALEN COMMUNITY ROOM**  
**33 KELLOGG AVE. AMHERST, MA**

Members of the Amherst Housing Authority met in regular session on Wednesday, September 22, 2010 in the community room of Ann Whalen Community Room, 33 Kellogg Ave. Amherst, MA. The Chair, P. Jessop, called the meeting to order at 4:30 p.m.

**PRESENT:** P. Bobrowski, J. Haggerty, P. Jessop, C. Kruger, J. Logan

**ABSENT:** None

**ALSO PRESENT:** D. Crabtree, N. Gregg, N. Schroeder, D. Turgeon, I. Barrelet, H. Nakshbendi

**AGENDA ADOPTION/CHANGES:** Upon motion of J. Haggerty, seconded by J. Logan, it was voted to adopt the agenda.

**MINUTES APPROVAL:** Upon motion of J. Logan, seconded by J. Haggerty, it was voted to approve the minutes of August 16, 2010.

**ACCOUNTS PAYABLE:** Upon motion of J. Haggerty, seconded by J. Logan, it was voted to approve the following accounts payable check #21491 dated July 28, 2010 through check #21611 dated September 21, 2010, Main Street check #189 dated August 10, 2010 through check #207 dated September 21, 2010 and payroll check #2502 dated August 15, 2010 through check #2560 dated September 30, 2010.

**TENANT CONCERNS: ANN WHALEN TENANT ORGANIZATION:** N. Schroeder stated that most of the officers of the Ann Whalen Tenant Organization have resigned and that there is some interest among tenants to coordinate another organization with new by-laws. According to DHCD (Department of Housing and Community Development) regulations the AHA Board must vote to not recognize the current

organization. Members requested that the issue be placed on the agenda for the October meeting and that N. Schroeder draft, for Board members' review, a letter to Ann Whalen tenants concerning that meeting. **WELLNESS PROGRAM:** J. Haggerty stated that Highland Valley Elder Services has funded the Wellness Program for the seventh year in the amount of \$5250.00. **SATTELITE DISH INSTALLATION:** I. Barrelet, Ann Whalen resident, requested permission to install a satellite dish on her balcony. Members will take the issue under advisement while gathering additional information on installation and general balcony policies.

**SECTION 8 PAYMENT STANDARDS: AMHERST:** Upon motion of J. Haggerty, seconded by P. Bobrowski, it was voted to approve the following payment standards for all new Voucher program admissions, all movers, and families remaining in their units with a new HAP contract (e.g. when the owner offers or requires a new lease):

**AMHERST (effective September 1, 2010)**

Bedroom Size	Payment Standard	% of current FMR	%of proposed FMR
0	\$610.00	0	103.7%
1	\$825.00	114%	118%
2	\$1048.00	114%	118%
3	\$1255.00	114%	118%
4	\$1475.00	115%	120%

**SURROUNDING COMMUNITIES:** Upon motion of P. Bobrowski, seconded by J. Logan, it was voted to approve the following payment standards for all new Voucher program admissions, all movers, and families remaining in their units with a new HAP contract (e.g. when the owner offers or requires a new lease):

**HADLEY, S. HADLEY, GRANBY, BELCHERTOWN (effective October 1, 2010)**

Bedroom Size	Current Standard	Payment	105% of proposed FMR
0	640		617
1	762		734
2	968		932
3	1159		1116
4	1345		1295

**ROLLING GREEN RENT INCREASE REQUEST:** D. Crabtree stated that she and D. Turgeon met with Rolling Green manager on September 14, 2010; Rolling Green management does not want to lose Section 8 Preservation voucher tenants as residents, knowing that if they did leave, Rolling Green would need to replace those tenants with other voucher holders in order to comply with the properties' affordable housing agreement. It is D. Crabtree understands that Rolling Green is considering amending its rent increases requests. Members asked D. Crabtree to write Rolling Green summarizing the discussion at the September 14<sup>th</sup> meeting.

**POMEROY LANE COOPERATIVE:** Members discussed a number of issues relating to the potential management of Pomeroy Lane Cooperative. D. Crabtree will compose a memo to R. Plaut Mautner, consultant for the Cooperative, summarizing the board's discussion.

**CONTRACT AWARDS: 705 BOILER REPLACEMENT:** C. Kruger moved to award a contract to Royal Steam Heater Company, in an amount not to exceed \$151,150.00, for boiler replacement at the 705 Project and to authorize the Executive Director to sign the contract. P. Bobrowski seconded the motion which, upon roll call, was approved by a vote of 4 to 0. **RUBBISH REMOVAL:** J. Haggerty moved to approve a three year contract with the lowest bidder, Alternative Recycling Systems, in the amount \$54,449.00 beginning October 1, 2010 and to authorize the Executive Director to sign the contract on behalf of the board. P. Bobrowski seconded the motion which, upon roll call, was approved by a vote of 4 to 0.

**REVISED PROCUREMENT POLICY-STATE PROGRAMS:** Upon motion of P. Bobrowski, seconded by C. Kruger, it was voted to approve the revised Procurement Policy for state program with changes suggested by Board members. **CHIEF PROCUREMENT OFFICER:** Upon motion of P. Bobrowski, seconded by C. Kruger, it was voted to appoint the Executive Director Donna Crabtree as the Authority's Chief Procurement Officer.

**FLORENCE SAVINGS BANK ACCOUNT:** P. Bobrowski moved to approve a Florence Savings Bank Account for the Main Street driveway escrow. C. Kruger seconded the motion which, upon roll call, was approved by a vote of 4 to 0.

**ADJOURN:** Upon motion of J. Haggerty, seconded by P. Bobrowski, it was voted to adjourn the meeting until the next regularly scheduled meeting on October 18, 2010 in the community room of Ann Whalen Apartments, 33 Kellogg Ave., Amherst, MA.

