**Boston Housing Authority RAB Meeting 11-9-17, at 125 Amory Street**

Family Public Hsg: *Members* Val Shelley, Concetta Paul, Phyllis Corbitt, Meena Carr, Aracelis Tejeda, Arlene Carr, Betty Rae Wade, Betty Carrington. *Alternates* Alise Lewis (Alt 1), Ron Johnson (Alt 1), Janis McQuarrie (Alt 4), Pamela Hoyt Lewis (Alt 9): 12

Elderly/Disabled Public Hsg: *Members* Michele McNickles, Jeanne Burke Patterson, Modesta Ballester, Richard Gurney, David Turney, John Maloni: 6

Section 8: *Members* Edna Willrich, Lennox Tillet, Stephen Tracey, Yvette Moore, Lerona Diggs, Tara Ruttle, Jung Wing Lee. *Alternates*: Karen Stram (Alt 2), Therese Browne (Alt 4), Robin Williams (Alt 5), Georgia McEaddy (Alt 6): 11

Absences excused:

Others: John Kane, BHA; Mac McCreight, GBLS; Nancy Figueroa, CBPH; Arthur Alexander (Franklin Field Elderly); Eddie Hartfield (Bellflower), Cheryl Semnack (Washington Beech), Ethel Hall (Section 8), Cheryl Thomas

The meeting was chaired by Michele McNickles; John Maloni was Timekeeper and Phyllis Corbitt was Sergeant at Arms. Minutes of prior meeting were approved. No one attended from Mayor or Mayor’s office, so that wasn’t taken up on agenda.

1/  **Possible Removal of RAB Member and Next Steps:** At the last meeting of the RAB, it was voted to send notice that there had been grounds alleged for removal of RAB Member David Turney (both in email from Betty Rae Wade and in subsequent specification of grounds by Concetta Paul). As provided in the bylaws, David Turney requested review of this. This then triggers the convening of a committee to review the charges, hear from all involved (both those making charges and those defending against them), and then to make a recommendation to the Board. The bylaws also permit the Board to ask for others to participate with the committee. This is the first time this mechanism has been tested.

John Maloni made a recommendation to pick 5 RAB members/alternates who hadn’t been involved directly in the charges (or defenses) to investigate & make recommendations. Several people volunteered to whom there were objections (either by those making the charges or those defending); Mac suggested treating this like a jury selection process, whether either side can make objections. Eventually there were 5 volunteers that were not objected to: Pamela Hoyt Lewis, Robin Williams, Lerona Diggs, Betty Carrington, and Georgia McEaddy. There was a vote of 18 for, 2 against, and 1 abstention to approve this committee. This group will figure out when to meet to follow up with its work, and John & Mac will work with the group to facilitate this.

2/**BHA Annual Plan**: John Kane presented a “Cliff’s Notes” short version of where there were changes in the Public Housing Agency Plan (3 pages) and also made available an 18-page “feedback” document that Mac had prepared. John also distributed a revised BHA Organizational Chart, since the one he had mailed out wasn’t up to date. One more piece, the Four- Factor Analysis about Language Access, isn’t done yet but John will get to the RAB soon.

At the last RAB meeting, a number of people had volunteered to serve on a Reading Committee to meet and discuss & give comments on the plan. It was agreed that the Reading Committee will meet on Thursday, Nov. 30th at 6 p.m., and John will check to see if the Amory Street Training Room is available then or other space; that meeting would be open to any who already volunteered or any others who want to attend.

It was noted that one of the other steps usually taken at the pre-public hearing RAB meeting in December is to identify RAB members/alternates who could greet attendees and give them information about the RAB, as well as RAB members/alternates who could talk at the hearing about what the RAB does, when it meets, etc., as well as any substantive comments. Mac suggested that since the December meeting would also include the report back from the committee on possible removal, it might make sense to: (a) start the meeting early; and (b) finish the PHA Plan portion of the meeting first before going to the removal issue.

On the topics in John’s summary, the Board indicated that it would be good to invite someone from Real Estate Development to discuss both the redevelopment and the moderate/market units, as well as to get information from Leased Housing on the new priority categories. There were also some other Leased Housing issues about how rent is determined, and newer developments making people pay for their own water/sewer, that would be worth covering. Michele also mentioned the “Cookie Day” at the State House on February 7th to seek legislative support for the Mass. Rental Voucher Program.

3/ **Mass. Union Report**: John Maloni talked about the information given at the Mass. Union convention about local tenant organizations negotiating Memoranda of Agreement (MOA) with their housing authorities, and that Mass. Union is happy to provide assistance with this. Pam said that Franklin Hill would want to look at this further—for example, revenue that comes to Trinity from the Boys/Girls Club, can that be shared with task force? What about laundry funds? Mac noted that laundry funds are traditionally shared and this might be a good conversation with Gail Livingston. However, it might be hard to get Trinity to budge since the agreement was recently signed.

4/**Committee Reports.:**

a. *Policy and Procedures:* No meeting.

b. *Budget*: There’s a balance of $13,454, with the only expense being $1,000 for Mass. Union. Concetta asked if there were any returns on how per diems spent and return of excess per diems for NARSAH, as well as for Mass. Union. Section 8 per diem reports from NARSHAH aren’t back yet, and those individuals would be treated as not being in “good standing” until that’s straightened out. It was clarified that some people didn’t attend Mass. Union conference at last moment due to illness; that would be excusable for the conference registration fee, but any per diems advanced should be returned to RAB. Business cards are nearly out, and Concetta was proposing having the same company do RAB checks and business cards, and made a template available for Board review. Outstanding expenses that aren’t yet paid were for interpreting and for ITOA for taxis. Concetta said she would leave vouchers with John Kane, since it seemed to be easier for chairs to access the materials through John. Certain forms need to be updated.

c. *Conference Coordination; Outreach*: No reports

5/ **Unfinished/New Business and Announcements**

Secretary Report: Betty Rae Wade said that there was returned mail from Bettie Cutler

REC Gala: Val reported that this was a success with great turnout, and hidden talent by Theresa Browne with great centerpieces.

Adding New Members: Several individuals were added to the RAB as additional alternates: Arthur Alexander (from Franklin Field Elderly) and Eddie Hartfield (formerly on the RAB) from Bellflower, for Elderly/Disabled Public Housing; and Cheryl Semnack, chair of the Washington Beech LTO (and a family public housing tenant there) for Family Public Housing.

**EVALUATION**

Good chairing, stuck to agenda, got things done. Good food. Acted like adults. Liked the summary about Memoranda of Agreement. Look forward to the Reading Committee meeting.