

Boston Housing Authority RAB Meeting 12-6-18, at 125 Amory Street

Family Public Hsg: *Members* Val Shelley, Meena Carr, Phyllis Corbitt, Concetta Paul, Aracelis Tejada. *Alternates* Ron Johnson (Alt 1), Janis McQuarrie (Alt 4), Cheryl Semnack (Alt 10): 8

Elderly/Disabled Public Hsg: *Members* Michele McNickles, Alex Rosin, Modesta Ballester, Marlena Nania, David Turney. *Alternates:* Arthur Alexander (Alt 1), Eddie Hartfield (Alt 2):7

Section 8: *Members* Edna Willrich, Jung Wing Lee, Lennox Tillet, Stephen Tracey, Arlette Coleman, Judith Frey, Minnie Jackson, Leron Diggs, Karen Stram. *Alternates:* Georgia McEaddy (Alt 5): 10

Absences excused: , Betty Wade, Family; Rik Gurney, Jeanne Burke Patterson, Eugenia Smith, Elderly/Disabled;

Others: John Kane, Dana Dilworth, BHA; Mac McCreight & Lauren Song, GBLS; Steve Meacham, Judy Burnette, Gabrielle Rene, City Life/Vida Urbana; ***, Orient Heights.

The meeting was chaired by Michele McNickles. Eddie Hartfield was Timekeeper; Phyllis Corbitt was Sergeant at Arms. Minutes of prior meeting were approved (there was a later correction—Judith Frey attended the 11/18 meeting but that wasn't recorded).

1/**State Capital Plan:** Dana Dilworth provided a handout and answered questions about capital spending for BHA's state public housing developments for the next 4 years (there weren't enough, and extra copies will be provided later). The figure is roughly \$3-3.5 million per year, and reflects what BHA is getting under the state capital bond bill (which isn't limited to state public housing \$1.4 billion, and \$600 million was for state public housing statewide). Camden is not included on the report, given its separate Mixed Finance redevelopment. Dana was asked what he thought the real need was, and he said \$15-\$20 million per year. He also said that BHA received more in prior years.

2/ **Reading Committee Report on the FY 2019 Annual Plan:** Mac reported on this; a number of people volunteered to attend this meeting on 11/28, and copy of notes were handed out. Mac noted that while he had provided the committee with various notes/comments/questions from GBLS (also handed out), a lot of discussion focused on capital issues, which Mac had not written up. He discussed some of the ACOP changes that were mentioned by Gail at the last RAB meeting, and particularly explained the federal public housing Over-Income Policy that's now required by federal law, and how Over-Income policy for public housing differs from that for Section 8. The Committee ended up thinking that there were three issues where the RAB as a whole might want to make recommendations to the BHA, and there were votes to adopt these (one nay to the first recommendation, otherwise unanimous): (1) BHA used to give the RAB performance and evaluation reports on past years' capital funds, so sites would know what was ultimately allocated and spent at each place and how this may have changed. HUD eliminated the requirement that this be done at the time of Annual Plan, but didn't eliminate the reports. The Board asked that these be provided at a regular time each year—perhaps the spring—and BHA might want to have a format where each site could easily compare, over the past five years and then the projected five-year plan, what had happened; (2) there was a concern that certain

work in the plan was secured by a loan of future capital funds (over 20 years), and as sites go through RAD, demolition/disposition, or other changes, the capital funds will no longer exist there (they are turned into RAD subsidy, etc.). Could BHA address how the loans will be repaid, and whether there are any risks here that the RAB should know about? ; (3) it was noted that while a number of BHA sites are going through RAD, demolition/disposition, etc., others are not. In addition, all of the work is likely to happen over a number of years and in multiple phases. Not all sites may go through this; for example, some had significant work done in past (Commonwealth for example). Can BHA provide a long-range preservation plan of its vision for preserving all of its stock (looking say 20 years out)? Karen asked if Mac could provide the citation for the change in the HUD requirement on the performance reports, and he agreed to do so. Later, it was noted that the Public Hearings on the FY 2019 PHA Plan will be held on Monday, Dec. 10th, with one hearing at 11 a.m. at Amory Street and a second at 6 p.m. at Room 801 in City Hall. Traditionally there have been a few RAB members there for each session to greet residents and to speak about the role of the RAB and have information in case people want to participate. David said he was willing to do this, and Arthur said he would as well (at least for the morning session).

3/ **Ad Hoc Committee on Training:** Edna and John reported on this, and there were notes from the Committee's last meeting. The last meeting got pretty far in recommending a date, location, and topics for the session, with the first part being on Redevelopment—Why and What Does It Involve; the second part being on Resident Voices—Concerns, Experience, and Power; and the third part on Section 8/RAD—How Is It Similar, How Is It Different from Public Housing? The site would be at the Anna Mae Cole Center at Hailey Apts. (near Jackson Square T stop), with Saturday, March 16th as the date (and a fall-back date if weather is bad for Mar 23rd), with lunch being provided. Phyllis noted concern about 3/16 being right before St. Patrick's, but others thought this wouldn't be an issue. Costs would include the lunch, interpretation, flyers and mailing/outreach, some transportation. There were discussions about how best to get the word out: Lenox thought there might be potential to get free TV spots, and David said it would be good to know when task forces were meeting so RAB members could go for a coffee hour and promote the session. Mr. Lee raised a concern about security if attendees were disruptive. It was noted that the next meeting of the Ad Hoc Committee would be on Thursday, Dec. 13th at 1p.m. at the Section 8 Tenants, Inc. office at 30 Bickford St. This meeting is open to any RAB members/alternates who want to attend, and if people can't come but have thoughts, they should feel free to share with committee members.

4/ **Committee Reports:** There was no *Policy & Procedures Committee* meeting or report. For the *Budget Committee*, David said things were coasting along and there was a handout on expenditures. He said there was likely to be a surplus again by the end of the year and people would need to think soon about the budget for next year, and asked people if they had ideas about how to spend the surplus to give him a call. The Committee did make a recommendation, which was moved, seconded, and approved (one nay) to allow up to \$75 as the standard expense for food/beverage for evening meetings (generally this has been Policy & Procedures). Mac was asked how many people attend, and he said it ranged from 6-8 normally.

5/**Unfinished/New Business and Announcements:** John Maloni resigned both from the RAB and as Secretary. This meant that Alternate 1 (Arthur Alexander), who meets minimum attendance requirements, would move up. Arthur said this was fine with him, and the

Elderly/Disabled members voted to formalize this. (Eddie Hartfield will now be Alternate 1 for Elderly/Disabled.) The floor was opened up in case anyone was willing to serve as RAB Secretary. There were no volunteers, so the matter was tabled for now. Michele said that she believes that a number of members/alternates who were not attending should have been given the letters to notify them of this (and to respond if they still had interest or an explanation for non-attendance), but without getting more information from John or Betty Rae Wade (the former RAB Secretary), she wouldn't be sure if these had gone out. Michele and Val agreed to check with John and Betty, respectively.

Annual Plan Amendment Approved: John noted that HUD had approved the amendment to the FY 2018 PHA Plan (this included the additional Capital Funds and how they were being spent).

City Life/Vida Urbana: Steve Meacham introduced some CLVU staff and members who were successful with the campaign to get Advanced Property Management (APM) to agree to limit rent increases to the Section 8 payment standard, and said similar work was needed elsewhere. In the past, CLVU, the RAB, and BHA had collaborated on a zip code campaign where meetings would be scheduled in certain zip codes, BHA would provide mailing labels for its Section 8 participants in those zip codes, and CLVU would provide the flyer and pay for the mailing. This recently was done in collaboration with Metro Housing Boston (MHB) as well. He handed out some samples. The Board voted unanimously to endorse this (it was noted that a need for this had been identified for Roslindale in a past Section 8 tenants meeting). The first meeting will likely be in Mattapan.

New Location for RAB Meetings: It was noted that Amory Street is going to be converted soon to Mixed Finance housing under The Community Builders, and this means that the space the RAB has been meeting in will not be available, possibly as early as January. People threw out a number of ideas for meeting space, including West Ninth Street, BHA downtown, Mission Main, etc. John & Val (who's chairing next month) will remain in touch and get word out.

Mixed Finance Bylaws: This was on the agenda, but Mac was not sure why. He noted that Amory Street residents had highlighted the desire to add to the existing Mixed Finance Memorandum of Understanding to include other guarantees, and this could be important at other sites (and was discussed at last week's Mixed Finance Partners meeting). He did note that if sites, like St. Botolph, are being redeveloped through RAD or other means, task forces/LTOs will want to revise their bylaws since they refer to public housing. But this is not a RAB item.

5. **Evaluation:** Good, informative, no animosity. Feeling up in the air about where we're meeting. People should raise hands and not speak out of turn/blurt out.