

Boston Housing Authority RAB Meeting 9-12-19, at 10 Lamartine St. (Anna Mae Cole Center, Hailey Apartments, Jamaica Plain)

Family Public Hsg: *Members* Val Shelley, Meena Carr, Phyllis Corbitt, Betty Rae Wade, Concetta Paul, Arlene Carr, Cheryl Semnack, Ron Johnson, Aracelis Tejeda. *Alternates:* Nicole Beckles (Alt 1), Meriem Arachiche (Alt 2), Jeannie Archibald (Alt 2): 12

Elderly/Disabled Public Hsg: *Members* Michele McNickles, Dave Turney, Rik Gurney, Arthur Alexander, Eddie Hartfield, Eugenia Smith, Dan Horne. *Alternate:* Anita Pleasant {Alt 1}: 8

Section 8: *Members* Edna Willrich, Stephen Tracey, Lennox Tillet, Karen Stram, Therese Browne, Minnie Jackson, Lerona Diggs, Arlette Coleman *Alternates:* Robin Williams (Alt 1), Georgia McEaddy (Alt 2): 10

Absences excused: Jung Wing Lee (leave of absence), Janis McQuarrie; Marlena Nania; Judith Frey (leave of absence).

Others: John Kane. Joe Bamberg, BHA; Mac McCreight, GBLS; interpreter; Eddie Blackwell (Old Colony)

The meeting was chaired by Therese Browne. Val Shelley was Timekeeper; Phyllis Corbitt was Sergeant at Arms. Minutes from the prior meeting were approved. Georgia McEaddy raised a concern about whether Section 8 alternates moved up in the right order and had met minimum attendance requirements when they were moved up, noting she didn't know how changes from 1/19 minutes forward were done. John agreed to forward Georgia copies of the minutes for the monthly meetings so it could be seen how the Board acted with respect to filling vacancies.

1/Real Estate Development: Joe Bamberg presented updates on redevelopment efforts at BHA public housing sites. A new development is that BHA and To Life Communities (formerly known as Jewish Community Housing for the Elderly) are in discussions about redevelopment of the J.J. Carroll federal elderly/disabled site in Brighton, and it is likely that a formal demolition/disposition application would be prepared for RAB & public review & submission to HUD this fall. Under the proposal, the 64 units would be demolished but would be replaced by a development with more affordable units (120-130 units), all of which would be targeted to extremely low-income elders. Existing residents would have the right to return, but there would be need to arrange for relocation in the interim. BHA and To Life are exploring whether households might be eligible for transfer to other To Life communities (there are many other affordable units they operate in Brighton). There were questions about: (a) what if anyone's income exceeds Section 8 levels (Joe said for existing families, this would be worked out so that such families are housed; for new admissions, they will need to meet Section 8 requirements); (b) whether this will change the current "mix", which is 80% elderly, 20% non-elderly disabled, and if that would require a change to the Designated Housing Plan (Joe said they'd have to look at that—he noted that when RAD is proposed at elderly/disabled sites, BHA has kept a 80/20 mix in the Section 8 project-based vouchers); (c) why these are going forward quickly and places that were earlier in the process (like St. Botolph) are still waiting (Joe said BHA has now gotten tax credit commitments penciled in for 2020 for St. Botolph and Bunte and a date in mid-2020 is

likely for construction). Joe also noted that the site could get more funding through Section 18 demo/dispo as “obsolescent” than it could under RAD (full Section 8 levels) and BHA believes it meets that criteria, particularly since there are NO accessible units at the site. BHA is required to notify the RAB of this possible change, but it will be coming back later this fall with more details and opportunity to comment. Joe also said that BHA is continuing the obsolescence analysis at Lenox Street, Bunte Apartments, and some other sites and will be holding a public hearing on Monday, Sept. 16th at 6 p.m. at the Copley Branch library about amendments to the PHA Plan (Amendment 2 for FY 2019) to have the flexibility to do RAD/Section 18 “blends” and/or purely Section 18. Joe noted that construction is underway for Old Colony Phase IIIA and relocation is starting in Old Colony Phase IIIB. He also noted that 33 offsite units were completed for Whittier Street (Madison Park Village area).

2/Redo of RAB Family Public Housing Chair & Assistant Chair Elections: Mac facilitated this part of the meeting. He noted that at the RAB’s last meeting in July, 2019, the Family Public Housing members of the Board had elected Nicole Beckles as chair and Janis McQuarrie as assistant chair, but people realized afterwards that Nicole couldn’t run as chair under the RAB bylaws since she is still an Alternate (Alternate 1—alternates can serve as assistant chairs). So there was a need to redo these elections—and depending on who chose to run, there might have to be other elections redone (since other Family Public Housing members include Val Shelley, who is Secretary, and Arlene Carr, who is assistant treasurer, and you can’t serve in more than one Officer position. Meena Carr was nominated for Family Chair; there were several other nominations for people who declined to serve. It was moved, seconded, and adopted that Meena is the new Family Chair by acclamation. Nicole Beckles was the sole nominee for assistant chair, and it was moved, seconded, and adopted by acclamation that she is the new assistant family chair. As a result of the Board actions, no further elections needed to be done over.

3/ Committee Reports (and Bylaw Amendment):

Policy & Procedures Committee: Mac and Rik split this up, since Rik couldn’t recall the action taken by the Committee at its July meeting, and Mac missed the August meeting. Mac noted that there were a set of bylaw amendments (on the back of the RAB agenda) which clarified that the BHA liaison has no role in certain RAB matters (adding items to the agenda, attendance, etc.), and leaving those formal functions to the Chairs/Assistant Chairs and Secretary/Assistant Secretary. It was clarified that John is continuing in his role as RAB liaison (described in materials provided in last month’s Officer Training). It was moved, seconded, and adopted to make this bylaw amendment.

Rik said that at the 8/19 Policy & Procedures Committee meeting, there was a discussion about what was happening with the REC, and he thought people were supposed to be notified about an upcoming REC meeting so they could attend. Val noted that there was no REC meeting yet, and the date that’s being discussed is 10/9, with logistics being figured out, and people will be notified/invited. She said discussed was having REC meetings every other month, and then there would in between be a planning session (probably on Wednesdays at 1 p.m.) and if people wanted to participate in that, that would be open, too.

Rik also said that people wanted to clarify/tighten up a few things, including that reports back from conferences should be in writing (could be typed or handwritten, as long as legible). David suggested that people might want to have this be a submission along with the expense report, so

that there was a deadline for submission & you'd know if it happened. There was some discussion about the consequences of failure to provide a report, and it was suggested that this, too, would be a basis to deny future RAB funding to pay for someone to attend an event. There was some discussion about whether failure to submit a report timely could be cured later, and how soon. A motion, second, and vote was made to do this as a bylaw change (2 opposed). Mac noted that technically any bylaw change needs to be provided in writing to the Board at least a week in advance, and it sounds like there may be a need to figure out language and a question of what goes in bylaws versus what possibly in Travel Policy, and suggested that the Policy & Procedures Committee work on this at its September meeting and get draft language out to the Board for the October meeting.

Budget Committee: David said there was about a \$11,000 balance currently, and he had made arrangements for airfare & accommodations for NARSAAH, and there will be reimbursements from various non-RAB sources (Old Colony, Orchard, etc.) where there was group booking to get discounts and RAB funds advanced. Eddie asked about still being listed on the "no fly" list even though he had resubmitted paperwork. Arlene clarified that the paperwork had to get approved by his chair (Michele), and had gotten to her and she had given it to Dave and hopefully all of that would be resolved. Phyllis raised questions about not having the records for what specific checks were for, and David said he hadn't gotten the QuikBooks summaries out since he had been busy with the NARSAAH arrangements. Board members asked that he get this back-up information out.

4/Secretary Report; Unfinished/New Business/Announcements: Val provided a Secretary report, and a formal request was made for a leave of absence for Mr. Lee given a medical issue. It was moved, seconded, and approved to grant him a 3-month leave, starting this month. It was clarified that there did not need to be a new Assistant Chair election yet, but Therese could request others to assist her with chairing while Mr. Lee is out. It was clarified that Judith Frey's leave expires at the end of 9/19 (since there was no Board meeting in August), and her chair/Val can check at beginning of October if she is returning, needs an extension (which would require Board approval), etc.

Betty thanked REC and Arlene for recently assisting at a Commonwealth meeting, and hoped that would get things in better shape there. Anita also thanked REC for their participation in a recent St. Botolph meeting.

Evaluation: Good chairing/meeting, especially for a new Chair, keep it up.