

NORTHBOROUGH HOUSING AUTHORITY

EQUAL HOUSING OPPORTUNITY

26 VILLAGE DRIVE
NORTHBOROUGH, MA 01532
(508) 393-2408 FAX (508) 393-2747**REGULAR BOARD MEETING- May 5, 2021 – Virtual Meeting**

Members Present: Rita Osborne
Elaine Solomon
Brad Newman

James DiGiulio was the host of the Zoom Board Meeting for the Town of Northborough. Rita Osborne, Chairman for the Northborough Housing Authority began by reading the following:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Housing Authority will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

The meeting was called to order at 6:25 p.m. by chairperson, Rita Osborne.

Minutes from the Regular Meeting held on April 7, 2021 were approved as presented by motion of Elaine Solomon, seconded by Brad Newman and unanimously approved by roll call of all.

Report of Executive Director:

- The Northborough Housing Authority (NHA) currently has one vacant 667-2 unit at Heritage Village.
- A motion was made by Brad Newman, seconded by Elaine Solomon and so voted to approve 2021 revised income limits for admission to state- aided public housing and the Fair Market Rents (FMRs) for this area. Pursuant to 760 CMR 5.06 these income limits are set as two year intervals are the "Low Income Limits" set by the United States Department of Housing and Urban Development (HUD) for a similarly sized household in the city or town in which the local housing authority (LHA) is located.

Minutes page (2) 5.5.21

The 2021 FMRS for Northborough, effective April 1, 2021 are as follows:

0 BR \$1,063.00	1 BR \$1,134.00	2 BR \$1,450.00
3 BR \$1804.00	4 BR \$1,966.00	

Net Income Limits by Household Size for Determining Admission for State-Aided Housing Programs Effective April 1, 2021 in Worcester, MA – HMFA are as follows:

1 Person \$55,350	3 Person \$71,150	5 Person \$85,400	7 Person \$98,050
2 Person \$63,250	4 Person \$79,050	6 Person \$91,700	8 Person \$104,350

A motion was made by Brad Newman, seconded by Elaine Solomon and unanimously approved by roll call of all to approve the 2021 FMRs and Net Income Limits by Household Size for Determining Admission for State-Aided Housing Programs.

- The Director provided each Board Member with a copy of two policies for review and approval. A motion was made by Elaine Solomon, seconded by Brad Newman and unanimously approved by roll call of all to adopt the Rent Collection Policy as amended. A motion was made by Elaine Solomon, seconded by Brad Newman and unanimously approved by roll call of all to approve the Family Personal Property Policy for 705 Tenants as written.

Board review and approval of capital projects and payments

- The front entry modernization project 667-1 at Colonial Village has started. The contractor did the window mockup on the first building and the windows do not align as they should. The contractor was supposed to have the mock up approved by the NHA and the architect before ordering all of the windows, which he did not do. The contractor has suggested an overhang to offset the unaligned windows since having to order new windows is a cost burden to him. The Director will need to make a decision on which way the NHA will go on this.
- The kitchen cabinets for 96 Northgate are estimated to be delivered by the end of May.
- There is not enough available money in formula funding for the maintenance garage renovation. As it stands, the amount we would be required to take from NHA

reserves would be excessive. The Director is looking at the existing capital plan to see if there is any possibility of reallocating funds. There is also the possibility of applying for Community Preservation Funds (CPA). Both Andrew Dowd and the Director have inquired as to whether this project would meet the criteria for funding but we have not received an answer.

- Mass Housing Partnership (MHP) has approved our Surplus Land Grant Application. They will assign an engineer to do a survey of the whole site at Colonial Village, including the parking.

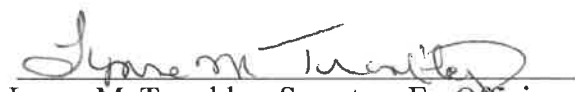
Approval of Payment of Bills

Disbursements for the month of May, checks # 11911 through #11932 were approved by motion made by Elaine Solmon, seconded by Brad Newman and unanimously approved by roll call of all.

Other Business to Come Before the Meeting

The next board meeting of the NHA will be held virtually on June 2, 2021 at 6:00 p.m.

With no other business to discuss, Rita Osborne motioned to adjourn at 6:55 p.m.


Lynne M. Trombley, Secretary Ex-Officio

*Approved
virtually
6/2/21*
