

**GHA Board of Commissioners
Regular Meeting
August 25, 2020 at 4:30 PM**

Greenfield Housing Authority – Remote Zoom Meeting – Greenfield, MA 01301

The Greenfield Housing Authority Board of Commissioners conducted the Regular Meeting of the Authority on Tuesday, August 25, 2020 via Zoom Remote, Greenfield.

CALL TO ORDER

Commissioner Hawkins called the meeting to order at 4:33 p.m.

Commissioners Present: Robert Hawkins, Randi Parks, William Mason, Trish Leonard, John Mackin

Commissioners Absent: None

Staff Present: Hank Abrashkin, Jon Hite, Andi Guy, Jodi Clough, Ann Borkowski, Gary Nault

Others Present: None

1. ACTIONS

Minutes – 7/27: Commissioner Leonard motioned and Commissioner Mason seconded a motion to approve the minutes of the July 27, 2020 Special Board meeting.

20-77 Voted 5 in favor; 0 opposed

Minutes – 7/28 am: Commissioner Leonard motioned and Commissioner Mason seconded a motion to approve the minutes of the July 28, 2020 Special Board meeting.

20-78 Voted 5 in favor; 0 opposed

No discussion.

Minutes – 7/28 pm: Commissioner Leonard motioned and Commissioner Parks seconded a motion to approve the minutes of the July 28, 2020 Regular Board meeting.

20-79 Voted 5 in favor; 0 opposed

Discussion: Commissioner Leonard inquired about feedback from the Loaner Air Conditioners. One resident responded but did not have a need for one.

Monthly Staff Report: Commissioner Leonard motioned and Commissioner Mackin seconded a motion to approve the Monthly Staff Report for July 2020.

20-80 Voted 5 in favor; 0 opposed

Discussion: Questions regarding the Winslow Building lock-out protocol as well as questions regarding the “failed” categories on the Work Order Report.

Monthly Financials - July 2020: Commissioner Leonard motioned and Commissioner Mason seconded a motion to approve the monthly financials report for July 2020.

20-81 Voted 5 in favor; 0 opposed

Discussion: Commissioner Leonard interested in where the 8% GHA Management Fee is represented in the Financial Statements.

Payment Summary – July 2020: Commissioner Leonard motioned and Commissioner Parks seconded a motion to approve the July, 2020 Payment Summary.

20-82 Voted 5 in favor; 0 opposed

No discussion.

2. **OLD BUSINESS**

3. **NEW BUSINESS**

4. **OTHER BUSINESS**

Fair Market Rents and Payment Standards: Director of Leased Housing, Ann Borkowski, presented the Board with the recent FY21 Fair Market Rents. The Housing Authority will be setting their FMR rates for FY21 which can be anywhere between 990% to 110% of the HUD established rate. The Board will be voting to approve the GHA FMR rate at an upcoming meeting.

DHCD Public Housing Notice (PHN) 2020-29: DHCD is awarding \$324 per 667, 200 and 705 unit which totals approximately \$76,000 for the GHA. There is additional HUD funding through the CARES Act of approximately \$240,000. Finance Director, Jodi Clough, estimates that we have spent \$44,000. Some of the funds will be directed to adapting the Conference Room for public use, replacing carpet with vinyl flooring, ventilation system upgrades, PPE and sanitation.

GHA Mission Statement: Work has started on updating the Section 8 Admin Plan. One important component at the beginning of the Admin Plan is the Mission Statement. Presently, GHA has a “canned” Mission Statement that Nan McKay uses. Director of Leased Housing, Ann Borkowski, has requested input from the staff and the Board in the coming weeks for any changes or additions to the Mission Statement.

5. **TENANT CONCERNS**

6. **ADJOURNMENT:** Commissioner Leonard motioned and Commissioner Mason seconded a motion to adjourn the meeting at 5:42 p.m.

The next Regular meeting of the GHA Board of Commissioners is tentatively scheduled for Tuesday, September 22, 2020 at 4:30 p.m. via a Zoom meeting.

Respectfully Submitted,

William H. Abrashkin

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Executive Director