

**GHA Board of Commissioners
Regular Meeting**

March 25, 2025, at 4:30 PM

Greenfield Housing Authority – Remote Zoom Meeting

The Greenfield Housing Authority Board of Commissioners conducted the Regular Meeting of the Authority on Tuesday, March 25, 2025, via Remote Zoom Meeting.

CALL TO ORDER

Vice Chair, Trish Leonard, called the meeting to order at 4:30 p.m.

Commissioners Present: Susan Worgaftik, Randi Parks, John Mackin, Trish Leonard

Commissioners Absent: William Mason

Staff Present: Jack Redman, Ann Borkowski, Jodi Clough, Mark Courtemanche

Others Present: None

1. ACTIONS

Minutes of the 2-25-25 Regular Board Meeting: Commissioner Mackin moved and Commissioner Parks seconded the motion to approve the minutes of the February 25, 2025, Regular Board meeting.

25-22 Voted 3 in favor; 0 opposed; 1 abstain

Monthly Financials – February 2025: Commissioner Worgaftik motioned and Commissioner Leonard seconded the motion to accept the monthly financial operating statements for the month of February 2025.

25-23 Voted 4 in favor; 0 opposed

Tenant Account Receivables (TAR) Write-Offs: Commissioner Leonard motioned and Commissioner Parks seconded the motion to accept the Tenant Account Receivables Write-Offs in the amount of \$3,099.77.

25-24 Voted 4 in favor; 0 opposed

Payment Summary – February 2025: Commissioner Leonard motioned and Commissioner Worgaftik seconded a motion to accept the payment summary for the month of February 2025.

25-25 Voted 4 in favor; 0 opposed

Authorization to Submit the Self Sufficiency Program (SSP) Application to EOHLIC:

Commissioner Mackin moved and Commissioner Worgaftik seconded a motion to authorize the submission of the Self Sufficiency Program (SSP) Application to the Executive Office of Housing and Livable Communities. The SSP will serve the State-Aided Family Households and the MRVP households, approximately 230 households.

25-26 Voted 4 in favor; 0 opposed

Adoption of the Fair Housing Affirmative Action Goal: Commissioner Leonard moved and Commissioner Worgaftik seconded a motion to adopt the GHA’s Fair Housing Affirmative Action Goals.

WHEREAS the Commonwealth of Massachusetts Executive office of Housing & Livable Communities mandates that all local housing authorities abide by fair housing regulations for tenant selection in state-aided public housing as per requirements contained in Ch. 121B and EOHLIC regulations 760 CMR 4.02(1)(e), 760 CMR 4.07 and 760 CMR 5.00, as well as fair housing and anti-discrimination laws.

WHEREAS the Commonwealth of Massachusetts Executive Office of Housing & Livable Communities will be implementing new PMR criteria to reinforce and review Housing Authority compliance with fair housing requirements

WHEREAS Greenfield Housing Authority is responsible for abiding by and maintaining the 2022 Board adopted Fair Housing Market Plan, Language Access Plan and Reasonable Accommodation Plan, ensuring all policies are updated.

WHEREAS Greenfield Housing Authority adopts Affirmative Action Goal and Placement Rate and completed Housing form in CHAMP.

WHEREAS the Greenfield Housing Authority will biennially determine whether the percent of Minority households in each Greenfield Housing Authority program is significantly below the percentage of Minority individuals in the general population of the city or town or in the general population of the applicable metropolitan statistical area (MSA), whichever is greater; as per 760 CMR 4.07(2) and 760 CMR 5.10(3).

THEREFORE, BE IT FURTHER RESOLVED, that the Greenfield Housing Authority Board of Directors adopts the Affirmative Action Goal and Placement Rate and completed Fair Housing Form in CHAMP. The Greenfield Housing Authority Board of Directors further acknowledges that Greenfield Housing Authority has not met the Affirmative Action Goal for each state-aided housing program therefore, placement rate of 1 in 5 must continue to be followed.

25-27 Voted 4 in favor; 0 opposed

2. New Business- None

3. Executive Director’s Report:

Monthly Staff Report – February 2025

Life Path – Age & Dementia Friendly Community Grant

GHA has been awarded a \$3,000 Grant for the Age-Friendly Elm Terrace Program. Two Computers modified to the needs of senior citizens and a Community Partner stipend for a 12-month series.

4. **Board Committee Reports - None**

5. **Correspondence/Communication**

6. **Resident Update:** Tenant Representative, Randi Parks, stated that she requests GHA spread the word to residents that the Community Grant was open to residents of Franklin County and the residents of the Quabbin area.

7. **Public Comment: None**

8. **ADJOURNMENT:** Commissioner Worgaftik moved and Commissioner Mackin seconded a motion to adjourn the meeting at 5:16 pm.

Respectfully Submitted,



Jack Redman
Executive Director