

GHA Board of Commissioners
Regular Meeting
October 25, 2022, 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, October 25, 2022, via remote Zoom Meeting.

CALL TO ORDER

Commissioner Hawkins called the meeting to order at 4:30 p.m.

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

Commissioners Absent: Trish Leonard

Staff Present: Thomas Guerino, Andi Guy, Jodi Clough, Mark Courtemanche, Ann Borkowski

Others Present: Deb Wilson, Erika McGee

1. ACTIONS

Minutes of the 9-27-22 Regular Board Meeting: Commissioner Mackin motioned and Commissioner Parks seconded a motion to approve the minutes of the September 27, 2022, Regular Board meeting.

22-67 Voted 4 in favor; 0 opposed
No discussion.

Monthly Staff Report for September 2022: Commissioner Mackin motioned and Commissioner Parks seconded a motion to approve the Monthly Staff Report for September 2022.

22-68 Voted 4 in favor; 0 opposed
Discussion: Maintenance Supervisor's Report – Mark Courtemanche stated that the Maintenance Staff is back to full strength with all four-maintenance staff. Maintenance is focusing on getting all the scattered sites cleaned up.

Monthly Financials-September 2022: Commissioner Parks motioned and Commissioner Mason seconded a motion to approve the financial statements for the month of September 2022.

22-69 Voted 4 in favor; 0 opposed
No discussion

Quarterly Financials – September 2022: Commissioner Mackin motioned and Commissioner Parks seconded a motion to approve the financial statements for the quarter ending September 2022.

22-70 Voted 4 in favor, 0 opposed
No discussion

Payment Summary for September 2022: Commissioner Mackin motioned and Commissioner Parks seconded a motion to approve the Payment Summary for the month of September 2022.

22-71 Voted 4 in favor; 0 opposed
No discussion

Revised Housing Choice Voucher (HCV) Payment Standards: Commissioner Parks motioned and Commissioner Mackin seconded a motion to approve the updated Payment Standards which is between 110% to 120% of the FY2023 Fair Market Rents, effective December 1, 2022.

22-72 Voted 4 in favor; 0 opposed
Discussion: On October 2, 2022, the GHA had requested the expedited waiver from HUD regarding increasing the Payment Standard and was granted approval on October 17, 2022. At the September Board meeting the Board had voted to accept the Payment Standard, which at that time was up to 110% of the FY23 Fair Market Rents.

Resident Services Coordinator Program – Request to Increase Funding: Commissioner Mackin motioned and Commissioner Mason seconded a motion to apply for the increased funding for the Resident Services Coordinator Program that DHCD has made available starting in FY23.

22-73 Voted 4 in favor; 0 opposed
No discussion

2. Reports and Updates

Holiday Workshop -The GHA Holiday Workshop will be held on Tuesday, December 13th at 1:00 pm at Terrazza in Greenfield. Commissioners are encouraged to RSVP to Nadia as soon as possible with their menu choice.

FSS Action Plan – The Family Self Sufficiency (FSS) Action Plan has been approved by HUD.

Sidewalk Project – The project is approximately 80% complete and both the residents and staff are eager to see it completed.

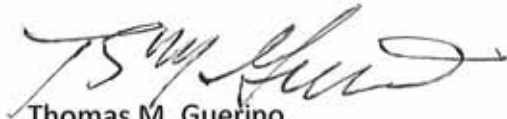
Tenant Concerns:

Randi Parks reported that there were no items to report that needed to be brought to the Board.

3. **ADJOURNMENT:** Commissioner Mason motioned and Commissioner Parks seconded a motion to adjourn the meeting at 5:02 pm. The next GHA meeting is tentatively scheduled for November 22, 2022.

Post Meeting Note- A member of the public body, Erika McGee, wished to address the Board on a matter after the meeting had been adjourned. Chairman Hawkins explained the procedure regarding placing an item on the agenda. Furthermore, he informed Ms McGee that Randi Parks was the Tenant Representative on the Board. Ms Parks email address was provided to Ms McGee so that she could contact her with her concerns.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Tom Guerino', written in a cursive style.

Thomas M. Guerino,
Executive Director