

READING HOUSING AUTHORITY
MINUTES OF THE REGULAR BOARD MEETING from Monday, April 4, 2022

A regular business meeting of the Reading Housing Authority was held on Monday April 4, 2022. In accordance with Governor Baker's 3/12/2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A §18, and the Governor's 3/23/2020 Revised Guidance Order Prohibiting Assemblage of More than Ten People, this meeting of the Reading Housing Authority was conducted in person at 22 Frank Tanner Drive and also via remote participation.. Chair, Timothy Kelley, called the meeting to order at 5:30 p.m.

Members Present: , Marie Hanson, Charlie Adams, Timothy Kelley, Diane Cohen

Members Absent:

Others Present: Executive Director; Kathryn Gallant, Residents: Debbie Davidson, Marie Perrot, Anita Roman, Jayne Lee, Corinne Biberger, Shirley Jia

Minutes

22-73 VOTED: Move Tim Kelley Second Charlie Adams Vote 4-0

To accept for the record the Minutes of the Regular Business Meeting of the March 7, 2022 as presented.

Finances

22-74 VOTED: Move Marie Hanson Second Charlie Adams Vote 4-0

To approve the check-roll/bill-roll for March 2022 Accounts Payable Checks numbered 8998 through 9032 as presented.

22-75 VOTED: Move Charlie Adams Second Diane Cohen Vote 4-0

To approve the Payroll Register for March 2022, as presented.

22-76 VOTED: Move Marie Hanson Second Charlie Adams Vote 4-0

To approve the Section 8 Voucher Program wire transfer for April in the amount of \$178,166.99 as presented.

22-77 VOTED: Move Marie Hanson Second Diane Cohen Vote 4-0

To certify receipt of the quarterly operating statement for all RHA programs the month of January 2022.

22-78 VOTED: Move Marie Hanson Second Tim Kelley Vote 4-0

To certify receipt of the quarterly operating statement for all RHA programs the month of February 2022.

22-79 VOTED: Move Diane Cohen Second Marie Hanson Vote 4-0

To approve and adopt the fiscal year 2022 Section 8 applicable payment standards to be effective May 1, 2022 as presented.

22-80 VOTED: Move Marie Hanson Second Diane Cohen Vote 4-0

To approve the increase in maintenance salaries in accordance with the Department of Labor Standards effective April 1, 2022, with Maintenance Supervisor/General Maintenance at a rate of \$32.28 plus \$1.50 per hour for supervisory position and Maintenance Mechanic II at a rate of \$30.12 per hour.

22-81 VOTED: Move Marie Hanson Second Charlie Adams Vote 4-0

To approve and accept the Reading Housing Authority Fiscal Year 2023 Annual Plan as presented.

NEXT BOARD MEETING: PROPOSING Special Meeting April 25, 2022

22-82 VOTED TO ADJOURN: 6:50PM Move Charlie Adams Second Marie Hanson Vote 4-0

TO: Reading HA Board Members
FROM: Kathryn Gallant, Executive Director
DATE: April 4, 2022
SUBJECT: **EXECUTIVE DIRECTOR REPORT/UPDATES**

Section 8 Housing Choice Voucher Program Update:

114 Leased Vouchers with 2 out searching

Maintenance Work Orders December 2020:

Total Count: 52 Completed: 49 Incomplete: 3

- Resident meeting held on Wednesday March 9 at 2:00PM. 28 residents in attendance. Issues discussed include request to put birthdays in the weekly newsletter, parking issues due to increase service providers onsite, upcoming projects, resident wellness, services available to residents along with upcoming activities.
- Pre-Construction meeting March 10, 2022 with Department of Housing & Community Development staff as well as Tom Snowden, GC, for FISH Project 246069 Bathroom Fan Replacement Project. Waiting on delivery of fans to begin. RHA to hire resident coordinator to assist with monitoring contractors.
- St. Patricks Day tea time held the afternoon of Wednesday March 16, 2022.
- Monthly Birthday celebration held the last Wednesday of March, 6 residents
- Upcoming Senior Safety Presentation by RFD on April 13th.
- Also on April 13th, a meet and greet with Reading's new Town Manager, Fidel Maltez.
- Covid 19 test kits distributed to residents. Still some available for those who did not receive.
- Bancroft yearly inspection conducted with RHA and DDS staff. Agreed on new 5 year contract with 5.9% COLA rent increase.
- In discussions with the town of Reading re: a 4 acre parcel of land on Oakland Road and the possibility of creating more affordable units.
- E.D. Kathryn Gallant to be introduced at selectboard meeting on 4/19.

