

**Arlington Housing Authority
Regular Meeting**

Minutes

October 21, 2020 at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:05 P.M. by Mr. Mitropoulos.

Roll Call

Present: Nicholas Mitropoulos,
Gaar Talanian, Brian Connor and
Joanne Preston

Also Present: John J. Griffin, Executive Director
John Greco, Attorney

Notice to Town Clerk

Notice of this meeting was delivered electronically on October 16, 2020 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Appointments

Local Tenants Organizations

Pamela Hauser, President of Winslow Towers, wants to know when the van will be running. The tenants want to go to Market Basket. The tenants also want meals delivered to them.

The Arlington Elks put on a dinner to the tenants.

Pat Dunleavy, Cusack Terrace, wants to know what the situation is for the monies. They are planning a dinner for the tenants. She said that she would not do it unless she got the ok from the Housing Authority.

Mr. Griffin said that he did not think this was a good idea. He wanted to know if the meals were being delivered.

Pat Dunleavy said there is six people to put them together and deliver them.

Mr. Mitropoulos asked if we got guidelines from DHCD.

Mr. Griffin said the community rooms should still be closed.

Pat Dunleavy said that most people are very good.

Mr. Mitropoulos said we must follow the guidelines.

Pat Dunleavy wants to see the guidelines.

Mr. Griffin said maybe we can do something different. We can talk about this in a couple of weeks. Maybe meals can be put together off site.

General Public

Steve Ward, tenant from Winslow, has a concern on the window project.

Mariann Donovan, Drake Village, wanted to thank the housing authority for the work on the community room. She has concerns on communications. She said the Arlington Housing Authority does a great job. She said the Town needs to know what a great job the Arlington Housing Authority does.

Sheri Baron said that she does not agree with Mariann Donovan. She saw the flu clinics and there was not one for Menotomy Manor.

Mr. Griffin said that is not us. It is the Board of Health.

Sheri wanted to know what our operating reserves.

Mr. Griffin said about a million.

Sheri wanted to know where she could find this. She asked if Mr. Griffin could post yourself on the website.

Mr. Griffin said it is up to the Town to do it.

Marion Kind said the Arlington Housing Authority has done a good job. She said that the website is a little difficult to navigate.

Rachel Cravotta who lives at Menotomy Manor said that there are cockroaches everywhere.

Vanessa and Maryann Rowsell said that the Board of Health came in and said that it is unsafe to live there. It is beyond disgusting to live here and no one is doing anything. She said she will go to Fox news.

Rachael Cravotta said she needed to take her children out of the house so they can exterminate. She said they have reached out. She feels frustrated.

Rachael said they are in the walls and making babies.

Mrs. Preston said there is an empty unit there. Can they be in an empty unit.

Mr. Griffin asked if Mrs. Preston was asking to move them to a vacant unit.

Mr. Griffin said they tried to schedule the exterminators to go there and Rachael could not make it.

Rachael declined because her kids might have Covid-19.

Mr. Griffin knows that they are upset. We are having problems with some untidy tenants and the things they store in the basements.

Mr. Griffin said that we moved Janet Doyle there to take care of things. We have had National Night Out, bike clinics. We have focused on Menotomy Manor. We see more and more homeless people being housed.

Sheri Baron said that it sounds like a communication issue. There must be a better way to respond to the tenants' complaints.

Project Updates

Mr. Griffin updated the board on the ongoing projects

Cusack roof in design

Handicap accessible bathrooms

Resurface balconies at Chestnut Manor

Parking lot paving

Pave parts of Menotomy Manor

Replacing locks at Menotomy Manor

Resurfacing the ramp at Winslow Towers

Replace fire pump system at Winslow Towers

Replace fire alarm system and Hauser.

Mr. Griffin said his staff worked through January and March recertification. The maintenance men have been doing a great job. The maintenance men were getting the buildings clean. The staff has done a great job during Covid-19. Mr. Griffin said the

staff deals with the tenants professionally. We do not have the authority to reveal information about the tenants. Mr. Griffin knows his staff is working.

Approval of CFA 5001 Amendment #10 in the amount of \$13,525,223.88 an increase of \$874,970.00

VOTED

Upon a motion made by Mr. Talanian and seconded by Mr. Connor is was unanimously voted in favor for the Approval of CFA 5001 Amendment #10 in the amount of \$13,525,223.88 an increase of \$874,970.00.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Gaar Talanian	X	
Nicholas Mitropoulos	X	
Joanne Preston	X	

Approval of Housing Choice Voucher Covid-19 Statutory and Regulatory Waivers

VOTED

Upon a motion made by Mr. Talanian and seconded by Mrs. Preston it was unanimously voted in favor for the Approval of Housing Choice Voucher Covid-19 and Regulatory Waivers.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Gaar Talanian	X	
Nicholas Mitropoulos	X	
Joanne Preston	X	

Approval of HCV Payment Standards

VOTED

Upon a motion made by Mr. Connor and seconded by Mrs. Preston it was unanimously voted in favor for the Approval of HCV Payment Standards.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Gaar Talanian	X	
Nicholas Mitropoulos	X	
Joanne Preston	X	

Board Member Applicants

Mr. Griffin wanted the Board to see the applicants.

CPA Application

This is the preliminary application.

Discussion on improving communication within AHA and with the Public

Mrs. Preston thinks communication could be better. She spent two weeks trying to get in touch with Mr. Griffin and he was on vacation. She did not know this. Tenants have called and no one has responded. She said we should have an informative web site.

Mr. Mitropoulos said that maybe we could get some recommendations.

Mr. Connor said that it is difficult when half of the staff is working from home. We need an Assistant Director to answer the questions the tenants have. We need a chain of command. Maybe we should have a separate meeting to get it resolved.

Mr. Mitropoulos said we will do another Go to Meeting. An assistant is a good idea.

Pat Dunleavy said that when Covid-19 came she had to pay more rent and then it got lowered.

Mr. Griffin said rent should have been based on March.

Pat said she paid \$150.00 for three months.

Mr. Griffin said he and Jennifer McNabb will look at her file.

Executive Director Contract

VOTED

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was voted in favor to Approve the Executive Director Contract.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Gaar Talanian	X	
Nicholas Mitropoulos	X	
Joanne Preston		X

Mr. griffin thanked the Board for their support.

Approval of Minutes of September 16, 2020

VOTED

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was unanimously voted in favor to approve the minutes of September 16, 2020.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Gaar Talanian	X	
Nicholas Mitropoulos	X	
Joanne Preston	X	

Adjourn

VOTED

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was unanimously voted to Adjourn the Regular Meeting at 9:35 PM.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Gaar Talanian	X	
Nicholas Mitropoulos	X	
Joanne Preston	X	

The next Board Meeting will be November 18, 2020 at 7 PM