

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF COMMISSIONERS OF THE
CAMBRIDGE HOUSING AUTHORITY
WEDNESDAY, APRIL 5, 2023 5:30 P.M.**

MEMBERS PRESENT: ELAINE DEROSA, CHAIRPERSON
LOUIS BACCI, VICE CHAIRPERSON
SUSAN CONNELLY, TREASURER
VICTORIA BERGLAND, MEMBER
GERARD J. CLARK, MEMBER

ALSO PRESENT: MICHAEL JOHNSTON, EXECUTIVE DIRECTOR
BRENDA DOWNING, DEPUTY EXECUTIVE DIRECTOR
NICHOLAS DESOUZA, RECORDING SECRETARY

In accordance with temporary changes to the open meeting law this meeting is being held by teleconference.

ROLL CALL PRESENT: VICTORIA BERGLAND, ELAINE DEROSA, GERARD CLARK, SUSAN CONNELLY, LOUIS BACCI

1. EXECUTIVE DIRECTOR'S REPORT

- a. Mr. Johnston reports that the next CHA Board Meeting is scheduled for Wednesday, April 26, 2023.
- b. Mr. Johnston reports that Governor Maura Healey has extended the Open Meeting Law to conduct Hybrid Meetings for two more years.
- c. Mr. Johnston would like to introduce the new CHA IT Director John Barrett
- d. Mr. Johnston reports that next Tuesday and Wednesday he will be going to Washington DC for the MTW Conference. This is the first MTW Conference in person since the start of the COVID-19 pandemic. 360 people are registered to attend, and this is the first time this conference has been expanded to include additional cohorts
- e. Mr. Johnston confirmed that each board member has received their annual "One CHA" publication. Props given to Luis Vasquez for putting the publication together 100% in house except for printing.
- f. Mr. Johnston reported that in this week's board packet for commissioners there is a Financial Stability packet pertaining to a program Mr. Johnston mentioned two meetings back. Mr. Johnston turns the floor over to Zach Gordon to introduce Edwin Santana from Compass to present on the program.
- g. Mr. Johnston shared a board memo regarding the Demise of Silicon Valley Bank, Mr. Johnston turns the floor over to John Filip to update on Silicon Valley Bank and making decisions on how to best handle substantial amounts of cash.

- h. Mr. Johnston reported that Chairperson DeRosa had questions at a prior meeting regarding rent collection efforts. Mr. Johnston turns the floor to Kevin Braga to answer Chairperson DeRosa's questions.
- i. Mr. Johnston talked about the Affordable Housing Overlay, and next Thursday's City Council meeting regarding the issue. The topic of conversation is, is it worthwhile to trade greenspace for additional height. Amendments would have been worthwhile. I've been quoted in saying Housing Authorities isn't interested, but that is because there is no vision on how fund and keep it deeply affordable. When you start marrying RAD with other tools it begins to work. Mr. Johnston's push is trading green space for a little bit of height. 4,500/21,000 identify as Cambridge residents. We have a staff person couch surfing because they lost their apartment and can't find something affordable. If you think about Jefferson Park it's on 8 acres of land. Margaret was able to put 220 units using the overlay on 8 acres, Cambridge does not have 80 acres.

2. **CHANGE ORDER #1 AND THE CONSOLIDATED CLOSE-OUT FOR P. MOORE PAINTING & CONTRACTING**

- a. Authorize to execute Change Order #1 to the construction contract with P. Moore Painting & Contracting
- b. Authorize to execute close-out documents for exterior repairs work completed at 12-18 Hingham Street

MOTION: Ms. Connolly moved to approve Change Order #1 and the Consolidated Close-out for P. Moore Painting & Contracting. Mr. Bacci seconded the motion which upon being put to vote, was **passed unanimously**.

3. **AUTHORIZATION TO ENTER INTO AN AMENDMENT FOR FY2023 CAPITAL FUND PROGRAM FORMULA GRANT**

Authorize to Enter into an Amendment to the Federal Consolidated Annual Contributions Contract (NY 422) for FY 2023 Capital Fund Program Formula Grant

MOTION: Mr. Clark moved to approve the Authorization to Enter into An Amendment for FY2023 Capital Fund Program Formula Grant. Ms. Bergland seconded the motion which upon being put to vote, was **passed unanimously**.

4. **SUBMISSION OF THE FY22 MTW ANNUAL REPORT**

- a. Approve the Moving To Work Deregulation Demonstration Program FY22 Annual Report;
- b. Authorize technical corrections and changes to the document including any information to address public comments received on the draft Report; and
- c. Authorize the submission of the final Report to the US Department of Housing and Urban Development

MOTION: Ms. Bergland moved to approve submission of the FY22 MTW Annual Report. Ms. Connelly seconded the motion which upon being put to vote, was **passed unanimously**.

MOTION: Mr. Clark moved that there being no further business to come before the Board, that the Board of Commissioners adjourn its Meeting. Mr. Bacci seconded the motion which upon being put to vote, was **passed unanimously**.

A handwritten signature in black ink, consisting of several loops and a final horizontal stroke, positioned above a solid horizontal line.

Michael Johnston, Secretary