

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF THE  
CAMBRIDGE HOUSING AUTHORITY  
WEDNESDAY, JUNE 14, 2023 5:30 P.M.**

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

ABSENT: SUSAN CONNELLY, TREASURER

ALSO PRESENT: MICHAEL JOHNSTON, EXECUTIVE DIRECTOR  
BRENDA DOWNING, DEPUTY EXECUTIVE DIRECTOR  
SUSAN COHEN, GENERAL COUNSEL  
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, LOUIS BACCI**

**1. MINUTES:**

- a. Approval of the Minutes of Regular Meeting of April 26, 2023.

**MOTION:** Mr. Bacci moved that the Minutes of the Regular Meeting of April 26, 2023, be approved as submitted. Mr. Clark seconded the motion which upon being put to vote, was **passed four in favor, one absent.**

- b. Approval of the Minutes of Regular Meeting of May 10, 2023.

**MOTION:** Ms. Bergland moved that the Minutes of the Regular Meeting of May 10, 2023, be approved as submitted. Mr. Bacci seconded the motion which upon being put to vote, was **passed four in favor, one absent.**

**2. EXECUTIVE DIRECTOR'S REPORT**

- a. Mr. Johnston states that the last meeting took place on May 10<sup>th</sup>, and the next meeting of the board is scheduled to take place on July 12<sup>th</sup>. He also reminds attendees that there will be special meetings on August 16<sup>th</sup> and September 6<sup>th</sup> and will resume regular meetings on September 27<sup>th</sup>.
- b. Mr. Johnston reported his son has officially graduated from MIT with a PHD in Chemical Engineering
- c. Mr. Johnston reported that the Workforce Graduation took place on May 11<sup>th</sup>. This event was really well done, 24 students graduated out of a class that was a little over 30 students. This class was a little bit smaller than usual due to Covid. 23 students are moving on to college, 21

students are going to a 4 year program, and 2 are going to do a 2 year program at Bunker Hill. One student received a full ride to Harvard. There were 4 scholarships awarded. Typically, there is one scholarship given on behalf of CHA employees, but due to the generous donations of our staff CHA was able to donate 2 scholarships paid mostly by staff donations to total \$10,000

- d. Mr. Johnston reported that the vacant resident board seat was set to have applications close on June 5<sup>th</sup>, but Council member Zonderman wanted to postpone the closing date one month later. It has been agreed that the application process will now close on July 5<sup>th</sup>. CHA has reposted flyers in their buildings in common areas to reflect this change. City of Cambridge may do their own outreach, and ACT has been conducting elections during this time.
- e. Mr. Johnston reported that the JP project is moving. It has been a rollercoaster ride and a very complex project. Masshousing is accessing private activity bonds, We all sat down and really hashed out what needs to be done. Draft Documents by the end of the week will be submitted from Masshousing. Looking to close early in the fall.
- f. Mr. Johnston reported that on May 18<sup>th</sup> CHA received an award in DHCD in Lowell, this award was very competitive, but was a great sign that the state is behind us. Awarded partial funding, but were told to come back in round two. Lt. Governor was very complementary. The JP project is on folk's radar, but CHA does not know total numbers yet. During the meeting on July 12<sup>th</sup>, P&D will be doing an update for the board including a timeline.
- g. Mr. Johnson reported that between Rindge Ave and Danahey Park there will be a connection built. The city has seen a bit more land and has started back scoping out the area. CHA Operations was a bit reluctant and there was a concern for traffic. If an underpass is built this may lead to a security nightmare. Overpass would be a good thing, but there is no guarantee to JP. JP is isolated, we would be interested in making the connection.
- h. Mr. Johnston reported that the Southern Australia Prime Minister of Housing and Urban Development visited Michael, Brenda, and Clara at the Cambridge Housing Authority Central Office. Margaret was out on vacation, but an article Margaret was featured in prompted his interest in coming to visit and pick the brains of the CHA staff. Southern Australia do not have a large population of unhoused residents. There have been 42,000 units of social housing. In the past 10 years a decision was made to sell off 10,000 units, and now they're realizing that it may have been a mistake. The Deputy Director of Queensland visited City Hall about Affordable Housing Overlay. Mike and Clara attended this meeting to help them walk through the structure of the Affordable Housing Overlay.
- i. Mr. Johnston reported that on Tuesday, June 20<sup>th</sup> CHA will be hosting a ribbon cutting ceremony at Burns apartments with a resident dinner. CHA hopes to see everyone there.
- j. Sue Cohen reported that Mike and the 116 Norfolk Project were written about in the Boston Globe about the RAD and Faircloth agreement.

**3. INFORMATIONAL: FUNDING FOR DEMOLITION, UTILITY, AND FOUNDATION- JEFFERSON PARK**

Informs the Cambridge Housing Authority's Board of Commissioners that \$14,931,941 in HUD-held reserves have been released by the U.S. Department of Housing and Urban Development (HUD)

***No Vote Needed***

**4. Consolidated Close-Out for Cape Cod Builders- 15 Inman Street**

Consolidated Close Out of the Construction Contract with Cape Cod Builders for the Roof Replacement Project at 15 Inman Street.

**MOTION:** Mr. Clark moved to authorize the Consolidated Close-Out for Cape Cod Builders for 15 Inman Street. Mr. Bacci seconded the motion which upon being put to vote, was **passed four in favor, one absent.**

**5. Award of Contract for Laundry Equipment, Service & Maintenance at Various Locations to Automatic Laundry Service of West Newton, MA**

Award of Contract for Laundry Equipment, Service & Maintenance at Various Locations to Automatic Laundry Service of West Newton, MA


**MOTION:** Mr. Clark moved to authorize Award of Contract for Laundry Equipment, Service & Maintenance at Various Locations to Automatic Laundry Service of West Newton, MA. Ms. Bergland seconded the motion which upon being put to vote, was **passed four in favor, one absent.**

**6. Award of Contract for City of Somerville- MVP**

Approve contract for the Program and Design of Somerville's administration of Municipal Voucher Programs

**MOTION:** Mr. Clark moved to authorize Award of Contract for City of Somerville- Municipal Voucher Program. Mr. Bacci seconded the motion which upon being put to vote, was **passed four in favor, one absent.**

**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 four in favor, one absent.**

  
\_\_\_\_\_  
Michael Johnston, Secretary