

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF COMMISSIONERS OF THE
CAMBRIDGE HOUSING AUTHORITY
WEDNESDAY, AUGUST 16, 2023 5:30 P.M.**

MEMBERS PRESENT: ELAINE DEROSA, CHAIRPERSON
LOUIS BACCI, VICE CHAIRPERSON
GERARD J. CLARK, MEMBER

ABSENT: SUSAN CONNELLY, TREASURER
VICTORIA BERGLAND, MEMBER

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: ELAINE DEROSA, SUSAN CONNELLY, LOUIS BACCI

1. MINUTES

2. EXECUTIVE DIRECTOR'S REPORT

- a. Mr. Johnston reported that the last meeting of the board of commissioners took place on July 12th. He apologized for missing it and thanks Brenda Downing for the last-minute coverage running the meeting. Mr. Johnston reported that the next meeting is a special meeting on September 6th and that regular board meetings every second and fourth Wednesday will resume September 27th.
- b. Mr. Johnston reported that he will be out until September 6th beginning on Friday.
- c. Mr. Johnston reported that CHA will be hosting a staff barbeque at Beaver Brook Reservation 12pm on September 8th. Nick will send along information to commissioners if they would like to stop by.
- d. Mr. Johnston reported that there will be a Ribbon Cutting celebration for Truman, Putnam Schools, Roosevelt, and Porter Road on September 28th at Truman Apartments in East Cambridge.
- e. Mr. Johnston reported that CHA has hired a new General Counsel that will succeed Sue Cohen upon her retirement in early 2024. Through the interview process there were really good candidates, which were narrowed down to the top three. In the end, Shayla Simmons will be returning to Cambridge Housing from Rhode Island Housing. She will be working alongside Sue for the next 6 months.

- f. Mr. Johnston reported that Brenda Downing has met with six candidates for the Resident Board Seat. The city posted the opening with a deadline of June 5th but has extended to July 5th. Brenda sent a memo to the City Manager. ACT are still looking to see if they would like to conduct interviews on their own.
- g. Mr. Johnston reported that there are machines at Jefferson Park, the building is coming down, pipes are being removed, it is finally on the way.
- h. Mr. Johnston reported that the affordable housing overlay continuation regarding amendments. Margaret and Clara will cover in Mr. Johnston's absence at the ordinance committee meeting. Chairperson DeRosa adds historically there has been confusion and says the folks who are sitting on the board may not be totally informed on the history as well as new people who sit in on these hearings. The AHO has brought hundreds of housing opportunities to Cambridge.
- i. Mr. Johnston has turned the floor over to Kevin Braga to update from outside counsel regarding the eviction process. Kevin stated that there is a mandatory stay during evictions which does not affect Cambridge Housing Authority. CHA staff are pushing residents who fell behind during COVID-19 to apply to anything they can to help themselves catch up on back rent. CHA requires staff to make three attempts to see how we can best help folks before moving on with possible eviction.
- j. Mr. Johnston reported that P&D has been doing a lot of consulting work and projects are starting to come to fruition. There may be the opportunity for developer/codeveloper coming. At the next board meeting there will be a memo on Walkling Court belonging to Medford Housing. Assuming there is no staunch objection from the board.

3. Authorization to sign the Purchase and Sales Agreement- CHA Rad Properties LLC to Essex Street Management- 114 Temple Street

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MOTION: Mr. Clark moved to authorize to sign the Purchase and Sales Agreement- CHA Rad Properties LLC to Essex Street Management- 114 Temple Street. Mr. Bacci seconded the motion which upon being put to vote, was **passed three in favor, two absent.**

4. Amendment #5 to the BWA A/E Contract for JP Fed Revitalization

Authorize Amendment #5 to the Contract with Baker Wohl Architects (BWA) for the Revitalization of Jefferson Park Federal

MOTION: Mr. Bacci moved to authorize Amendment #5 to the Contract with Baker Wohl Architects (BWA) for the Revitalization of Jefferson Park Federal. Mr. Clark seconded the motion which upon being put to vote, was **passed three in favor, two absent.**

5. Authorization of Amendment #2 to the Studio G Contract for Corcoran Park

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MOTION: Mr. Clark moved the authorization of Amendment #2 to the Studio G Contract for Corcoran Park. Mr. Bacci seconded the motion which upon being put to vote, was **passed three in favor, two absent.**

6. **Authorization to approve CHAL loan to ESMI**

Authorization to approve the loan between Cambridge Housing Affordable Lending LLC (CHAL) and Essex Street Management Inc (ESMI)

MOTION: Mr. Clark moved the authorization to approve the loan between Cambridge Housing Affordable Lending LLC (CHAL) and Essex Street Management Inc (ESMI). Mr. Bacci seconded the motion which upon being put to vote, was **passed three in favor, two absent.**

7. **Authorization to approve CHA loan to ESMI**

Authorization to approve the loan between Cambridge Housing Authority (CHA) and Essex Street Management Inc (ESMI)

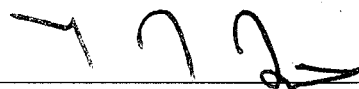
MOTION: Mr. Clark moved the authorization to approve the loan between Cambridge Housing Affordable Lending LLC (CHAL) and Essex Street Management Inc (ESMI). Mr. Bacci seconded the motion which upon being put to vote, was passed **three in favor, two absent.**

8. **Approval of Resolutions of Donna Gallant and Pravin Tamang**

- a. Approval of Resolution for Donna Gallant for 35 years and 6 months to CHA
- b. Approval of Resolution for Pravin Tamang for 33 years and 4 months to CHA

MOTION: Mr. Bacci moved approval of Resolutions of Donna Gallant and Pravin Tamang. Mr. Clark seconded the motion which upon being put to vote, was passed **three in favor, two 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 three in favor, two absent.**



Michael Johnston, Secretary