

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
CAMBRIDGE HOUSING AUTHORITY
WEDNESDAY, SEPTEMBER 27, 2023 5:30 P.M.**

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

ABSENT: VICTORIA BERGLAND, MEMBER

ALSO PRESENT: MICHAEL J. JOHNSTON, EXECUTIVE DIRECTOR
BRENDA DOWNING, DEPUTY EXECUTIVE DIRECTOR
SUSAN COHEN, GENERAL COUNSEL
SHAYLA SIMMONS, 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, GERARD J. CLARK

1. EXECUTIVE DIRECTOR'S REPORT

- a. Mr. Johnston reported that the last meeting took place September 6th which is covered by Brenda Downing. Mr. Johnston would like to publicly thank Brenda for covering for him in his absence and that the regular board meeting schedule will resume on October 11th which will be covered by Brenda.
- b. Mr. Johnston announced that there will be a four in one Ribbon Cutting celebration being held tomorrow at Truman Apartments and would love to see the commissioners present.
- c. Mr. Johnston reported that CHA held a staff barbeque at Beaver Brook reservation in Belmont. It was a really good event, even if it was cut short due to a rainstorm. Thanks to Luis Vasquez and Nick DeSouza for pulling it all together.
- d. Mr. Johnston reported that the Federal Government is talking about the possibility of shutting down. Things are contentious. CHA is in good shape, HAP checks will still be going out. CHA financial audits will also be submitted before the Saturday deadline for the shutdown. There will be no resident services that will be impacted.
- e. Mr. Johnston reports that Jefferson Park is underway hopefully we keep heading in the right direction. Construction should last approximately three years. Mr. Johnston directs Nick DeSouza to show a video on the update on the demolition.
- f. Mr. Johnston reports that John Filip is here with the 2022 financials as promised. In the past financials have been on Emphasis Elite, but now CHA is on both Emphasis Elite and Yardi which is making things simple. Yardi is more user friendly and a better tool to see the financial health of

properties as well as the agency. CLA is doing their final review and will be ready for submission on Friday. John Filip has the floor to provide an update on the financial health of CHA and the 5 Non-Profit affiliates. Mr. Johnston acknowledges that the last two weeks have been a heavy lift. Credit given to CLA and Fiscal staff. There is a 2nd partner review while the audit is being completed.

- g. Mr. Johnston reported that about a year and a half ago there was a conversation with the board regarding Section 3 and how we can assist residents to get positions at CHA. Which led to the idea of folks getting degrees or certificates to learn housing management. CHA can start enrolling in January certification class for property management through Cambridge College. Mr. Johnston turns the floor over to Robert Kelsey, John Lindamood, and Kevin Braga for details.

2. **Authorization Contract with City of Cambridge- Continuum of Care Project Based Rental Assistance (PRA) program**

Authorize the Executive Director to sign the contract with the City of Cambridge for the Continuum of Care (CoC) Project Based Rental Assistance (PRA) grant.

MOTION: Ms. Connelly moved to authorize to sign the contract with the City of Cambridge for the Continuum of Care (CoC) Project Based Rental Assistance (PRA) grant. Mr. Bacci seconded the motion which upon being put to vote, was **passed four in favor, one absent.**

3. **Authorization Contract with City of Cambridge- Continuum of Care Tenant Based Rental Assistance (TRA) program**

Authorize the Executive Director to sign the contract with the City of Cambridge for the Continuum of Care (CoC) Tenant Based Rental Assistance (TRA) grant.

MOTION: Ms. Connelly moved to authorize to sign the contract with the City of Cambridge for the Continuum of Care (CoC) Tenant Based Rental Assistance (TRA) grant. Mr. Clark 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