

Hingham Housing Authority
30 Thaxter Street, Community Room
Hingham, MA 02043
Board of Commissioner’s Meeting, December 14, 2021, at 5:00 p.m.

A Regular Board Meeting of the Hingham Housing Authority was duly called and held on Tuesday, December 14, 2021, at 5:00 p.m. and upon a call of the roll, the following Commissioners were found Present and Absent:

<u>Present</u>	<u>Absent</u>
Gregory O’Meara	None
Irma Lauter	
Ruth Bennett	
Megan Buhr	
Janine Suchecki	

Pledge of Allegiance

The Pledge of Allegiance was led by the Chairwoman, Janine Suchecki.

Approval of the Minutes from the November 9, 2021, Regular Board Meeting

Commissioner Bennett made a motion, seconded by Commissioner O’Meara to approve the minutes from the November 9, 2021, Regular Board Meeting. Commissioner Buhr abstained. Commissioners’ O’Meara, Lauter, Bennett and Suchecki voted unanimously to approve the minutes.

Tenant Association

Susan Gustafson spoke to the Board. Nominations have been received and the voting will be held on Thursday. Ms. Gustafson said that the nomination box was not secure. Chairwoman, Suchecki explained to Ms. Gustafson that the Board could offer support and guidance to the Tenant Association, however, it is not their role to get involved with specifics. Colleen Whalen said she would look at the ballot box for the next election. All agreed that the election could go forward.

Motion to Approve the Accounts Payable

Commissioner O’Meara made a motion, seconded by Commissioner Bennett, to approve the accounts payables as presented. The motion passed unanimously.

Finance

Ms. McAuliffe reported to the Board that the financials are fine four months into the year and are slightly below earned subsidy, but that is due, in part, to lower than expected utility costs year to date.

The water bill issue has been resolved.

The Board voted on the following two motions for Leased Housing:

Commissioner Suchecki made a motion, seconded by Commissioner Lauter, to adopt the FY 2022 HUD Fair Market Rents as the payment standard for Hingham effective with January 2022 moves and March 2022 recertifications, with the exception of the Boston – Quincy – Cambridge FMR, pending the outcome of the appeal. The motion passed unanimously.

Commissioner Buhr made a motion, seconded by Commissioner O’Meara, to adopt the Boston – Quincy – Cambridge FMR as determined at the outcome of the appeal, when it occurs. The motion passed unanimously.

Executive Director’s Report

Mr. Marathas reported on the following:

- Holiday cards, masks, and holiday invites mailed to all residents.
- Holiday Party held for all residents Friday, December 10, 2021.
- Ice melt buckets installed in each entry area of all buildings.
- Building 2, Unit 6 leased up., Building 6, Unit 34 in lease up process.
- Uniforms have been ordered for all staff
- Bogan Tree was hired to remove damaged tree.
- Alarm testing is complete.
- Boston Food Bank food delivery completed to all residents
- A booster clinic was held for all residents.

Community Preservation Committee Update

Ms. Marathas said that there has been no vote on the remaining CPC applications, however, continues to experience resistance from the current CPC Chair.

Discussion ensued on the reluctance of the CPC Board to approve any of the Housing Authority applications.

Mini-Splits Application Status Update

Beacon Climate Innovations is only funded to do one small project and the Hingham Housing Authority was not chosen at this time. Mr. Marathas said the organization is just getting off the ground and would revisit the Hingham Housing Authority when additional funding is made available.

Mr. Marathas distributed a letter that he will be sending to the Town of Hingham regarding the Beal Street property and the deed return.

Chairwoman Suchecki asked that the letter be reviewed by an Attorney experienced in these matters before it is sent out.

After discussion between the Commissioners and Mr. Marathas, it was agreed, that Mr. Marathas would have the letter reviewed by an Attorney and Mr. Marathas would email the Board members the final version before sending it out. The Board asked that they be on the list of cc'd recipients. The Board was asked not to respond to the email.

There being no further business, Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to adjourn. The motion passed unanimously, and the meeting adjourned at 5:24 p.m.

Respectfully submitted,

Terry Champion, Recording Secretary