

MINUTES OF A REGULAR MEETING
- REGULAR/OPEN SESSION -
OF THE SPRINGFIELD HOUSING AUTHORITY
HELD ON OCTOBER 20TH, 2020

The members of the Springfield Housing Authority met in Open Session remotely via telephone conference at 1:00 PM on October 20th, 2020.

A copy of the Notice of Meeting, pursuant to Section 23B of Chapter 39 of the Massachusetts General Laws, as amended, with the Certificate as to Service of the Notice, was ordered spread upon the minutes of the meeting and filed for records.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39 of the Massachusetts Laws, as amended, that a regular Meeting of the Board of Commissioners of the Springfield Housing Authority will be held at 1:00 PM on Tuesday, October 20th, 2020 remotely via telephone conference call.

SPRINGFIELD HOUSING AUTHORITY

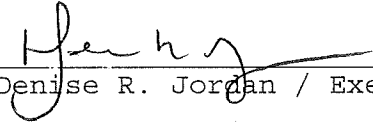
/s/Denise R. Jordan, Executive Director

October 16th, 2020

CERTIFICATE AS TO SERVICE OF THE NOTICE OF MEETING

I, Denise R. Jordan, the duly appointed and qualified Secretary of the Springfield Housing Authority, do hereby certify that on October 16th, 2020 I filed in the manner provided by Section 23B, Chapter 39 of the Massachusetts General Laws, as amended, with the Clerk of the City of Springfield, Massachusetts, a Notice of Meeting of which the foregoing is a true and correct copy.

Attest:



Denise R. Jordan / Executive Director/Secretary to the Board

Chairman Labonte called the meeting to order at 1:00PM, and those present upon roll call were as follows:

PRESENT

Thomas Labonte
Willie Thomas
Jessica Quinones
Angela Robles
Raymond Warren

ABSENT

ALSO PRESENT

Fidan Gousseynoff
Denise Jordan
Nicole Kane
Marieli Roman
John Healy
Blanca Berrios
Michele Decoteau

The Board reviewed the Minutes of September 15th, 2020. Upon a motion made by Commissioner Thomas, seconded by Commissioner Warren with a Board of Commissioners roll -call, it was by a unanimously

VOTED: to approve the Minutes of September 15th, 2020.

Chairman Labonte commenced the Board Meeting with Agenda Item E.1. to Adopt Resolution 9753 to approve the Summary Allowance for Tenant-Furnish Utilities and other Services prepared by Happy Software. Rental Assistance Director of Compliance presented a summary of the scope of services to include a yearly submission from the SHA to Happy Software; rates are generated by the Happy Software. Commissioner Thomas presented a question to Director Berrios if the SHA has ever encountered any issues with the rates from Happy Software; Director Berrios replied no.

There were no further questions presented on this Agenda item. Upon a motion made by Commissioner Warren and seconded by Commissioner Quinones, following a Board of Commissioners roll -call, it was unanimously

VOTED: to Adopt Resolution 9753 to approve the Summary Allowance for Tenant-Furnish Utilities and other Services prepared by Happy Software.

Chairmen Labonte proceeded to item E.2 to Adopt Resolution 9754- the new Fair Market Rents that was published in the Federal Register dated August 17, 2020. A Voucher Payment Standard based on 102.6%-110% of the newly published Fair Market Rents (FMR). Rental Assistance Director Blanca Berrios presented information on this agenda item and informed the Board of a slight increase in the one and two bedroom units. Two bedroom are at 110% and are the most difficult to rent. Commissioner Warren followed with a question regarding such statement requesting clarification on whether or not the implication is that 2 bedroom apartments are scarce; Director Berrios clarified that the 2 bedroom units are not affordable for our SHA participants thus SHA staff are usually negotiating rental price agreements. Commissioner Warren and Director Berrios continued discussion on the this process and Director Berrios concluded discussion advising the Commissioner Warren and the Board that the Rental Assistance Department continue to analyze and monitor the rates and affordability of the FMR and Voucher Payment Standards.

No further questions were presented on this agenda item.

Upon a motion made by Commissioner Thomas, seconded by Commissioner Warren and a Board of Commissioners roll -call, it was by a unanimously

VOTED: to vote Adopt Resolution 9754- the new Fair Market Rents that was published in the Federal Register dated August 17, 2020. A Voucher Payment Standard based on 102.6%-110% of the newly published Fair Market Rents (FMR).

Executive Director (ED) Denise Jordan commenced the Executive Director's Report thanking the Board and Staff for their continuous support for her second anniversary mark with the Springfield Housing Authority. ED Jordan continued her report with information on the SHA's collaborations and partnerships throughout these challenges faced with the COVID-19 pandemic. A few of these collaborations mentioned included the SHA's participation in testing sites for COVID-19 at our Riverview Development, coordinating free flu clinics at our Sullivan Apt. Development. Commissioner Warren followed up with a question regarding the testings' facilitated at SHA developments and asked if the tests were limited to only SHA residents; ED Jordan responded it was open to the public. ED Jordan further updated the Board on the continuous efforts from the SHA staff to provide services and remain safe with sanitation procedures and practicing social distancing. In addition, the SHA Maintenance Crew are preparing for the upcoming winter months for quality assurance.

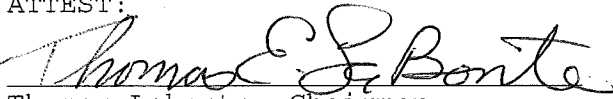
No questions were presented on this agenda item.

Chairman Labonte proceeded to review report items H.1 and H.2 AP Report September 2020 and Financial Report August 2020 for informational purposes. Finance Director Michele Decoteau provided a brief summary to the Board.

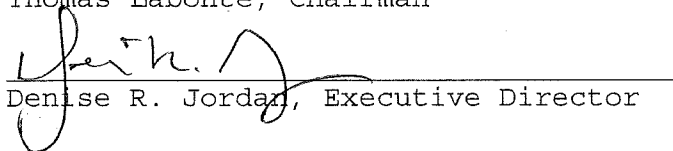
There being no further business to come before the members of the Springfield Housing Authority Board, upon a motion made by Commissioner Quinonez, seconded by Commissioner Thomas, it was unanimously

VOTED: to adjourn the Open Session of a Regular Meeting of the Springfield Housing Authority at 1:36PM

ATTEST:



Thomas Labonte, Chairman



Denise R. Jordan, Executive Director

