



# NORTHAMPTON HOUSING AUTHORITY

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Board Approved  
JULY 20, 2020  
JULY MINUTES

Members of the Northampton Housing Authority met via “Zoom” meeting on Monday, July 20, 2020.

The Chairperson called the meeting to order at 3:06 p.m.

Upon Roll Call, those present and absent were as follows:

**PRESENT:** Commissioner Jones, Commissioner Silver and Chairperson Richards; Commissioner Brooks joined the meeting at 3:23 p.m.

**ABSENT:** Commissioner Laufer

**ALSO PRESENT:** Cara Leiper; Deb Dunphy Smith; Jack Redman; Keith Walsh; Sharon Kimble; Lisa Donoghue; Jose Cruz; Heather Maxwell; Tom O'Connor; Joseph & Angela Santaniello; Roy Martin; and Jada Tarbutton.

## TENANT ISSUES:

Roy Martin – Salvo – Can we get the Police back or a security guard? Cara – can you send a letter telling us that we can plant flowers at Salvo.

Jada Tarbutton - Salvo – Thanks to NHA for providing food – it really helps. Also for providing masks, tissues, etc. Can we get more masks and gloves? Pigeons are a problem here at Salvo. There is a blighted area in the lawn at Salvo – can we plant some trees?

Angela Santaniello – Salvo – Regarding the June 23<sup>rd</sup> special meeting – why is the phone survey not acceptable? A lot of residents don't have access to computers therefore not having access to do the monkey survey. There was a positive response to the Police presence at Salvo, I am appalled that the service was discarded. There were less trespassers in the evening hours. Some came in during the day but not as prevalent. Police addressed multiple issues – masks, etc. One infected person in an elevator can infect almost everyone in the building. Task Force in Boston – high rises, public housing and senior housing have standards in place- masks, temperature taking, etc. Salvo has so many immune compromised residents. There have been two deaths since April, not sure if from COVID, but this did not happen during the time the Police Dept. was here. Regarding trespassers – there are loop holes in a trespass order. If an invited guest is a problem Housing can go to court and get an injunction to stop this person. There is a person trespassing at Salvo daily.

Joseph Santaniello – Salvo – he met with Rachel Senecal today regarding trespassing. There is one individual at Salvo morning to night. He verbally assaulted an 80 year old woman from Cahill. Neighborhood Watch is still doing night rounds, and Angela is making masks for those who can't afford them.

EMPLOYEE ISSUES: NONE

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49 Old South Street, Suite 1 • Northampton, MA • 01060

T 413-584-4030 • F 413-582-1350 • TDD 711 • 

PUBLIC COMMENT: NONE

Approval of the June 2020 Minutes

Commissioner Jones put forth the motion to approve seconded by Commissioner Brooks.

VOTING AYE: Commissioners Silver, Brooks, Jones and Chairperson Richards.

VOTING NAY: None

Whereupon Chairperson Richards approved the June 2020 minutes.

APPROVAL OF THE JUNE 23, 2020 SPECIAL MEETING MINUTES:

Commissioner Silver has a correction on page 3 of 5 – where it stated that I didn't put much weight on the resident response, requested it reflect that the survey is flawed, I don't want to appear callous.

NEW BUSINESS

Discussion: May 2020 Financials

We are at 78.55% of overall budget as of May. As of June 30<sup>th</sup> we should be at 95% of our budget.

There are a few line items that are either over or under budget, due to COVID 19. The 4190 account will be at about 105% due to purchasing of COVID supplies, while the maintenance 4420 line item is under budget.

Chairperson Richards – projecting that we will be under budget by 5%?

Cara – yes.

Chairperson Richards – where does that money go?

Cara – back to the State, or if we had a capital project.

Chairperson Richards- is there any way we could/should use that money by year end?

Cara – DHCD has stopped us from doing works orders, we are only doing emergency repairs at this time.

Chairperson Richards – so we are in good shape. Cara – yes, we are in very good shape.

Chairperson Richards – so we are rolling our FY20 budget guidelines into FY21 budget?

Cara – we are using FY20 as a guide until the budget guidelines are released. But last year it took 10 months to get those.

DISCUSSION:

HIGH RISE SAFETY CONCERNS

Chairperson Richards stated that she received a request about getting a no trespass injunction.

Cara – NHA will do a no trespass order, but if another resident invites that person in, the Police can't enforce the trespass order. NHA can send a warning to the tenant but since COVID DHCD is not letting us evict tenants, so we can't do much.

Attorney O'Connor – Cara, the way you stated the No Trespass law is dead on. The No Trespass law is helpful but right now eviction procedures are on hold – no allowed to go into Court at this time.

Injunction-Mass General Law 23 section 79G provides us to get an injunction where violence, drugs or weapons were used. We have used this format in the past when someone was selling drugs. When an injunction is in place, police can arrest.

Cara – if a resident has a restraining order against someone who doesn't live in that property, and another tenant invites them in, would an injunction help? Attorney O'Connor – No.

Cara – working on putting alarms on emergency exit doors. Emergency push bars are on order and will be installed Monday July 27<sup>th</sup>.

Security Cameras – spoke with DHCD last week – the contractor can start on Monday July 27<sup>th</sup> on the outside only where they can conduct the six foot social distancing with barriers. As of July 16<sup>th</sup> the plan was acceptable by the project manager. We explained our issues and our need to move forward and he offered to help.

Commissioner Silver – Is there a waiver application?

Jack Redman - There is no formal form to fill out. DHCD is working with us on this.

Chairperson Richards – This is part of the original camera project that was delayed?

Cara – yes, DHCD project.

Chairperson Richards – Camera work only on the outside right now?

Cara – The cameras will be inside and out but right now can only work on the outside cameras.

Commissioner Silver – was given a lot of information.

Cara – this is public housing notices.

Cara – We have the funding for a key fob system for Salvo. We have 2 of 3 bids but there is no access to the equipment. We are focusing on securing a vendor.

Police detail – unless we are using the COVID funding, there is no money in the budget for this.

Cannot expand the Neighborhood watch at this time due to social distancing.

Commissioner Jones – regarding high rise security – if we are unable to secure the buildings and Board of Health isn't restricting visitation, there are other things that can be done such as setting up a desk where people sign in – are we doing that? PVTAs drivers have been questioned.

Cara – PVTAs is not allowed into the building. Sign in books were put in, but they were not used, thrown away or trashed. When Maintenance goes in, they make double time, so it was cheaper to hire the Police.

Chairperson Richards – there is no 24 hour sign in? Cara – We have put books in the past, but it didn't work. We have put up educational posters that are laminated, but they are still taken down. We don't have enough money in the budget to hire someone to sit in the buildings to log people in.

Chairperson Richards – with not enough money in the budget for security and the Board of Health not restricting visitors, we are between a rock and a hard place.

Cara – staff is going in every day to sanitize and tenants know when they are there so they are careful during those times. When the staff is there they don't question people coming in as they don't know whether they should be there or not.

Chairperson Richards – We need more money for ANY security.

Cara – DHCD will not be giving any additional funding due to COVID.

Chairperson Richards – how often are people going into properties.

Cara – property managers were going in twice a week to check the properties but since the McDonald scare, I stopped them from going in. There is no one to one contact in the office, until we re-open. Calls re going to the property managers on their cell phones. Staff will start going in two hours a week but staggered so no one is there at the same time.

Chairperson Richards – Can you make those hours available to the residents?

Cara – No, per DHCD. If a meeting with a tenant is needed, they can call and meet with the Manager and social distance.

Commissioner Silver asked about the next Board Meeting and everyone's availability.

Commissioner Jones stated that all five Board Members should be present.

Cara will email to check everyone's availability for the August meeting.

**Commissioner Silver put forth the motion to adjourn the July meeting at 4:05 P.M., seconded by Commissioner Jones.**