



NOVEMBER MINUTES

NOVEMBER 15, 2021

Approved by Board of Commissioners on December 20, 2021

Members of the Northampton Housing Authority met via “Zoom” on Monday, November 15, 2021 at 5:30 P.M.

The Chairperson called the meeting to order at 5:32P.M.

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

PRESENT: Chairperson Richards; Vice Chairperson Brooks; Commissioner Jones; Commissioner Tarbutton-Springfield; Commissioner Carney. Commissioner Cancel arrived at 5:34 p.m.

ABSENT: Commissioner Laufer

ALSO PRESENT: Cara Leiper; Jack Redman; Sharon Kimble; Attorney Tom O'Connor; Lisa Donoghue; Jose Cruz; Keith Walsh; Heather Maxwell; Angela & Joe Santaniello; John Wyda; Rick Paiva; Chet Maslowski & Diana Lawson. .

TENANT COMMENTS

Angela Santaniello - Salvo # 425 – kudos to Forbes Library – 5 hot spots were given to a Board Commissioner who shared them with several Salvo residents, which allows the tenants to participate in these meetings. They fixed the lights out in the front of Salvo but the side lights are still out – we really appreciate it!

Chet Maslowski Salvo #311 – I am concerned with the handicap parking. When you leave and come back there are no parking spaces available – thinks there are some bogus handicap placards around. Roaches have taken over my apartment pretty good from the apartment next door in 312 which was a hoarder. I received no response from the office during the pandemic to handle this. They were eliminated a few weeks ago.

Rick Paiva – Salvo #710 – I haven't been assaulted yet – security needs to be beefed up. No cockroaches in my unit since I moved in which is a good thing. I will set up a time to talk to the Executive Director to go over some ideas I have.

John Wyda – Salvo #420 – regarding handicap parking – there are more people with handicap placards than there are spots. Workers are coming in and using the spots and then the residents have to park out back.

Diana Lawson – Salvo #106 – there are people coming in at night and sleeping in the TV room and sleeping on the furniture and ruining it. Doors are being left ajar to let them in and then there are illegal activities going on. Things are going slowly, but better than last year. I feel good about that.

Joseph Santaniello – Salvo #425 – Police and ambulance were here about a week ago. The front sidewalk had an area that was painted red which was used for emergency vehicles and is a no parking zone. There were two cars parked there blocking the entrance of the emergency vehicles and they refused to move until law enforcement made them when the Fire Truck arrived. It is happening more and more. Can it be repainted? There were also two signs there that are now gone.

STAFF COMMENT – NONE

PUBLIC COMMENT –NONE

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

APPROVAL OF THE OCTOBER 2021 MINUTES

Vice Chairperson Brooks put forth the motion to approve, seconded by Commissioner Tarbutton-Springfield.

VOTING YAY: Chairperson Richards; Vice Chairperson Brooks; Commissioner Jones; Commissioner Cancel; Commissioner Tarbutton-Springfield; & Commissioner Carney.

VOTING NAY: NONE

ABSENT: Commissioner Laufer

Therefore, Chairperson Richards approved the October minutes.

Corticelli Street Update

Cara read a letter she did to the area residents which she mailed to them on November 12, 2021. The appraisal was done on October 12, 2021. 12/6/21 - contract for marketing services. Proposals from realtors will be solicited and priority given to the broker who has a current license and has a good standing with the Commonwealth. Once we have that we will submit the request for proposal for the sale to DHCD for their approval by 12/31/21.

Chairperson Richards – have you received any calls from the residents?

Cara – No, but I just mailed the letter a few days ago.

Chairperson Richards – I hope they are happy that there is some movement on this – I know I am.

NEW BUSINESS

DISCUSSION – Presentation by Executive Director of Results from the DHCD State Survey of Family Residents.

Cara – DHCD sends out surveys to residents. 95 were sent and they received 17 back for the 200 & 705 family housing residents which is Millbank, Hampshire Heights and the single family homes. Cara then went through the report regarding maintenance and repair, safety and overall satisfaction. Cara stated that NHA was 9% higher than the larger Housing Authorities in Western Mass and on Par with the entire state for residents feeling like they are treated with courtesy and respect.

Commissioner Tarbutton-Springfield - these answers are for Northampton Housing right?

Cara explained the graph that was sent to the Board showing the results of the survey for the three categories.

Commissioner Jones – Cara the 17 responses received – is that enough feedback to put that in a credible category that this does measure where we are at right now?

Cara – I would like to see a bigger response, it would have been helpful if DHCD had let us know when the surveys were going out so we could send robo calls to the tenants as a reminder. It does state that the report is based on a very small sample size. This is only for our 95 family properties.

Chairperson Richards – graphs are in our package, take a look at them. The plan is to try to get more people to respond – we want to know. It is great to hear from people during the tenant comments but it is also good to get something in a report and analyzed.

DISCUSSION - Presentation by Executive Director of 2021 State Property Management Review (PMR)

Cara – on November 10, 2021 we had our fiscal year ending 6/30/21 PMR (Property Management Review) by the State. Carolina Gonzalez, our Housing Management Specialist, stated that this was an exceptional PMR. On our 667 occupancy rate – no findings; 705 occupancy rate – no findings; 200 occupancy rate – no findings; cumulative – no findings.

Board member training – no findings.

Annual Plan – no findings.

Operating Reserves – no findings.

Chairperson Richards – that kind of goes along with our report last month on financials – it all sort of lines up to say we are on the right track, we are doing very good. Thank you for that, I think that is important. People are asking me – “how do you come out with your reviews, who reviews you, what do they say” and so forth. That is important for people to know.

Commissioner Carney put forth the motion to adjourn the November meeting seconded by Commissioner Jones at 5:53 p.m.