

MCDA Board Minutes

Minutes of Marlborough Community Development Authority
Regular Meeting – Thursday, June 28th, 2018
Meeting Opened: 8:45 a.m. | Meeting Closed: 9:27 a.m.

Attendance of Regular June 28th, 2018 MCDA Board Meeting

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| 1. Mayor/Chair Arthur G. Vigeant | 2. Paul Sliney (Tenant Representative) |
| 3. Stefanie Ferrecchia (Real Estate Rep.) | 4. Renee Perdicaro (Regular Member) (ABSENT) |
| 5. David Morticelli (Fin. Rep) | |
| 6. Douglas M. Bushman, Executive Director | |
| 7. Diane Smith, (City Auditor) – Non Voting Member | |
| 8. Brian Doheny, (City Comptroller/Treas.) – Non Voting Member | |
| 9. Chad Carter, MCDA Employee | |
| 10. Vonnie Morris, MCDA Employee | |

Summary of Motions

General

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| 1. Public Comment Period for HUD Administration and Five-Year Plan | |
| 2. Motion to Approve Minutes for May 31 st , 2018 Meeting | (Approved) |
| 3. Motion to Approve Payables for All Programs | (Approved) |
| 4. Motion to Approve FY18 July-May 2018 Financials | (Approved) |

A. Housing

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| 1. Motion to Approve Section 8 Administration Plan | (Approved) |
| 2. Motion to Approve HUD Five-Year Plan | (Approved) |
| 3. Motion to Approve Language Assistance Plan | (Approved) |

B. CDA

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| 1. Motion to Approve NSP – CDBG Conversion | |
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The Board Meeting took place on the third floor in Memorial Hall at City Hall on Thursday, June 28th, 2018 with the meeting starting at 8:45a.m.

Executive Director Douglas Bushman opened the meeting up for public comment from those in attendance in reference to the Section 8 Administration and Five-Year Plan. He first introduced Vonnie Morris, MCDA Section 8 Director. She showed the board the previous Five-Year Plan and noted the difference in size was due to many changes in Section 8 policies. There has been many changes to the software (PHA-WEB) that is used for this program including: geographical, work-based and veteran preferences. The last of which has been expanded to include a wider definition of veterans. This change will reward veterans by moving them up the list but will not affect current voucher holders. The more substantial changes will be advertised and brought up at a public hearing to be scheduled.

Public Comments

I am fearful for discrimination by subjugation, but that the veterans ultimately deserve it.

Mayor Arthur Vigeant: There is a preference for Marlborough residents and veterans before opening up to the rest of the state – and emergencies are a different category. Executive Director Douglas Bushman noted that this was a DHCD mandated change to the program. Section 8 Director Vonnie Morris said that the veteran preference only applies to Marlborough residents.

Will there be more elderly housing built?

Mayor Arthur Vigeant: The price to build is around \$400K/unit which needs to come down before more elderly housing can be built.

Does the state give tax deductions for Section 8?

Mayor Arthur Vigeant: Any subsidized housing unit is not available for tax deduction – it is based on income. Marlborough is one of the few communities to have 10% affordability.

In Hudson, is 55 considered elderly?

Section 8 Director Vonnie Morris: 60 is considered elderly, but you are disabled and under 60 you will qualify.

Why are the homeless coming into Marlborough and getting housing?

Executive Director Douglas Bushman: Those who come to Marlborough need to establish a residence in Marlborough first, and have to be legal residents. The MCDA has a very good, two tiered, screening process that rejects more people than you think.

How long do evictions take?

Mayor Arthur Vigeant: Could take up to two years.

Executive Director Douglas Bushman: They have a right to a grievance hearing - state law.

Section 8 Director: They need to be evicted by a Judge, which sometimes could take a while.

I went to Worcester Housing Court to evict – it was much quicker.

Executive Director Douglas Bushman: We would have to ask our Attorney about that.

No question, just wanted to add that the people I've spoken to within the program are very satisfied with the efforts of the MCDA.

Mayor Arthur Vigeant asked for any last questions, none, closed the comment period for the Administration and Five-Year Plan.

Mayor Arthur Vigeant noted that it has been difficult dealing with DHCD over the Pleasant St. Modernization project. Executive Director Douglas Bushman added that in January of 2018 there was an understanding between the MCDA and DHCD that if the MCDA came up with more money, than DHCD would match it with approval award calculation of \$1 for every 30 cents. A ceiling was never mentioned. The MCDA sent DHCD a confirmation of funds last week, and they came back with a calculation that was less than what was expected. It appears that DHCD is grabbing some of the extra funds that the MCDA came up with. Construction has been pushed to 2020.

There are people living with asbestos, it's not fair. Who do I reach out to about this?

Mayor Arthur Vigeant noted that they can reach out to State Representative Danielle Gregoire or State Senator Jamie Eldridge and it's worth a try to. There is a new director at DHCD and the Mayor is excited to start working with her. They can also write letters to editors of newspapers.

End of Public Comments

Executive Director Douglas Bushman picked up on the Motion to Approve New HUD Administration Plan. Board member Paul Sliney motioned to approve. *The motion was made carried and approved with no abstentions.*

Board member Paul Sliney motioned to approve New HUD Five-Year Plan. *The motion was made carried and approved with no abstentions.*

Board member Paul Sliney motioned to approve Minutes for May 31st, 2018 Meeting. *The motion was made carried and approved with no abstentions.*

Board member Paul Sliney motioned to approve Payables for All Programs – June 2018. *The motion was made carried and approved. (Board member David Morticelli abstained)*

Board member Paul Sliney motioned to approve FY18 July-May 2018 Financials. *The motion was made carried and approved with no abstentions.*

Board member Paul Sliney motioned to approve Language Assistance Plan. *The motion was made carried and approved with no abstentions.*

Executive Director noted that negotiations with THRIVE have begun. More on that next board meeting.

The contract for window replacement at Bolton St. has been signed. Construction will commence by early October 2018.

The drawings for the roof, siding and balcony repair at Pleasant St. will be completed in the Fall 2018.

47 Highland Street rehabilitation project is coming along. Habitat for Humanity along with AMSA came to help on the landscaping of the property. It was a great community event and the veteran homeowner was very grateful. This project will be great for the neighborhood.

The Neighborhood Stabilization Program is limited to foreclosed and abandoned properties which are very scarce nowadays. DHCD will be allowing communities to convert their NSP funds into CDBG funds

which allow for a wider variety of uses. Board member Paul Sliney motioned to approve conversion of NSP to CDBG funds. ***The motion was made carried and approved with no abstentions.***

The MCDA met 40b requirement of 10% affordability – currently at 11.8%. The LIP program was designed to create units to count towards this requirement threshold. The affordability period is fifteen years or perpetuity. The units must be vacant & marketed to the Greater Boston area. A local preference cannot be advertised. A lottery is held to fill the units with underrepresented individuals. New construction is not considered. Executive Director Douglas Bushman and Mayor Arthur Vigeant will discuss drafting a new program, and will bring it up to DHCD during their next meeting.

The Daniels file has been paid off. The Lane's are looking to take their property out of the trust, instead of paying off the loan. An update on this will be given next meeting. The status of the foreclosure is unclear, unfortunately Attorney Cipriano could not it to today's meeting. Mayor Arthur Vigeant noted that unless Tsongas steps in, the MCDA will be moving forward with this foreclosure. For her to step in was inappropriate – the MCDA just wants the money that is owed to them so that it can be used on the rehabilitation of other homes that need it.

Mayor Arthur Vigeant discussed the Land Transfer Request at 74 Main & 2 South Bolton Street. There is a legal issue of whether the MCDA has ownership of the property because of a reversion clause outlined in the deed. Hopefully the file will give insight on where the price came from so the board has good information to make a decision at next month's meeting.

Board Member Paul Sliney motioned to adjourn. ***The motion was made carried and approved with no abstentions.***

Meeting Closed: 9:27am