

February 21, 2024

Westhill Garden Community Room

Attending: Chairman Josh Howroyd
Paul Rubin, Vice Chairman
Timothy Becker
Eileen Remillard – Tenant Commissioner
Joseph D'Ascoli, Executive Director

Absent: Lisa O'Neill

I. Meeting Called to Order

Chairman Howroyd called the meeting to order at 6:31pm.

Chairman Howroyd he said that Ms. O'Neill had not yet arrived and asked that the Board take the special guests first Attorney Wrona and then Nathan Bonder.

Special Guest - Attorney Wrona reported on the lawsuit MHA has with Eversource regarding ownership of transformers and utility poles. Things are going very slowly but the court has scheduled the trial for March of 2025. MHA can perform discovery and dispositions in the meantime. We have to the end of June to complete our discovery and we will take the Corporate Representative of Eversource first.

Mr. Becker asked if it is possible to go to summary judgement on behalf of MHA. Attorney Wrona explained MHA has to provide burden of proof. The transformers and poles are in the right-of-way and that is the only proof we have. Chairman Howroyd stated that further discussions regarding this item must be taken in Executive Session.

In response to a question from Mr. Rubin, Attorney Wrona explained that an arbitration has been scheduled for September and MHA will cancel that. This is a very unique case.

Special Guest Mr. Nathan Bonder discussed the 1st phase of the RAD Section 18 Demo/Dispo. He explained that on April 1st we will transfer 13 units from Public Housing to the Non-Profit. Tenants received a 90-day notice of this transaction but unforeseen circumstances delayed it. We will be holding tenant meetings to discuss the status of this change. The law firm of Ballard and Sphar. Phase II will be the conversion to RAD. MHA will have meetings with residents on March 20 with the 48 units being removed from Public Housing and then converted to RAD and submit to HUD. This transaction should happen by the end of the year. Mr. Bonder then explained that Phase III cannot take place until the 48 deeds have been converted. The cash flow will be significant once Phase III is Completed. The money will no longer be restricted, and MHA will be able to make the repairs that need to be done. In response to a question from Chairman Howroyd would be completed by 2025. Mr. Bonder stated the scope of energy efficient repairs comes out of public housing. Capital Needs is driven by HUD "etool" but since Phase III is removing these units from public housing they will fall under RAD.

II. Adoption of Minutes January 17, 2024

Chairman Howroyd called for a motion to approve the minutes of the meeting of January 17, 2024. Mr. Rubin so moved: Mr. Becker seconded. Motion passed 4-0.

III. Special Guests

1. Attorney Michael Wrona (Halloran & Sage) – Update RE: Eversource and RAD
See above.

2. Nathan Bonder (LIHTC Development Group) 1st Phase of RAD – Sections 18 Demo/Dispo
See above.

IV. Correspondence

1. Letter from HUD – Acceptance of the RAD Section 18 Demo/Dispo
See above.

2. Letter from HUD – NSPIRE Inspection for Westhill Gardens scheduled for March 22nd
NSPIRE inspections for Westhill Gardens 1&2 will start March 22. Staff will attend a three-day training session February 28 to March 1.

3. Letter from HUD – SEMAP Score – High Performer
MHA received a letter from HUD stating MHA received a “high performer” rating for Section 8 department. Staff has been commended for a job well done.

V. Accounts Payable – January 2024 Payment Summary & Detail Report

Mr. D’Ascoli reported MHA is in very good shape. Mr. Becker asked about expenses at the 92-94 Bissell Street unit. Mr. D’Ascoli reported there was a flood in the basement of this building. This building is very old and had a brick foundation. With the basement flooding the foundation had to be replaced. The work has been completed.

VI. Executive Report

A. Financial Statements – MHA

Mr. D’Ascoli reported AMP I shows a gain of \$267k; AMP II a gain of \$201k; after 7 months the Congregate is showing a gain; the COCC a gain of \$32k. Due to HUD funding going up and down HCV is showing a gain.

B. December 2023 – Spencer Village

Mr. D’Ascoli reported we are \$18,000 in the red. The management company is doing a good job collecting rents and keeping within the budget. NDC looks at the budget and approves of the work they are doing. An audit is performed separate from MHA.

In response to a question from Mr. Becker, Mr. D’Ascoli explained the percentage of units. Section 8 has 509 vouchers and the SEMAP rating is based on either 98% utilization of units or 98% of the funding received from HUD. HUD does not fund MHA in full.

C. Vacancy Reports – January 2024

Mr. D’Ascoli reported we are 98% rented and collecting 95% of the rents.

D. General Information

1. NAHRO Legislative Conference April 8 – 10, 2024 (Washington DC), 2023
Mr. D'Ascoli asked if any board member is interested in attending to let him know and he will get them registered.
2. PHADA 2024 Annual Conference June 2-5, 2024 (New Orleans)
Mr. D'Ascoli asked if any board member is interested in attending to let him know and he will get them registered.
3. RAD Update
See above.
4. Any other business

Mr. D'Ascoli reported he met with John Picard regarding 457B and 401K investment availability for MHA staff. In order to be eligible for 401K investment opportunities all employees must be under the Non-Profit. Section 8 Employees cannot be under the Non-Profit.

VII. Old Business

The question from Mr. Becker, Mr. D'Ascoli explained that the solar field will be paid off in 14 years. The usefulness of the equipment is 20 years.

VIII. New Business - None

IX. Items for Future Agenda

Chairman Howroyd stated the Executive Directors contract will be on the agenda for the next board meeting.

X. Executive Session - None

XI. Adjournment

Chairman Howroyd called for a motion to adjourn the meeting. Mr. Rubin so moved; Ms. Remillard seconded. Motion passed 4-0 to adjourn at 7:43 pm

Respectively Submitted,


Joseph D'Ascoli, Recording Secretary

Attest:  3/20/2024
Josh Howroyd, Chairman