

**TOWN OF PEMBROKE
MASSACHUSETTS
HOUSING AUTHORITY
MEETING MINUTES**

August 14, 2018 at 5:30 PM

Attendance.

- A. The following commissioners were present
Carolyn Crossley, Chair
James Muscato, Vice Chair
Judy Parks, Treasurer
- B. The following commissioners were not present
Henry Daggett, Treasurer
Josh Smey, Member
- C. Also present:
John McKeown, Executive Director

Announcement.

Ms. Carolyn Crossley, Chair, calls the meeting to order and states the meeting is being recorded for record keeping purposes.

Minutes.

Chair asks for discussion, edits by the members? Hearing none, on a Motion to approve the June 2018 Minutes made by James Muscato, and seconded by Judy Parks, the vote was 3-0.

Correspondence.

None.

Executive Directors Report.

Finalizing all storm clean-up across all programs. The developments are really looking spectacular everywhere. We continue to experience a high number of turnovers, in the 20-30% range which is extraordinary. The big plus is, revitalizing old units and updating them. Next month I will be attending a conference on Martha's Vineyard. The chair and Josh Smey will also be attending. It will delve into RAD (Rental Assistance Demonstration), a HUD Program that would allow us to convert 50 or fewer Federal Public Housing units to a voucher-based program. Chair asks the benefit and John states that it would allow the Authority or its non-profit the ability to keep 100% of the rental revenue (Hap and tenant portion) and rather than rely on HUD's small financial assistance for maintenance and modernization – We would keep it. This could be great for our non-profit as it could be the developer/owner of the RAD development and generate a lot of capital. The chair is looking forward to the conference to push the non-profit and to learn more on RAD. Judy asks about the benefits to all parties: the residents and their

voucher being portable and the authority becoming more self-sufficient. That concluded the report.

Finance.

We will be going through the FY2018 4th Quarter and Year End Financials this evening.

Old Business. None.

New Business.

On a **MOTION** to Accept and Certify the **4th Quarter Ending 6/30/2018 Financial Statements for the 400 - 1 Program** by Judy Parks and seconded by Jim Muscato, all were in favor, 3-0.

On a **MOTION** to Accept and Certify the **4th Quarter Ending 6/30/2018 Financial Statements for the 689-c Program**, by Jim Muscato and seconded by Judy Parks, all were in favor, 3-0.

On a **MOTION** to Accept and Certify the **4th Quarter Ending 6/30/2018 Financial Statements for the MRVP Program**, by Judy Parks and seconded by Jim Muscato, all were in favor, 3-0.

On a **MOTION** to Accept and Certify the **Year Ending 6/30/2018 Financial Statements for the 400-1 Program** by Jim Muscato and seconded by Judy Parks, all were in favor, 3-0.

On a **MOTION** to Accept and Certify the **Year Ending 6/30/2018 Financial Statements for the 689-c Program**, by Judy Parks and seconded by Jim Muscato, all were in favor, 3-0.

On a **MOTION** to Accept and Certify the **Year Ending 6/30/2018 Financial Statements for the MRVP Program** by Jim Muscato and seconded by Judy Parks, all were in favor, 3-0.

On a **MOTION** to Accept the **Quarterly Ending 6/30/2018 Consolidated Modernization Report**, Judy Parks and seconded by Jim Muscato, all were in favor, 3-0.

On a **MOTION** to Accept and Certify the **DHCD Fiscal Year-End Top 5 Compensation Form**, by Judy Parks and seconded by Jim Muscato, all were in favor, 3-0.

On a **MOTION** to Accept and Certify the **DHCD Fiscal Year-End Lead Paint Certification Form**, by Judy Parks and seconded by Jim Muscato, all were in favor, 3-0.

On a motion to Adjourn at 6:01 p.m. by Judy Parks, seconded by James Muscato: The vote was unanimous, 3 – 0. The Chair thanks everyone for a great meeting.

Respectfully Submitted by,

John P. McKeown