



**FRANKLIN COUNTY REGIONAL HOUSING & REDEVELOPMENT AUTHORITY**

42 Canal Road • Turners Falls, MA 01376  
Telephone: (413) 863-9781 • Facsimile: (413) 863-9289

MINUTES  
REGULAR MEETING – May 1, 2017

The Franklin County Regional Housing and Redevelopment Authority Board of Commissioners conducted the regular meeting of the Authority on May 1, 2017 at the Squakheag Village community room located at 88 Main Street, Northfield.

1. CALL TO ORDER

Commissioner Atwood called the meeting to order at 6:08 P.M.

Commissioners Present:	J. Atwood	S. Cottrell	S. Hamdan	B. Parkin
	D. Prest	M. Slowinski		
Commissioners Absent:	J. Banks	L. Brown	J. Tuttle	
Staff Present:	D. Nelson	F. Pheeny	M. Taft-Ferguson	
Guests:	None			

2. EXECUTIVE DIRECTOR'S REPORT

F. Pheeny updated the Board on the meeting she attended with Congressman McGovern to discuss the proposed federal budget cuts. She asked that the Board sign on to a letter to the Massachusetts legislative delegation emphasizing the importance of the CDBG program specifically to Franklin County.

HRA is now fully staffed; the second staff accountant started this morning. The HRA FY16 audit also started this morning. Glen Ohlund, Director of Community Development, will attend next month's meeting. He and F. Pheeny are working to create a grant-writing plan to supplement agency programs.

F. Pheeny then presented the revised website, which is expected to go live later this month. The Board discussed translation into Spanish.

3. ACTIONS

Minutes: Commissioner Parkin moved and Commissioner Cottrell seconded a motion to approve the minutes of the April 3, 2017 regular meeting of the Board as prepared.

17-028 Voted 5 in favor; 0 opposed; 1 abstaining (M. Slowinski)

AP Warrant: Commissioner Prest moved and Commissioner Cottrell seconded a motion to approve the accounts payable warrant for April 2017.



D. Nelson noted that the format had changed because there are now separate cash accounts for several programs. The Board discussed the history of this motion and state requirements that PHA boards approve the AP warrant.

17-029 Voted 4 in favor; 1 opposed (B. Parkin); 1 abstaining (M. Slowinski)

HUD Income Limits: Commissioner Parkin moved and Commissioner Prest seconded a motion to adopt the HUD income eligibility limits for Franklin County (except Sunderland) and the Springfield Metropolitan Area (for Sunderland) effective April 13, 2017 as follows:

Number of People in Household	30% AMI	50% AMI	80% AMI
1	16,800	28,000	44,800
2	19,200	32,000	51,200
3	21,600	36,000	57,600
4	24,600	40,000	64,000
5	28,780	43,200	69,150
6	32,960	46,400	74,250
7	37,140	49,600	79,400
8	41,320	52,800	84,500

F. Pheeny explained that income limits are set annually by HUD. For the second year in a row, income limits have declined. This will not have an impact on existing program participants, but generally rents follow income limits, which will have an impact on allowable rent. The Board discussed the issues tenants face in finding housing with vouchers, and F. Pheeny noted that HRA alone has several hundred small landlords (with just a few units) who rely in income from the HCV program every month.

17-030 Voted 6 in favor; 0 opposed; 0 abstaining

MRVP Income Limits: Commissioner Prest moved and Commissioner Parkin seconded a motion to approve new income limits for determining income eligibility for the MA Rental Voucher Program in Franklin County, effective April 13, 2017, of 50% of the HUD Area Median Income, as follows:

Number of People in Household	Maximum Income
1	28,000
2	32,000
3	36,000
4	40,000
5	43,200
6	46,400
7	49,600
8	52,800

No further discussion.

17-031 Voted 6 in favor; 0 opposed; 0 abstaining

Housing Assistance Payments Contract with MALP: Commissioner Parkin moved and Commissioner Prest seconded a motion to authorize the Vice Chair to execute a Housing Assistance Payments (HAP)

contract by and between HRA and Moltenbrey Apartments Limited Partnership effective May 1, 2017 for a term of three years for the purpose of providing housing assistance payments for eligible families.

F. Pheeny explained that the recent audit of RDI and its affiliates revealed that the signed contract for 25 HCV Project-Based vouchers at the Moltenbrey building was not available. To comply with HCV (Section 8) program guidelines, a contract must be signed, with an end date. This will guarantee the income stream for MALP, as all units in the project have vouchers and most tenants cannot afford to pay any rent. The contract authorized by this vote will expire at the end of the initial 15-year period, at which point another 15-year contract will be requested.

17-032 Voted 6 in favor; 0 opposed; 0 abstaining

4. OTHER BUSINESS

Presentation by the Chair: Executive Director performance review process  
Tabled until next month.

Presentation by RDI board member Leslie Brown

L. Brown was not able to attend. However, F. Pheeny noted that the auditors presented the RDI audit at the most recent meeting, which has given RDI a good place to start on separating its budget from the HRA overall. The audit also confirmed that RDI does have substantial financial resources that it will be able to use to develop more housing. The Board discussed HRA's selection of audit firms.

MassNAHRO April newsletter  
Provided for information.

F. Pheeny also shared a flyer for a training opportunity coming up later in the month.

Staff reports  
The Board briefly reviewed the staff reports.

Board member contact information  
No board member contact information had changed

5. OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

None.

6. DOCUMENTS USED

- Minutes of the regular meeting held 04-01-2017
- AP Warrant 04-2017
- Memo and packet from Katelyn Reardon, Director of Leased Housing, re: FY 2017 Income Limits
- Section 8 Project-Based Voucher Program PBV Housing Assistance Payments Contract between HRA and Moltenbrey Apartments Limited Partnership
- MassNAHRO April newsletter
- Staff report dated April 25, 2017
- Notice of formula funding award dated April 14, 2017

7. ADJOURNMENT

There being no further business, Commissioner Parkin moved and Commissioner Prest seconded a motion to adjourn the meeting at 6:53 P.M. *The next regular meeting of the HRA Board of Commissioners is scheduled for June 5, 2017 at 6 P.M. at Greenfield Savings Bank located at 282 Avenue A, Turners Falls.*

Respectfully submitted,

Frances Pheeny, Secretary ex officio