

LEE HOUSING AUTHORITY
155 MARBLE STREET
LEE, MA 01238

Minutes of Regular Lee Housing Authority Board of Directors meeting on January 19, 2021 at 4:30 p.m.

Meeting was called to order by the Chairperson Sandra Cozzaglio at 4:30 p.m.

Those in attendance:

Sandra Cozzaglio
Thomas Logsdon
Tom Unsworth, via remote
Deborah M. Pedercini, Executive Director

Those absent: Jennifer Heath

1. Public Speak

Deborah Pedercini spoke on behalf of Mr. Peter Weissenstein, a tenant at Brown Memorial court; who was unable to attend the meeting and asked the director to bring forth his concerns. Mr. Weissenstein inquired if the housing authority could investigate the cost of having internet access to all tenants; as is the case with universal cable. I stated to him that I would certainly look into this, however, internet access is not something that we would initially consider to be vital at this time.

2. Minutes of regular meeting of December 15, 2020.

Motion was made by member Longsdon to accept the minutes of the regular meeting of December 15, 2020. Motion was seconded by member Unsworth. 3-0

3. Programs

- a. 667 – There are currently 5 vacant units at Brown Memorial Court with one scheduled to be leased January 25, 2021. Two of the units have been completed by maintenance and we are processing applicants from the wait list to lease the apartments. The handicap unit is under rehab and awaiting the installation of new cabinets and appliances that have been ordered. There is funding set aside with DHCD to cover these costs. We continue to process applicants and estimate the units to be leased next month.
- b. 705 – The property is 100% occupied with no notices of intent to vacate. There is a wait list

for every unit type. There are a total of 2075 families on the wait list with 41 of those "local" and 22 veterans.

c. 689 – both programs are running well at this time.

4. Old Business

There was no old business to come before the board

5. New Business

There was no new business to come before the board.

6. Financial

a. Monthly Check Register for December 31, 2020 – After review, a motion was made by member Unsworth to accept the check register for December 31, 2020 as presented. Motion was seconded by member Longsdon. Vote 3-0

b. Monthly Balance Sheets as of November 30, 2020. Reserve level as of November 30, 2020 for the 4001 program is 87.73% \$168,974.45. The 689-reserve level is at 540.66% \$144,495.12 as of ~~November~~, 2020.

6. Executive Director's Report

a. Executive Director's Benefit Balance as of w/e January 16, 2021

Vacation/hrs 22.0 Personal/hrs 13.2 Sick/hrs 8.0

b. DHCD PHN 2020-41 Consolidated Appropriation Act of 2021

Director Pedercini gave a brief overview of the Consolidated Appropriation Act of 2021; \$900 billion COVID-19 relief bill. The bill excludes the one-time Economic Income Payments of \$600.00 per adult and child from income for purposes of rent determination and eligibility for public housing. The CCA extended the eviction moratorium through January 31, 2021.

c. MassNAHRO update re: COVID-19 vaccine information

Governor Baker announced on January 13, 2021, that residents and staff of public and private low-income and affordable senior housing will be prioritized and eligible for the vaccination at the start of Phase 2 in February. We are looking into the possibility of getting a mobile unit on site for residents. The resident services coordinator organized a flu clinic this month where the unit was able to park in our Brown Memorial Court parking lot for residents to obtain a flu shot. When further information becomes available to LHA's, we will be able to organize this clinic.

Member Unsworth inquired if Board members would be included for the vaccine, director Pedercini stated that she would look into it.

d. Annual Tenant Recertification.

Director Pedercini informed the board that the annual recertifications have been delivered to residents and the calculations will be processed as soon as information is received from the tenants.

7. Any topic the Chairperson could not reasonably anticipate.

8. Adjournment

With no further business to come before the board, a motion to adjourn was in order.

Motion was made by member Unsworth to adjourn. Motion was seconded by member Longston. Vote 3-0

Meeting adjourned 4:52 p.m.

**THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON TUESDAY,
February 16, 2021 AT 4:30 P.M**

Submitted by:



Deborah M. Pedercini
Executive Director

