



MEETING MINUTES

January 4, 2024

via Zoom

4:00 PM

1. Roll Call

The meeting was called to order by V. Chair Bader at 4:02 PM.

Members Present

Bernice Fousek
Stephan Bader
Edward Larner (4:05 PM)
Rick Eifler

Members Absent

Stephanie Chrobak

Others Present

Jennifer Polito, Executive Director
Keith Bergman
Lois Suarez
Linda Escobedo
Kristina Ouellette

2. Consent Agenda

- a. To approve minutes of the regular meeting of December 7, 2023
- b. To approve minutes of the special meeting of December 19, 2023
- c. To approve fee accountants financials November 2023
- d. To approve payment of the bills/Section 8 disbursements December 2023

VOTED: On a motion by Mr. Eifler and seconded by Ms. Fousek to approve the consent agenda.

YES: Bader, Eifler, Fousek (Larner was not present at time of vote)

Resolution 1424.1

3. Old Business

a. Development Updates

- **365-367 Commonwealth Avenue Condominium Document Approval**

Mr. Eifler, development designee, updated the board. The Select Board will be meeting on Monday, January 8 to review and approve the Regularly Agreement for 367 Commonwealth Avenue. We are scheduled to close on 1/29. We will convey the unit to Habitat who will then sell to their buyer. A discussion on the Assabet River Bluff project was held. Keith Bergman, chair, CMAHT recommended we attend the Planning Board and Zoning Board of Appeals Meetings to support project.

VOTED: On a motion by Mr. Eifler and seconded by Mr. Larner designate Rick Eifler to attend Planning Board and Zoning Board of Appeals meetings on behalf of the CHA.

YES: Bader, Larner, Eifler, Fousek

Resolution 1424.2

b. CHA Local Properties, LLC

The P&S has been signed for 78 Forest Ridge Rd. Unit 204 and closing date is tentatively 1/31.

c. Board Member Reports on Committees Attended

Mr. Bader attended CHDC. Mr. Larner attended CPC and DEI.

4. New Business

a. Approval of Amendment to Admin Plan – Earned Income Disallowance

VOTED: On a motion by Mr. Eifler and seconded by Mr. Larner to approve Admin Plan Amendment eliminating the EID.

YES: Bader, Larner, Eifler, Fousek

Resolution 1424.3

b. Executive Director Report

Report was included in materials. There is an increase in vacancies between state program and LLC. CHDC has applied for two vouchers which will require screening process. Our Program Manager will be out for roughly three weeks for medical. We will bring in former Director Marianne Nelson to help in the interim.

c. CHA Support for H4138 (Governors Housing Bond Bill) w/ Real Estate Transfer Fee for Affordable Housing

Keith Berman, Chair, CMAHT spoke on his request to submit a letter from CHA expressing support for the Housing Bond Bill.

VOTED: On a motion by Mr. Eifler and seconded by Ms. Fousek to authorize Stephan Bader to submit a letter of support of H4138 on behalf of the CHA.

YES: Bader, Larner, Eifler, Fousek

Resolution 1424.4

5. Public Comment

Linda Escobedo, Select Board, thanked the CHA for submitting letter supporting the Housing Bond Bill.

6. Adjournment

VOTED: On a motion by Mr. Eifler and seconded Mr. Larner to adjourn at 4:50 PM.

YES: Bader, Larner, Eifler, Fousek

Resolution 1424.5

Respectfully submitted by:



Jennifer M. Polito, Secretary

January 4, 2024

Summary of Documents referenced include the following:

- Meeting Agenda
- Minutes of Meeting of December 7, 2023
- Minutes of Special Meeting of December 19, 2023
- Fee Accountant Financials
- Check Detail – December

- EID Admin Plan Materials
- MassNAHRO November/December Newsletter
- Executive Director Report