

**MINUTES**  
**Regular Meeting**  
**Framingham Housing Authority**  
**June 12, 2023**

1. Roll Call: @ 2:17 PM

**Present:**

Stephen Joyce, arrived at 2:22 PM via phone.

Janet Leombruno

Robert L. Merusi

Roberta Roberti

Janice M. Rogers

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

- a. Regular Meeting held on May 8, 2023.

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, the Minutes of the Regular Meeting of the Board held on May 8, 2023, were approved; the ayes and nays were as follows:

**Ayes**  
3

**Nays**  
0

**Abstain**  
1

3. COMMUNICATION

- a. ACOP (Admissions and Continued Occupancy Policy), proposed changes, will be voted on in July.

Questions were asked and answered by Jackie, Paul and Crystal.

Commissioner Rogers, over-income qualified seem very high.

Crystal, all of the limits have been raised, if you're over income limit you won't be accepted into housing. If you are already here, your income goes up, you can stay two years subsidized. After that you won't get subsidized by you can stay in housing.

Commissioner Joyce arrived via phone @ 2:22

Commissioner Joyce, had same questions, income levels seem really high, at \$124,000? that's a good salary, how does that become the place where you are no longer eligible. It seems it should be a lot lower to me. HUD determines the amounts.

Commissioner Merusi, if someone is making \$124,000, they are still getting rent subsidy? Crystal, yes, they are but its probably not that much. Why are they getting

anything? Jackie, to get in and qualify you can't make that much money, but once you're here you can. Your rent will be very high.  
Seems contrary to what our mission is.

Jackie, a few scenarios come from this: they move out because they don't want to pay the high rent in public housing or stop working so they don't have to pay the high rent.

This will be revisited next month.

4. TENANT AND PUBLIC CONCERNS OR COMMENTS

None

5. FINANCIALS

- a. Approval of Bills
- b. Credit Card Statements
- c. Financial Statement review

Upon roll vote, motion by Commissioner Roberti, seconded by Commissioner Leombruno, the bills were approved; the ayes and nays were as follows:

Ayes

Nays

Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

Upon roll vote, motion by Commissioner Leombruno, seconded by Commissioner Merusi, the credit card statement was approved; the ayes and nays were as follows:

Ayes

Nays

Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

6. REPORT OF THE EXECUTIVE DIRECTOR

Board packet Department monthly reports.  
Work orders, Public housing, Section 8, FSS program and Resident Services information. [Discussion] Inspection updates all property if applicable.

Paul, doing well on work orders. We have had 57 turnovers this year as of yet. Forecasting where we think we will be for empty costs and contract costs. A lot of capital planning, Kristin in getting ready to set up capital plan for Framingham; identifying areas on St. Lo Road – work on some roofs. Getting ready for Geothermal. Will be moving cars from the top of hill on RKL to bottom of hill. Few projects wrapping up and a few starting. Kitchens on Brady Drive, hallways on Arsenal Road, big electrical swap over from gas stoves to electric on RKL.

Upon roll vote, motion by Commissioner Leombruno, seconded by Commissioner Merusi, the Executive Director's report was accepted; the ayes and nays were as follows:

**Ayes**

**Nays**

Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

7. UNFINISHED BUSINESS

8. NEW BUSINESS

- a. Motion to approve Alternative Rent Amounts for over-income families.

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, it was voted to approve Alternative Rent Amounts for over-income families; the ayes and nays were as follows:

**Ayes**

**Nays**

Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

- b. Motion to approve Income Limits for over-income families.

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, it was voted to approve Income Limits for over-income families; the ayes and nays were as follows:

**Ayes**

**Nays**

Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

c. Motion to approve Over-Income policy.

Commissioner Merusi: do you have any idea where these income levels come from? they are so absurd. Every LHA has a different amount because of its geographical region. I am just curious how a single person making \$125,000 a year can receive a rental subsidy. Paul, example: you move in making \$47,000 a year, you have this amazing job getting raises up to \$124,000. The federal government said you can receive subsidy for 2 years; after that, you can stay with no subsidy. Crystal, it's an incentive to go to work. You don't want to threaten them because then they will quit their job. Commissioner Merusi, now that helps me greatly understand. The board is not happy with the limits but do understand now.

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, it was voted to approve Over-Income policy; the ayes and nays were as follows:

Ayes

Nays

Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

d. Motion to approve a1-year extension with Automatic Appliance for as needed supply and delivery of appliances.

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Roberti, it was voted to approve a1-year extension with Automatic Appliance for as needed supply and delivery of appliances; the ayes and nays were as follows:

Ayes

Nays

Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

e. John J. Brady Drive Kitchen Renovations Phase 4 (Federal):  
Seeking board approval to enter into contract with the low bidder Zander Corporation in the amount of \$219,600.00 which includes the base bid and Alternates 1&2. Davis bacon Wage rates apply.

Upon roll call vote, motion by Commissioner Roberti, seconded by Commissioner Leombruno, it was voted to approve to enter into contract with the low bidder Zander Corporation in the amount of \$219,600.00 which includes the base bid and Alternates 1&2. Davis bacon Wage rates apply; the ayes and nays were as follows:

**Ayes**

**Nays**

Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

f. Intercom Replacement Memorial:

Seeking board approval on Change Order #1

*Work Consisted of: Replacing all intercom wiring from headend room to both the back and front door; due to the poor condition of the wiring.*

Hold off on this vote.

Commissioner Joyce, can we revisit unfinished business, the CPC (Community Preservation Committee) that was tabled. Anyone change their mind? Chairman Rogers, that is still under review. Commissioner Joyce, please be aware I am not going to their meetings. The board is aware of that.

9. **OPERATIONS AND MODERNIZATION DEPARTMENT UPDATES**  
**Maintenance, capital projects Change Orders, Substantial Completion, Final Completion and Application for Payments. Safety, future planning**

Kristin went over her report: RKL Master Meter (DPU) and Federal Pacific Panels (667-6) (State ARPA target Award), Geothermal (pilot program Eversource), Memorial House Intercoms (State formula funding), Maintenance Building (state ARPA), RKL Entry Door Replacement (State formula funding), Arsenal Road Kitchens (State ARPA), St. Lo Trash Corral Fence replacement (State ARPA) and Upcoming Procurements.

10. **ADJOURNMENT** - Requesting a motion to go into Executive Session M.G.L. Chapter 30 A, Section 21 (2 & 3) and return to open session: to discuss strategy with respect to collective bargaining or litigation if an open meeting may have detrimental effect on the bargaining or litigating position of the public body and the chair so declares,

- Contract approval: Massachusetts and Northern New England Laborers' District Council Local Union 272 Maintenance Employees January 1, 2023 – December 31, 2025.

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti it was voted to enter Executive Session at 2:56 pm.

**Ayes**

**Nays**

Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

Returned to open session @ 3:31 PM

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti it was voted to approve the Contract between Massachusetts and Northern New England Laborers' District Council Local Union 272 Maintenance Employees January 1, 2023 – December 31, 2025; the ayes and nays were as follows:

**Ayes**

**Nays**

Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

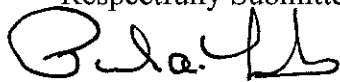
Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, meeting was adjourned at 3:32 PM; the ayes and nays were as follows:

**Ayes**

**Nays**

Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

Respectfully Submitted



Paul Landers  
Executive Director