

Avon Housing Authority

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TOWN OF AVON

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MINUTES REGULAR MONTHLY MEETING TOWN CLERK December 6, 2016 5:00 P.M.

The Avon Housing Authority held a regular meeting on Tuesday, December 6, 2016 at 5:00 p.m. at the office of the Housing Authority, 1 Fellowship Circle, Avon, MA. Chairman Jensen called the meeting to order at 5:00 p.m.

Board Members Present:

M. Janet Jensen	Chairman
Judy Laniewski	Vice Chairman
Louis Minchello	Member
Kevin Edwards	Member
Irene DeMarco	Member

Board Members Absent:

None

Others Present:

Sherry Guilbault	Executive Director
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Guests/Tenants:

Joseph DeMarco

The Board reviewed and discussed the maintenance report.

M/Edwards, S/Laniewski. Motion to approve the minutes of the meeting of November 4, 2016. Unanimous vote. Motion passed.

M/Laniewski, S/Edwards. Motion to approve the 667 vouchers through December 6, 2016. Unanimous vote, motion passed.

Executive Director's Report:

Vacancy and lease activity since the last Board Meeting:

11D offered 12/6	Vacant – 7/18/16 – Administrative Transfer – Offered 10/13/16 – refused –
21D	Vacant – 10/1/16 – Moved in with family –
18D	Vacant – 10/11/16 - Transfer

Sherry Guilbault, Janet Jensen and Judy Laniewski and Kevin Edwards attended the MassNAHRO Fall Conference, November 13-15, 2016.

Janet and Judy reminded Sherry that during one of the sessions they attended they learned if Section 8 money was acquired before the year 2004 then it could be used on anything. Sherry will look into this.

Executive Director attended a SMEDA meeting on Friday, November 18, 2016 in Raynham. Topic was Applicant Denials & Lease Violations presented by Pat Grace/Pilot Attorney.

Executive Director to attend a SMEDA Meeting on 12/16/16 in Raynham. Topic is: MassDEP Electric Vehicle Incentive Program.

Executive Director to attend a SHADO Meeting on 12/20/16 in Norton.

Unit #12 Construction is underway.

Sherry discussed the new Veteran's preference and income changes from DHCD

Sherry presented the DHCD's Public Housing Notice 2016-30 Revised Income Limits for Admission & FMRs for Continued Occupancy.

M/Laniewski, S/Edwards. Motion to accept DHCD's Public Housing Notice 2016-30 Revised Income Limits for Admission & FMRs for Continued Occupancy that are effective August 1, 2016 and will remain in effect until August 1, 2018 or until DHCD issues revised income limits.

Executive Director will be taking some time off through the holidays. The office will be covered by the assistant.

Executive Director will host a Tenant Holiday Party either late December or early January. She will let the Board know once the date has been determined.

Executive Director will be holding a Tenant Meeting on Monday, December 14, 2016 to discuss the No Smoking policy.

Next Board Meeting will be held on Tuesday, January 10, 2016 at 5:00 pm.

M/Laniewski, S/Minchello. Motion to accept the Executive Director's Report as presented. Unanimous vote, motion passed.

New Business:

Operating and Balance Statements for October 2016 were tabled until the January 2017 meeting.

M/Laniewski, S/Minchello. Motion to adjourn meeting at 5:55 p.m. Unanimous vote, motion passed.

Next Board Meeting is scheduled for December 6, 2016.

Respectfully submitted,



Sherry L. Guilbault
Secretary/Executive Director