

**WALPOLE HOUSING AUTHORITY
REGULAR MEETING
September 13, 2021**

The meeting, held in the Community Room, 8 Diamond Pond Terrace and remotely at GoToMeeting, was called to order by Chairperson Peter Betro at 6:24 pm.

PRESENT Peter Betro
 Judith Conroy
 Michael Teeley
 Joseph F. Doyle, Jr.

ABSENT:

ALSO PRESENT: Denise Landry, Executive Director/Secretary

Walpole Housing Authority 2022 Annual Plan Public Hearing

Walpole Housing Authority posted the DRAFT 2022 Annual Plan on July 28, 2021 for public review and comment.

Walpole Housing Authority Board Members received copies of the DRAFT 2022 Annual Plan at August 02, 2021 Regular Meeting.

The 2022 Annual Plan Hearing was placed on the Agenda for September 13, 2021 Regular Meeting.

The Board opened the Annual Plan Hearing at 6:24 pm on September 13, 2021.

No public comments were received orally, in writing or by e-mail prior to the Hearing for presentation at the Public Hearing.

No substantive comments regarding the Plan contents were received at the Hearing.

The Board of Directors did not request any revisions to the DRAFT Plan as presented.

At the close of the Annual Plan Hearing the following was brought forward:

- **Motion:** By Judith Conroy to approve the Walpole Housing Authority 2022 Annual Plan as drafted and request the Executive Director complete the plan submission to DHCD for review.
- **Seconded:** By Michael Teeley.
- **Voted: 4-0-0:** To approve the Walpole Housing Authority 2022 Annual Plan as drafted and request the Executive Director complete the plan submission to DHCD for review.

THE MINUTES OF AUGUST 02, 2021 REGULAR MEETING

- **Motion:** By Judith Conroy to approve the Minutes of August 02, 2021 Regular Meeting.
- **Seconded:** By Joseph F. Doyle, Jr.
- **Voted: 4-0-0:** To approve the Minutes of August 02, 2021 Regular Meeting.

TREASURER'S REPORT JULY 31, 2021

Upon a motion duly made by Joseph F. Doyle, Jr. and seconded by Judith Conroy, it was unanimously,

- **Voted: 4-0-0** To approve the July 31, 2021 Treasurer's Report as presented.

BILLS FOR PAYMENT

Upon a motion duly made by Judith Conroy and seconded Joseph F. Doyle, Jr., it was unanimously,

- **Voted: 4-0-0:** To approve the attached list of bills for payment dated:
 08-05-2021 08-17-2021 08-31-2021
 09-01-2021 09-13-2021

MAINTENANCE

Executive Director provided project updates.

NEW BUSINESS

314062 Pemberton St. Deck Replacement

Buildex Construction Inc. has completed the Pemberton Street Deck Replacement Project.

There are no remaining punch list items for the project work.

One (1) Change Order (CO) for replacement of joist hangers increases the original \$13,900.00 construction contract by \$720.75 to \$14,620.75 and requires Board vote to approve.

Certificate of Substantial Completion (CSC) and Certificate of Final Completion (CFC) allowing release of 5% retainage of original contract amount requires Board vote to approve.

Upon review and discussion, the following was brought forward:

- **Motion:** By Joseph F. Doyle, Jr. to approve Project 314062 Pemberton St. Deck Replacement Change Order #1 for \$720.75 and to approve the Project Certificate of Substantial Completion (CSC) and Certificate of Final Completion (CFC), subject to confirmation of a complete/closed building permit for the project work.
- **Seconded:** By Judith Conroy.
- **Voted: 4-0-0:** To approve Project 314062 Pemberton St. Deck Replacement Change Order #1 for \$720.75 and to approve the Project Certificate of Substantial Completion (CSC) and Certificate of Final Completion (CFC), subject to confirmation of a complete/closed building permit for the project work.

314056-Common Hallway Ceiling Repairs 667-1 Neponset View Terrace Certificate of Substantial Completion (CSC)

No Board Action taken at this time.

Section 8 Housing Choice Voucher Program (HCVP) FY 2022 Fair Market Rents (FMRs)

A FMR is “the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities.”

Housing assistance payments are limited by FMRs established by HUD for different geographic areas.

The Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area is the basis for determining the “payment standard amount” used to calculate the new FFY22 maximum monthly subsidy for an assisted family for Walpole’s Section 8 Housing Choice Voucher Program. The new FMR’s, effective October 01, 2021 are reflected in the table below.

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	\$1,658	\$1,826	\$2,205	\$2,726	\$2,990
FY 2021 FMR	\$1,742	\$1,924	\$2,336	\$2,906	\$3,168

The Board has the discretion to adopt a payment standard in the range of 90-110% of the new FMR by each bedroom size.

Section 8 Housing Choice Voucher Program (HCVP) FY 2022 Fair Market Rents (FMRs) – continued -

Upon review and consideration, the following was brought forward:

- **Motion:** By Joseph F. Doyle, Jr. to approve and adopt the FFY2022 Fair Market Rents (FMRs) at 100% payment standard across all bedroom sizes effective December 01, 2021.
- **Seconded:** By Michael Teeley.
- **Voted: 4-0-0:** To approve and adopt the FFY2022 Fair Market Rents (FMRs) at 100% payment standard across all bedroom sizes effective December 01, 2021.

UNFINISHED BUSINESS

No Unfinished Business acted upon at this time.

DIRECTOR'S REPORT

Executive Director presented September Director's Report.

CORRESPONDENCE

No correspondence acted upon at this time.

There being no further items to discuss, the following was brought forward:

- **Motion:** To adjourn made by Joseph F. Doyle, Jr.
- **Seconded:** By Judith Conroy.
- **Voted: 4-0-0:** To adjourn.

Meeting adjourned 7:45 pm.

Secretary/Executive Director