

**LYNN HOUSING AUTHORITY & NEIGHBORHOOD DEVELOPMENT**

**MINUTES OF REGULAR MEETING**

**October 25, 2021**

Regular Meeting of the Lynn Housing Authority & Neighborhood Development Board of Commissioners was held on this **October 25<sup>th</sup>, 2021** via Zoom.

The Meeting was called to Order at 12:00 P.M.

On roll call those Members answering present were: Steve Martin, Robert Muise, Sue McGinnis-Lang and Justin Anshewitz.

Staff members present at the meeting were: Charles Gaeta, Bryana Garcia, Carly McClain, Michelle D'Amico, Paul Gaudet, John Ladd, C.J. Mihos, Karen Perez, Michelle Lyons, Peggy Phelps, Jeff Weeden and Rosario Fresco.

The following documents were submitted in Compliance with Chapter 626 of the Acts of 1958.

Notice of Meeting  
Certificate as to Notice of Meeting  
Certificate of City Clerk

Moved by Sue McGinnis-Lang and Robert Muise to accept the minutes of the September 10<sup>th</sup>, 2021 meeting.

Voted unanimously by all Members present:

Laura Walsh	Absent
Steve Martin	Yes
Susan McGinnis-Lang	Yes
Justin Anshewitz	Yes
Robert Muise	Yes

The Chair declared the Motion carried.

**Housing Production Plan**

Jeff Weeden was present to request the board to vote to approve the Housing Production Plan.

A motion was made by Justin Anshewitz and seconded by Robert Muise to accept.

Voted unanimously by all Members present.

Laura Walsh	Absent
Steve Martin	Yes
Susan McGinnis-Lang	Yes
Justin Anshewitz	Yes
Robert Muise	Yes

**HCV and Federal Public Housing Utility Allowances**

Michelle Lyons was present to request the board to vote to approve the HCV and Federal Public Housing Utility Allowances.

A motion was made by Sue McGinnis-Lang and seconded by Justin Anshewitz to accept.

Voted unanimously by all Members present.

Laura Walsh	Absent
Steve Martin	Yes
Susan McGinnis-Lang	Yes
Justin Anshewitz	Yes
Robert Muise	Yes

**Boston Area FMR for 2022**

Michelle Lyons was present to update the Board on the Boston Area Fair Market Rents (FMR's) for 2022 and how they will be reevaluated by HUD and until they send out a decision in January 2022 we will continue to use 2021 FMR's for our HCV Payment Standards and Public Housing Flat Rents.

**Meadow Court Roof Replacement Completion**

Charles Gaeta was present to request the Board to vote to approve the Certification of the final Completion for the Meadow Court Roof Replacement job (A Building), in the amount of \$7,705 for Retainage to Cape Cod Builders. The job has been completed with the total cost summing up to \$165,500.

A motion was made by Sue McGinnis-Lang and seconded by Robert Muise to accept.

Voted unanimously by all Members present.

Laura Walsh	Absent
Steve Martin	Yes
Susan McGinnis-Lang	Yes
Justin Anshewitz	Yes
Robert Muise	Yes

The Chair declared the Motion carried.

**July 2021 Financial Reports**

Rosario Fresco was present to update the Board on the July 2021 Financial Reports.

**LPS Set Asides for Homeless Families**

Michelle D'Amico was present to request the Board to vote to approve the LHAND's plan to address a significant need for assistance by homeless families with children enrolled in the Lynn Public School System, we recommend creating a set aside of 25 vouchers from our Housing Choice Voucher allocation. Staff will also be accessing supportive services funding that is currently available for these households.

A motion was made by Robert Muise and seconded by Sue McGinnis-Lang to accept.

Voted unanimously by all Members present.

Laura Walsh	Absent
Steve Martin	Yes
Susan McGinnis-Lang	Yes
Justin Anshewitz	Yes
Robert Muise	Yes

The Chair declared the Motion carried.

**Garofalo Design Associates, INC**

Charles Mihos was present to request the Board to vote to approve who the designer selection committee has chosen, Garofalo Design Associates, INC. to be the architects for the Wall Plaza Kitchen, Bath, and Flooring upgrade project. The proposal is set not to exceed \$190,000.00

A motion was made by Sue McGinnis-Lang and seconded by Robert Muise to accept.

Voted unanimously by all Members present.

Laura Walsh	Absent
Steve Martin	Yes
Susan McGinnis-Lang	Yes
Justin Anshewitz	Yes
Robert Muise	Yes

The Chair declared the Motion carried.

Meeting adjourned at 12:35 PM

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**Charles Gaeta, Executive Director**