



John A. Boris, Chairman
Kimberley Driscoll, Vice Chairman
Charity Lezama, Treasurer
Benjamin Shallop, Assistant Treasurer

2020 OCT -8 PM 7:16

Sue Kirby
Cathy Hoog, Executive Director

CITY CLERK
SALEM MASS

October 8, 2020

Ilene Simons, City Clerk
Office of the Clerk
City Hall, 93 Washington Street
Salem, MA 01970

Dear Ms. Simons:

In accordance with Chapter 30A, Section 20 of the General Laws, Notice of a **REGULAR MEETING** of the **SALEM HOUSING AUTHORITY** to be held on **WEDNESDAY, OCTOBER 14, 2020 at 6:00 P.M.** at 27 Charter Street, Salem, Massachusetts is hereby posted.

This Regular Board meeting will be CLOSED to the Public and held remotely pursuant to Governor Charlie Baker's Order Suspending Certain Provisions of the Open Meeting Law, G.L.c.30A, Section 20.

The meeting will be held remotely by having a Zoom Tele-Conference. The instructions for joining the Zoom meeting are below:

Join Zoom Meeting

<https://us02web.zoom.us/j/82140421181?pwd=Ylg1MWNRdnpPc0tCR0RWUnI0cFg5Zz09>

Meeting ID: 821 4042 1181

Passcode: 956183

One tap mobile

+13126266799,,82140421181#,,,,,0#,,956183# US (Chicago)

+16465588656,,82140421181#,,,,,0#,,956183# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)



+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 821 4042 1181

Passcode: 956183

Find your local number: <https://us02web.zoom.us/j/82140421181>

2020 OCT -8 PM 1:16

CLERK
S/LEL HASS

It is anticipated by the Chairman that the matter(s) outlined in the attached agenda will be discussed, as well as any other unforeseen business that may lawfully come before it.

It is also anticipated by the Chairman that the Board will convene into Executive Session to discuss strategy sessions in preparation with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel.

Very truly yours,

Cathy Hoog

Cathy Hoog
Executive Director

Copy: SHA Board Members
Calvin Young, President, Charter Street Tenants' Association
Morency Tenants Organization
Pioneer Terrace Tenants Organization

8 de octubre de 2020

2020 OCT -8 PM 1:16

CITY CLERK
SALEM, MASS

Ilene Simons , secretaria municipal
Oficina del secretario
Ayuntamiento, 93 Washington Street
Salem, MA 01970

Estimada Sra . Simons :

De acuerdo con el Capítulo 30 A, Sección 20 de las Leyes Generales, Aviso de un **REGULAR REUNIÓN** de la **SALEM VIVIENDAS A U T H O R I T Y** que tendrá lugar el **Miércoles , O OCTUBRE 14 , 2020 a las 6 : 00 P. M.** en 27 Charter Street , Salem, Massachusetts .

Este Regular Junta reunión será CERRADO al público y llevó a cabo de forma remota pursu hormiga a gobernador Charlie panadero ' s Solicitar Suspending C Disposiciones Ertain de la Ley de Reuniones Abiertas , GLc30A, Sección 20.

La reunión se llevará a cabo de forma remota mediante una teleconferencia Zoom . Las instrucciones para unirse a la reunión de Zoom se encuentran a continuación:

Unirse a la reunión de Zoom

<https://us02web.zoom.us/j/82140421181?pwd=Ylg1MWNRdnpPc0tCR0RWUnI0cFg5Zz09>

ID de reunión: 821 4042 1181

Código de acceso: 956183

Móvil con un toque

+ 13126266799` 82140421181 # ,,,,,, 0 # ,, 956183 # EE. UU. (Chicago)

+ 16465588656` 8214 0421181 # ,,,,,, 0 # ,, 956183 # US (Nueva York)

Marque por su ubicación

+ 1312626 6799 EE. UU. (Chicago)

+1646558 8656 EE. UU. (Nueva York)

+1301715 8592 EE. UU. (Germantown)

+ 1346248 7799 Estados Unidos (Houston)

+1669900 9128 EE. UU. (San José)

+1 253215 8782 EE. UU. (Tacoma)

ID de la reunión: 82 1 4042 1181

Código de acceso: 956183

Encuentre su número local: <https://us02web.zoom.us/j/kRoQidWnB>

It is anticipated by the President that the matter(s) indicated in the agenda program of the meeting will be discussed, in addition to any other business that may be legally brought before the Board.

It is also anticipated that the President of the Board will meet in an executive session to discuss the strategy for the preparation of the contract with the Union or to carry out the collective bargaining session or in opposition to the negotiations with the personal confidence.

Very respectfully,

Cathy Hoog

Cathy Hoog
Executive Director

Copies: SHA Board

Calvin Young, President, Association of Tenants of Charter Street
Organization of Tenants of Morency
Organization of Tenants of Pioneer Terrace

2020 OCT -8 PM 1:16
CITY CLERK
SALEM, MASS

This notice posted on "Official Bulletin Board"
City Hall Salem, Mass on *OCT 8, 2020*
at *1:16 PM* in accordance with MGL Chap. 30A,
Sections 18-25.



John A. Boris, Chairman
Kimberley Driscoll, Vice Chairman
Charity Lezama, Treasurer
Benjamin Shallop, Assistant Treasurer
Sue Kirby

Cathy Hoog, Executive Director

**AGENDA FOR THE
REGULAR MEETING
WEDNESDAY, OCTOBER 14, 2020
AT 6:00 P.M.**

- I. Call Meeting to Order**
- II. Roll Call**
- III. Minutes of Previous Meeting(s)**
 - Acceptance of Minutes of the Regular Board Meeting on September 9, 2020
- IV. Tenant/Public Engagement**
- V. Communications**
 - Mass NAHRO Newsletter – August/September 2020
 - Updated Waitlist
 - SHA Department Reports (Move In, Move Out, State and Federal, Modernization Report, Voucher Report and Completed Work Orders for Month of September 2020)
- VI. Reports of the Committees**
- VII. Report of the Executive Director**
 - October 2020
- VIII. Unfinished Business**
 - Community Preservation Act – discussion/comments/suggestions
- IX. Recommendations of the Chairman**

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SALEM MASS



X. Report of the Treasurer

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- Bills and Transfers for the period September 1, 2020 through September 30, 2020
- Balance Sheet and Statements of Revenues and Expenses through September 30, 2020

CITY CLERK
SALEM, MASS.

XI. New Business

- Annual Submissions
- Legal Services Agreement
- Salem Housing Authority Work Order Procedure Policy
- Salem Housing Authority Emergency Maintenance Policy
- Salem Housing Authority Maintenance/Miscellaneous Charges Policy
- Salem Housing Authority Ductless Minisplit Maintenance Policy
- Section 8 Repayments Collected 10/1/2019 – 9/30/2020
- Public Housing Retro Rents Collected 10/1/2019 – 9/30/2020
- Collection of Losses – Write Offs through 09/30/20 per Public Housing Notice 2017-17
- Roof Replacement at Norton Terrace (667-3A) and Bates Terrace (667-3A)
- Quote - Annual Single Audit (Three Years) and Agreed Upon Procedures (Three Years) for Fiscal Years ending 9/30/20, 9/30/21 and 9/30/22
- Annual Employee Appreciation Luncheon at the House of Seven Gables

XII. Other Business /Late Communications

XIII. Adjournment in Executive Session

- To discuss strategy sessions in preparation with non-union personnel or to conduct collective bargaining sessions or contract Negotiations with non-union personnel

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on 10/8/2020
at 1:16 PM in accordance with MGL Chap. 30A,
Sections 18-25.