ACT GOVERNING BOARD MINUTES
April 20, 2019

PRESENT: Board members: [8] Other ACT members: [6]
four officers present, session meets the quorum.
Greetings and ground rules. Chair called the meeting to order at 3:30. Introductions.

1. Minutes February 9, 2019 Board minutes reviewed approved 5-0-0

REPORTS

2. Financial
Treasurers summarized reports for February, March, and April. Printed reports are available from the office on request.

3. Election Committee
A sign-up sheet was circulated. Organization of this committee was delayed by late start and procedural disputes at the February meeting. The election for the new Board must take place in mid-October. Rough schedule of work is for the committee: meet in May and June to develop the design for the two mass mailings. Call for nominations mailed early July. Nomination deadline mid August. Ballots mailed late August or early September. Possible informational meeting for candidates mid September.

4. Office
The number of calls and new files opened have declined but remained at 5-10 times the volume handled last year. There are four regular office staff volunteers. We invite you to join us.

5. Assistance and Outreach
A&O is meeting twice a month. The committee has been assisting LBJ Tenant Council with its election and post-election. Assisting 808-12 Memorial Drive Tenant Association updating bylaws and preparing for its next Board election. There are four fully functional tenant councils in CHA properties now (list circulated). Goal is to at least double that number by year end. Priorities for immediate future are Roosevelt Towers and Putnam Gardens. There were questions from the floor about how A&O judges what a functioning tenant council is; about management issues at Roosevelt Towers; and about how we will work with CEOC.

6. ACT Board meeting schedule:
The scheduling question was taken up in the middle of reports in case members had to leave early. Executive proposed June 22, September (special meeting to review CHA Annual MTW Report) TBA, December 7 (first meeting of new Board) approved 7-0-0

7. meeting with CHA Operations Department
A question was raised about bringing the Dept.’s attention to noise caused by CHA at Jefferson Park, especially early mornings, and mitigating that. Discussion of CHA’s plan to reorganize public housing/RAD sites under four district managers. CHA is already hiring for these positions although negotiations with the white-collar union are not yet complete. [late note: the contract was signed on June 11; three of the four district managers were on board by that date].

8. Mayor’s Blue Ribbon Task Force on Tenant Displacement
The tenants ourselves are represented on this task force by Sonia Andújar, Teresa Cardosi, and Cheryl-Ann Pizza-Zioli*. Much of its energy has been taken up with a proposed citywide zoning overlay that is supposed to incentivize development of affordable housing. CHA has endorsed this proposal in principle; executive director Johnston urged people on the CHA waiting list to attend city council meetings to support it. A Better Cambridge (ABC) supports it, the Cambridge Residents Alliance (CResA) has made critical comments but has not taken a position. The ACT executive has not recommended a position. Governor Baker reintroduced his bill from last year to promote housing development with a statewide zoning reform. Neither the City nor the State has advanced rent control or other tenant protections as part of their program
to meet what almost everyone agrees is a major housing crisis.

correction to the April 20 minutes, “Item 8, Mayor’s Blue Ribbon Tsk
Force on Tenant Displacement” which incorrectly stated, “much of its energy has been taken up
with a proposed citywide overlay....” —

THE ISSUE: Investigate the root causes of tenant displacement in Cambridge using a Task Force
membership: of neighborhood residents, property owners and managers, community leaders,
reps from tenants advocacy groups, the affordable housing trust, and city staff. The tenants were
represented by Sonia Andújar, Teresa Cardosi and Cheryl-Ann Pizza-Zioli.

The Task Force worked on the following ACTION AREAS:
1. Increasing Funding- Teresa, Kuong, Betsy, Patrick, Jessica
2. Tenant Organizing- Beth, Betsy, Sonia, Jessica
3. Landlord Outreach and Organizing- Alexandra, Patrick
4. Legislative and Policy Agenda- Larry, Beth (condo conversion) Sean Betsy
5. Data collection and analysis- Iram, Sumbul
6. Eviction prevention- Sumbul with city and Housing Liaison
7. Tenant education – Sonia, Maura, Alexandra

The Citywide zoning overlay was also talked about... The basic idea of the Housing Zoning
Overlay is to help developers purchase properties in order to create more affordable housing in
Cambridge. This would be regulated based on the number of stories in a building rather than
Floor Area Ratio, parking requirements and other matters apply. On March 5 the Community
Development Dept. presented the idea through the Housing Committee to the City Council
which includes $20 million a year in city funds for affordable housing over the next five years.

[*A few days after this ACT Board meeting, April 23-24 2019, our friend and comrade Cheryl-
Ann passed away.*]

9 conference attendance
There are a number of unsettled questions about how persons are selected to attend conferences
where CHA reimburses for expenses. In future ACT may play a bigger role in the process.

ANNOUNCEMENTS

10. **Fair and Affordable Housing event** Saturday, April 27. For the second year, ACT will be
the only grass-roots organization with a table at this event. All other tables are assigned to
agencies, city departments, banks, etc. We already have three volunteers but others may sign up.

11. CASLS will host **Boston Tenant Protection Program** Friday, April 26. TPP offers
guidance to unrepresented tenants in Housing Court. They are expanding services to eastern
Middlesex County and will be present every Friday in the Cambridge District Court building.

—respectfully submitted, bill cunningham, clerk