Chair called the meeting to order at 3:14 PM. Introductions and announcements.

new business

CAPZ motion to accept January minutes, DS second:
MOTION TO ACCEPT JANUARY MINUTES PASSES 10-0-0

ACT is an affiliate of National Low Income Housing Coalition (NLIHC). CHA will fund two ACT members to attend April 11 conference in Washington D.C. As three persons applied to go, lots were drawn. Result: GC and MP.
[Later note: Sothea C decided not to attend, so CHA will also fund ACT’s remaining applicant, KW.]

JW motion, DS second: Modify lottery method by requiring gender balance:
MOTION TO MODIFY LOTTERY FAILS 3-9-1

The Chair presented the ACT Officers proposal on the process to set agendas for Board meetings [see attached]. ST motion to accept the proposal, DS second.
JaW offered an amendment that if Officers decide an item is inappropriate, the decision can be appealed to the Board. [not accepted as friendly, no second.]
BC offered amendment to include all items rejected by Officers in the Officers report to the following Board meeting. [accepted as friendly]
MOTION TO ACCEPT OFFICERS PROPOSAL ON SETTING AGENDA PASSES 10-1-2

Mass. Union of Public Housing Tenants (MUPHT) Spring Convention is set for Plymouth, April 23-25. Members interested in attending may sign up at the Office or at the Board meeting.
[Later note: CHA will fund for 6 residents to attend. Sothea/CHA will select who gets funded.]
Don S motion to affiliate ACT as voting member of MUPHT, cost $35/year. Sherri T second
MOTION TO AFFILIATE WITH MUPHT PASSES 12-0-1

committee reports

TAC CAPZ: Committee will have to meet in April concerning CHA’s ACOP and Section 8 Administrative Plan. Discussion: All CHA state developments will soon federalize except for Jefferson Park. But the process isn’t complete: tenants shouldn’t
have to sign federal lease amendments yet. Federalization will limit rent decreases between recertifications for all except elderly and disabled. Immigration issues remain for future applicants. CHA Board approved temporary changes in occupancy policies (effective for 18 months) for both public housing and voucher households because of the earthquake in Haiti.

**A&O BC**: Tenant council subcommittee meeting 3/4 will plan the March 20 citywide outreach meeting; CEC will give March 1 recruiting workshop for A&O and other interested ACT members at JFK Apts. Full A&O meeting 2/24 discussed intake form drafted by SA, with comments from Susan H, Eliza P, and others. **Discussion:** forms & reports will give us leverage in MOU negotiations; forms will help us identify and resolve resident problems; CASLS can help train office volunteers; funding and resolving problems with phone and internet service are in CHA’s hands. LF: Voucher subcommittee meeting 3/5 to plan future work. Citywide outreach 2/10 was marred by weather emergency. Besides subcommittee members only one person came.

**MOU** Cheryl-Ann P-Z: Going into third negotiating session with CHA. Greg Russ’s demand that ACT change its bylaws and require tenant/resident council officers to serve on ACT board won’t lead us to change bylaws. MOU draft describes ACT’s outreach to councils. Officers will put MOU at top of Committee Reports agenda at next Board meeting. Committee is planning for next CHA workshop, on the voucher program, now scheduled for March 29.

**Finance** ST: Work continues on ACT’s budget proposal for the MOU negotiation team.

Meeting adjourned 5:25 PM.