Greetings and ground rules. Chair called the meeting to order at 3:15. Introductions.

Minutes of the April 20 2019 Board meeting, approved with corrections. Sonia Andùjar makes the following important 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.

REPORTS

Financial. Bank account balance: April 1 $2,546.37, May 31 $2,426.49. The RIDE fund unchanged at $703.00. April-May in-kind donations recorded: $341.29. Printed reports were handed out.

Office. Office staff now includes four volunteers with regular hours. Tuesday, Wednesday, Thursday 11 a.m. to 3 p.m. Monday irregular, Friday not open. A printed report was handed out showing phone calls recorded monthly since 2009. Discussion of need to refine data collection. Four members signed up to work on this issue.

Decision: The Bylaws state that the Board can decide to establish the position of Office Manager. If the Board establishes the position, ACT’s executive officers can fill it. MOTION made and seconded to establish the position of Office Manager. PASSED 6 - o - o

A&O Committee (Assistance and Outreach).
(1) Tenant Councils. A&O is working with established tenant councils and trying to reorganize in places that don’t have councils right now. We have been assisting councils 808 Memorial Drive and LBJ Apartments. We will be working to re-establish councils over the summer, priorities being Roosevelt Towers and Putnam Gardens.
(2) Citywide Tenant Leaders. There have been three Citywide meetings since the last Board meeting. Twenty tenants attended the May 14 meeting with CHA Leased Housing director
Hannah Lodi. Twenty-five came to the June 19 meeting that featured CHA Operations Director Kevin Braga. The Citywides focus not just on problems but how to arrive at solutions. They give tenants a chance to hone leadership skills: over the year nine different people have been facilitators or have taken notes. We need to be clear on the difference between ACT Board meetings that have to make policy decisions and the Citywides which have a more open format. Not enough people know about the Citywides. We should ask site management to post notices, especially in places where there are no functioning tenant councils.

**Election Committee.** Six people have signed up for this committee. ACT’s fifth Board election is coming up. For the first time since 2012, this year we will be able to mail both nomination forms and ballots to 5800 CHA households because Executive Director Mike Johnston agreed to have CHA pay for these mailings. People should receive the nomination mailer in the second week of July. Nominations will close August 23. Ballots will go out the second week in September. There will be an event for candidates at the ACT office a few weeks before ballots are counted by League of Women Voters volunteers October 19.

**Meeting with CHA Operations Dept.** May 29, 2019. The forthcoming notes from the June 19 Citywide with Kevin Braga will cover the same subjects.

**Meeting with CHA Executive Director** May 7, 2019. A printed report of this meeting was distributed and is available from the Office. A high point was explaining CHA’s decision to adopt HUD’s new small-area criteria for Fair Market Rents. This means that CHA vouchers can be more competitive with real market rents, meaning there is a better chance of tenants being able to use them in or near Cambridge—but since the total amount of voucher money is not increased, in the future fewer vouchers may be available.

**Fair and Affordable Housing Event** April 27. Six members helped staff the ACT table. Nine persons signed up to keep in touch with ACT.

**Boston Tenant Protection Program (TPP) CASLS meeting.** Sherri represented ACT at this meeting. Essentially TPP makes trained advocates available to assist tenants who are going into housing court. The advocate can consult with landlords/lawyers, etc. and also help tenants apply for services that will help keep them in their homes. The focus is on those who have a disability or an impairment that interferes with fulfilling their responsibilities under their lease. TPP consultants are available on a daily basis to the housing court staff for consultation and referrals from housing providers, legal services, and service providers. A printed TPP report is available from the Office.

next ACT Board meeting. The Board will meet in special session with CASLS attorneys early in September [date to be determined] to review the CHA’s draft 2020 Moving To Work report.

—respectfully submitted, bill cunningham, clerk