ACT Board of Directors Meeting  
July 24, 2010

MINUTES


The Chair called the meeting to order at 3:10 PM.

Introductions, ground rules, announcements
Suggestion from ACT meeting on building a multilingual organization: vocabulary word on every board agenda. Definition should be clear and understandable. Definition of “enhanced voucher.” Relevant to what’s happening at Inman Square Apts.

Description of treasurer’s role from ACT bylaws. Two new co-treasurers needed to replace officers who resigned. Context of MOU negotiations regarding funds for ACT. Budget management crucial to ACT.

Washington and HUD officials
LM reported on two trips to Washington in January and April. Residents and advocates met with HUD officials to discuss PETRA.

Minutes of the May 22, 2010 meeting of the ACT Board
Accepted unanimously.

Policy regarding requests for reimbursements
Board will approve ACT budget. ACT bylaws require officers’ approval for expenditures of over $100. Officers recommend interim policy regarding requests for reimbursements for out-of-pocket expenses under $50, and pre-approval for planned expenses between $50 and $100. Expenses have to be related to ACT board, committees, or endorsed activities or projects. Documentation is required. MOTION by BC to accept Officers’ proposed guidelines for approving expenditures. SECOND: KW.: Vote: 14 in favor. MOTION PASSES

Planning the next election, and reviewing the ACT Bylaws
Board election now scheduled for the spring of 2011. Officers recommend that board consider extending term of first board for one year. Bylaws state the next election is supposed select voucher representatives by district. At the next Board meeting, we’ll discuss possible changes to bylaws relative to the election.

Committee reports

Finance Committee
Committee met and reviewed ACT annual budget outline. Need to do additional research on certain costs (for example, telephone/internet system) now that we know what CHA will/won’t pay for if MOU signed. There was also a discussion about what is involved in fundraising.

A & O (Assistance and Outreach) committee
Because the ACT office became contaminated when it was recently flooded in a storm, we cannot enter it. Sewage became part of the mix, and the space must be decontaminated and inspected before it can be used by anyone as a work space. Question: What does ACT do for office space until such time as it is safe for ACT to use it for activities? What alternative spaces are available?

Discussion about tenant/resident councils and ACT’s responsibility to help and support them. How can
ACT address resident problems if councils can’t help?  
Public housing subcommittee meeting August 12, full A&O committee August 13.

Voucher sub-committee  
Met with CEOC advocates to work together on problems of CHA tenants.  
Organizing groups for support, sharing of ideas, to deal with stigma in subsidized housing, and housing search to help voucher holders find apartments.

Community Gardens  
Cambridge needs green space and gardens in housing complexes. Residents will benefit in many ways and we all need to prepare for the environmental and economic crises of the future.

For the Love of Art  
Preparations for the September art exhibition at Stebbins Gallery are progressing and work is being done by many artists to make the exhibit a big success. A meeting of artists was held July 27. An opening celebration will be held September 19 at 2 pm.

Technical Advisory Committee (TAC)  
On August 13 residents will meet with Kurt Tommy at CHA to discuss the CHA’s proposed new schedule of fees and charges in public housing. Public housing residents can grieve charge/fees. TAC is working on developing an apartment inspection checklist. CHA has no housekeeping policy.

Expiring-use housing. Inman Square Apartments is being sold to HRI. Tenants are being asked to waive their right to an enhanced voucher and elect a project-based voucher. HRI’s financing deal depends on 100% project-basing. Two residents of Inman Square Apartments spoke about the pressure of having to make this decision. They expressed concerns about the long-term affordability of the building and about the new management company, Winn.

MOU Committee  
Sections I through VIII have been approved by both negotiating teams. The Chair of the CHA Board of Commissioners won’t agree to establish regular public comment period. ACT can submit written comments on agenda items, which will be included in commissioners’ packets. ACT will have notice of proposed policy and lease changes and will have opportunity for input. Upcoming negotiations will discuss ACT office and funds.

Meeting adjourned.