Presentation by Community Advocates: CEOC-Working To Protect Tenants’ Rights: CEOC received money from the Federal Stimulus Program to help CHA public housing tenants deal with massive renovations, voucher recalling and the relocation project for tenants (now) at Lincoln Way and Jackson Gardens; building tenant power at Jackson Gardens and Roosevelt Towers. They are also re-establishing tenant associations, helping with food issues, tax preparation, financial literacy planning and student financial-aid forms, as well as other forms of support. CEOC is willing and eager to help, also, with health-insurance issues re: Mass. Health and with credit-card issues.

Hadassah spoke in support of creating community gardens for CHA public housing and voucher tenants.

Susan mentioned CEOC’s outreach about financial literacy education. Make good flyers and distribute them throughout the city to advertise CEOC’s willingness to help with tax preparation- and other issues listed above. Susan suggested that section 3 includes the right of tenants in Section 8 and public housing to apply for and be given jobs in some of the construction work as part of HUD’s regulations on renovations.

James said he went to the manager of Jefferson Park about health issues re: the need for tenants there to use space in the closed health care center. CHA did not help him in the matter. Another issue at Jefferson Park: Youth recreation needs there could be addressed if CHA would help by making empty health clinic space available for teen use.

Cheryl-Ann: Report on the public meeting about federalization of public housing held by CHA at the Pisani Center on November 16th. Fourteen ACT members participated in discussions that included rent burdens, and effect of CHA policy and non-policy on immigrants. CHA compiled all comments and questions and answers at the Pisani Center. In city council, Sam Seidel scheduled a hearing to discuss federalization.

Susan reported that federalization means that 600-700 state units will become federal. Then Immigrants must pay 40% in rent if they are a mixed documented and undocumented household. The number of undocumented immigrants in state public housing is still a question to be resolved as state residences are federalized. Cheryl-Ann: The immigration status of tenants in state housing will be surveyed by CHA. Immigration status of Jackson Gardens residents has already been resolved.

Mobile state vouchers will continue to follow state law and can help protect mixed or undocumented households. Greg Russ has said that some tenants will be temporarily provided with them.

Bill: Russ said rules will become harsher in the future. CHA is in a box and they adapt to that. ACT must remain vigilant about squeeze on immigrants.

Susan: Federalization proposals due Monday. HUD will inspect all state public housing that is being proposed to be federalized after New Year. Rent issues will be discussed. State to federal will be run through HUD –i.e. federal rules.
Cheryl-Ann reported that Vice-Mayor Seidel will continue to discuss housing and capital planning of CHA. CEOC and CASLS will be represented. Renovations, housing rents and ACT board representation on the CHA board will be discussed, also. (One vacancy on the CHA Board will, we hope, be offered to ACT Board membership).

Bill: Greg Russ seemed less sure that federalization of state public housing would happen. Could ACT present to Seidel, at least, the idea of ACT’s pessimism concerning federalization in toto.
LV: Issue will be, likely, legislative and tied in with larger issue of immigration. We should express publicly our skepticism, and contact Somerville for their public housing policy about federalization.
James: The CHA commissioners’ board’s one unfilled position is, according to CHA, a seat for one senior. I will raise issue about maintenance concerns at Seidel’s meeting, also. HUD assistant director is local and may know much we should know about federalization.
Sherri: Are we coming some conclusion about federalization?
Cheryl: No motion is able to be drawn up yet.
Linda Montgomery: Sandra Henriquez now at HUD (former executive director of Boston Housing Authority) is open to ideas
Cheryl: At Seidel’s meeting on Dec. 8th, Bill will discuss managers in public housing.
Bill: Why must board seat be filled. Our interests may not be served.
Cheryl: (Five member board gives directions concerning CHA).
LV: A person has been discussed for the board
Susan: One tenant, Jackie Adams is now a board member; another member is needed: a Section 8 resident.
Cheryl: City manager appoints CHA Board members.
Linda: Three people in ACT got letters from the city manager asking for recommendations for board membership.
Cheryl: As members of ACT, contact local politicians about this issue.

COMMITTEE REPORTS

Outreach: Bill. At the meeting we discussed and decided on voucher sub-committee strategy to hold a neighborhood meeting for public –housing tenant -council reps. It should meet monthly and discuss such issues such as managers. We must reach out to people in public housing each month for backing tenant concerns.

Re: Office: computer equipment, computers and printer working, but not telephone.
Re: Keys: Security is our issue. 5 sets of keys will be allowed for ACT. One elevator key will be issued. (Concerning details about the one set of public keys and document concerning elevator, contact Bill). Who is to be the office manager? Tenant council at Manning has 2 keys.. Don volunteered to be the office manager.
Who will be there when we have meetings?
-----Here, meeting was extended for 30 minutes.-----
Don: I understand entry is through elevator.
Bill: The outside entrance is by key. When maintenance leaves the elevator is shut off. Maintenance can give access 24 hours a day.
Susan: Leave elevator key in the ACT office (Office closes at 5 pm. ) Someone is responsible (for locking up). LV: People will need to use the ACT office. How do they get in? We need to think about how access will work.
Cheryl: At the next officers’ meeting, we will discuss office entrance policy.

LV: I have talked with Mr. Chamberlain, and we must have a process for other people to submit interest.
Sonia: We need space for our meetings. Eddie, the chief maintenance person at Manning, can help.
Cheryl: Bob wants to help by running office and helping to get it together.

Motion: One set of keys to each of the following: Public Housing Co-chair, Voucher Co-chair, Office Manager, Treasurers and Outreach Committee on behalf of all committees. The key to the elevator will be the joint responsibility of the Co-chairs, to be assigned as they see fit. Motion by Don, Seconded by Bill.
Amendment: The individuals who will sign for keys are; Cheryl-Ann Pizza-Zeoli, Victoria Bergland, Bob Chamberlin, L.V. Randolph III and Bill Cunningham. They are signing for the roles they fill and the names may be changed in future at ACT’s discretion. (James)

Motion with amendment seconded and passed.

L.V. Financial Committee: Budget from TAC and Outreach Committee has been received. CHA gave us list of our expenditures. Sothea, our Tenant Liaison said he would present more complete, itemized information by Dec.1. Second sheet of first handout describes expenses (June-Dec.) CHA has record of. Please send relevant expenses to be reimbursed to L.V. or Jack.
Victoria: Conferences and trainings will be covered in the future.
L.V.: (second handout)
Susan: Election costs must be excluded.
Bill: More specific breakout needed in L.V.’s report. Vouchers for travel should be evaluated and compensated.
Questions and answers concerning this issue followed.
Kathy: What does TOP mean? (Tenant Opportunity Program)

Cheryl: MOU Committee: Submitted needs and format for workshop planning to Greg Russ at CHA. MOU process of Negotiations will also be formulated.
CHA Board meeting last Wednesday had many tenants present.
Susan: Moving To Work state public housing tenants should come to TAC meeting. It will be held at the Inman Apartments at 6:30 on Dec. 10.

Meeting Adjourned