

A regular meeting of the Plymouth Housing Authority was held on Monday September 14, 2020 at 9:30am via video conference (due to COVID-19). The following were in attendance:

Russ Shirley, Vice-Chairman  
Mary Ann Veiga, Commissioner  
Lisa Reilly, Commissioner  
Dave Ward, Treasurer

Dede Riendeau, Executive Director  
Chris Plourde, Facilities & Modernization Manager

MEETING LOCATION: Via Zoom 1-929-205-6099 ID followed by a # - 8072857447 password followed by # - 216207

**Approval of Minutes:**

On a motion made by Lisa Reilly and seconded by Mary Ann Veiga, the board voted 3-0 to approve the regular meeting minutes of August 2020. Dave Ward abstained.

**Oak Street Update – Purchase and Sales**

Russ Shirley stated he did not receive a phone call back from Bill Cohane. P&S agreement was signed with conditions put on the sale by the town (right of first refusal and ZBA approval on the building). A list of abutters was obtained and notices will be sent out. A zoning permit needs to be applied for once drawings are done. Demo permit will come after this step.

**2021 Fair Market and Minimum Rents:**

Dede explained that HUD put these out a month ago. There is a \$35-40 increase per bedroom size. These rates seem to be comparable with what is out there for units. On a motion made by Dave Ward and seconded by Mary Ann Veiga, the board voted 4-0 to approve the 2021 Fair Market and Minimum Rents.

Zero bedroom \$1742, One bedroom \$1924, Two bedroom \$2336, Three bedroom \$2906, Four bedroom \$3168, Minimum Rent \$50.

**Response Board of Health:**

They are referring to HIPPA Law. The board discusses their exemption given the circumstances. The board agrees to get a letter from the state explaining why PHA is exempt.

**High Cliff Land Survey:**

Dede explained that Chris was working with the company, but she turned the information over to Jonathon Driscoll. A letter was sent to the abutters (excluding the Giribaldi Club) and hopefully the landlords will reach out to their tenants to clean up their vehicles and temporary fence etc. The board agrees to let Dede contact the club to start a dialogue.

**Update Facilities and Modernization:**

Chris explained that the windows at Cherry hill are on hold due to the logistics. Russ asks how bad the windows are. Chris stated that there weren't any emergencies but some of them are bad. Castle Court living room windows are in the design phase. He is hoping it will be a spring project. High Cliff door project is complete. The sanitizing with Banner has been cut back to once a month due to cost. Maintenance staff will be sanitizing more frequently. The majority of the CARES Act funds have been used.

On a motion made by Dave Ward and seconded by Lisa Reilly the board voted 4-0 to close the regular meeting and enter into public hearing for the capital improvement plan.

**Annual Plan:**

Dede stated that no one attended for public comment. No questions from the board. On a motion made by Mary Ann Veiga and seconded by Dave Ward the board voted 4-0 to close the annual plan meeting and re-enter into the regular meeting.

On a motion made by Lisa Reilly and seconded by Mary Ann Veiga, the board voted 4-0 to approve the annual plan.

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**Old Business/New Business:**

Dede explained that there are still a few units available in the section 8 program. Correspondence through the mail has slowed things down a bit. CORI's are done through window service to keep things safe. Briefing sessions have all been done remotely. There are about 30 people with vouchers looking for a rental. Names from the list are being pulled from 2016-2017. She has not heard anything about the state road project yet. But expressed concerned with doing project-based housing and stated it can be discussed further when the time comes.

**Warrant:**

On a motion made by Dave Ward and seconded by Lisa Reilly, the Board voted 4-0 to pay the bills.

**Next Meeting Date:**

October 13, 2020


**Adjournment:**

On a motion made by Russ Shirley and seconded by Lisa Reilly, the Board voted 4-0 to end the meeting. The regular meeting adjourned at 10:30am.

**Public Comment:**

None

A true record

  
Dede Rundenau