

Public Hearing LHA Federal Capital Plan FY 2023-2027 Meeting Minutes

Wednesday, June 14th, 3:30pm

Chairman Phil Shea
Vice-Chairman Matt Marr
Commissioner Rodney Elliott
Commissioner Money Var
Commissioner Joanie Bernes
Executive Director Tha Chhan
Chief Financial Officer (CFO) Sherry Giblin

3:30pm Federal FY 2023-2027 Federal Capital Plan Public Meeting

Chairman Phil Shea opened the meeting at 3:40 (delayed due residents arriving late). Topics of meeting: the Lowell Housing Authority Federal Capital Plan 2023 - 2027 discussion lead by Jonathan Goldfield, Capital Asset Manager, followed by State Annual Plan 2024. Introduced Tha Chhan, Executive Director.

Tha Chhan, Executive Director, introduced the board of directors and thanked residents and staff for attending. Mr. Chhan stated that today, June 14th, is the final day of the forty-five (45) day public posting of the Lowell Housing Authority Federal Capital Plan 2023-2027 and State Annual Plan 2024 to receive written public comments. To date, there have been no written public comments. Most of the resident comments received April 19th during the Residents Advisory Board Meeting, about the Annual Plan, have been addressed, documented, and corrected. Mr. Chhan thanked the residents for publicly addressing their ideas and concerns, adding that the LHA staff depends on resident input to complete an Annual Plan tailored to improve upon their environment and concerns.

Resident complaint about police siren noise at intersection of Cabot and Merrimack St. (Not related to Federal & State Plan, but addressed via Jonathan Goldfield - first responder volunteer)
Jonathan explained that police are required to light and sound siren at all intersections for public safety.

Laura Watts addressed the City View Towers (CVT) Courtroom renovation project. The budget became available March 2022. The first step is to get a designer on board to address accessibility needs, seating accommodations, grounds work etc. Once approved, renovation will begin. Laura thanked the residents for always taking such good care of the courtyard each year. Recently the residents have been planting flowers, weeding, and keeping the area clean for springtime and summer use. The residents commented how much they enjoy the courtyard each year.

Jonathan Goldfield, Capital Asset Manager informed residents of a new regulatory mandate currently affecting Falkner Street residents ONLY. from the Massachusetts Department of Public Utilities, requiring the conversion of gas to electric appliances. An audit was taken at the Faulkner development in 2020. It was determined to get rid of the gas appliances, including stoves and dryers, to be replaced with electric appliances in 2023. Electric panels and transformers will also be updated to meet electrical supply requirements. LHA met with all residents at Faulkner Street. This currently affects Faulkner residents ONLY. LHA has \$134,373 as a preliminary budget figure (FY21).

Sherry Giblin, Chief Financial Officer - Informing residents of job opportunities within LHA. The HUD Section 3 program mandates Housing Authorities receiving federal funds are required to have a portion of the payroll include LHA residents. If any resident is interested in employment with LHA, please reach out to our HR department, Donna Toohey, Sherry Giblin, CFO, or Tha Chhan, Executive Director of LHA to find out about employment. Currently there are numerous openings such as landscaping and facilities.

Alisen Purtell, Chief Admissions Officer - Talked about the Federal Family Self-Sufficiency (FSS) Program and its benefits. It is a goal-oriented program guiding the resident towards self-sufficiency. Residents in the program meet one-on-one with a case manager to set up their specific goals, whether they are saving and purchasing a home,

buying a car, paying off debt, credit repair, building a savings account or going to school. The advantage of the FSS Program is setting up an escrow account. This account is set by the base-line income of the resident once approved and signed up for the program. The resident may be unemployed when starting the program, or working less hours, or had a hardship, now they are ready to work again. An increase in income is an increase in rent. The difference when participating in the FSS Program is, an increase in income now goes into an interest-bearing escrow account. This interest-bearing escrow account is set-aside and growing. Once the resident completes the FSS 5-year program, the interest-bearing escrow is theirs. LHA has had residents save over 20K in the 5-year plan, now available to use for the goals identified. FSS is available to our family developments and/or those ready and able to work.

The FSS program is also available to Section 8 residents. There is the added benefit of using the Section 8 voucher to purchase a home and to pay towards your mortgage up to 15 years, which in time, is about 50% of your total mortgage.

Jonathan Goldfield and Laura Watts, Capital Asset Managers - Federal Capital Plan and State Annual Plan: FEDERAL 2023-2027 Capital Fund. HUD requires a five-year (5) period plan yet HUD fund only the first year (1) of the five-year (5) plan. Starting with FY 2023 we get about \$6,256,640.00 total for FY 23. Of that, \$4,379,648.00 are set aside for programs, 30% used for administration and operating cost.

Due to the water main flood at CVT, December 2022, all \$4,379,648.00 from FY 23 is now dedicated for replacement of the electric service system in the basement of CVT. Currently LHA is using rental equipment which will be replaced with new equipment. Schematic design is in place and moving forward.

The FY24 budget plan is to work on piping structures at all AMPs starting with worst structure being AMP1 (NCV) moving onto AMP3 (SCV) and continuing to rest of AMPs.

AMP3 (SCV) asbestos abatement under the floors. Currently sealed and safe and will be sealed off during replacement of floors.

AMP1 (NCV) Roof replacements in 4 phases over the course of a few years starting at Hancock towards Dummer.

AMP1 (NCV) Overhangs, gutters, and fixing entry areas of row houses.

AMP1 (NCV) Sprinkler upgrades and window replacements at several units

AMP3 (SCV) roof replacement scheduled 227 Gorham St.

Elevators repairs every year. AMP3 (SCV) this year FY22 starting at 198 South and 145 Gorham.

AMP2 (Highland Pkwy) site upgrades including design and electrical redistribution.

AMP4 (Centralville Gardens). Doors, windows, roofs, and generator replacements.

All funds are fungible meaning they can move around into different Fiscal Years depending on priorities.

4:11pm Closed Federal Capital Plan Meeting