

# Public Hearing LHA Massachusetts Annual Plan FY 2024-2028 Meeting Minutes

## Wednesday, June 14th, 4:00pm

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

4:11pm State FY24 State Annual Plan Public Meeting

**STATE Annual Plan of 1.1 million for 2024 budget.** Laura addressing the current Lakeview Ave project, near Aiken bridge, costing just over 3 million with 1/2 million spent with this year's budget, the rest was spent in prior years. Unusual to have 1 million to work with on state projects maintenance and repair. Due to Covid, most projects were on hold and the money started to build. We are now spending on very viable projects within our portfolio.

Typically, LHA receives 250k/300K per year to spend on 148 units for state aided apartments. This year is a 5-year plan done in 3-year chunks. They front-end loaded the FY24-budget, mainly due to grants received.

Other projects at state developments:

Roof replacement upper lakeview ave. on two end buildings.

and at Pleasant Street all units will get bathroom ventilation repair.

Electrical upgrade on Hale Street. The city required a few more changes outside of original scope.

On 189 Walker Street, the State and National Grid are giving new geothermal heating/cooling systems.

2nd floor bathroom at 62 Colonial Ave.

Landscaping improvement Hale Street.

another roof replacement at Pleasant Street.

Exterior envelope at Howard Street, new windows, roof, siding. mainly funded with grants.

**Alisen discussing the State Family Self-Sufficiency Program.** It is slightly different from the Federal. It is available to State and Massachusetts Rental Voucher Program (MRVP) section 8 residents. It is goal oriented. If currently not working and you decided to get a job, your LHA case worker will help you do the outreach to help gain employment, including sprucing up your resume and prepping you for interviews. Once you gain employment, your rent will increase, but the advantage is, this increase goes into an interest gaining escrow account. If you continue to be employed while reporting accurate pay increased to LHA, your escrow account will increase in value. This is a 3-year plan you may end up completing in sooner.

Tha asking if residents have questions. There were no questions.

4:30pm Closing State Plan Meeting

Sherry thanked all residents for taking time to attend, appreciating comments and feedback. Stating we at LHA are here for you and want to hear from you. Proceeded to residents Market Basket gift card raffle.