



OBSERVER REPORT

MARBLEHEAD HOUSING AUTHORITY – January 21, 2025

LWVM Observer: Cathy Marie Michael

Public comment

Tenant - We need better windows in this cold.

Board Response - Bill Kuker, agreed, "windows are junk"

Cold air blows right in

Tenant - Clearing the hallways are listed in preventative maintenance, but has not been done

Response - Jenn Schaeffner and Gary of maintenance - We are putting a plan in place to work with tenants who have stuff in the hall, and it's on the list to write a work order.

Tenant - Kudos to maintenance for cleaning...

Follow up for Sandra Winter request 2 months ago - Thanked for all the work at Farrell Court. Now other places need the same level of attention including signs.

Response from Gary - Yes, we are coming to Roads school

All issues were responded to today by the board and maintenance, this is a new development.

Communications

- Farrell Court is our largest land after Broughton Road
- 9 vacancies - 8 accepted offers to go out
- Maintenance - 192 work orders completed last month
- New Year Pizza party for families at the community center was great. Terri asked COA to bring people to the party

Executive Director, Cathy Hoog, Report

Winn Development - Cathy says we are still waiting on Winn for final documents. Will then call Executive Session to review with Attorney and vote on the contract. Then will review at next board meeting. Cathy Hoog said Winn has been very easy to work with. She is feeling very optimistic.

NOFA - Notice of funding availability. Cathy is prepping for a grant for residents to work with an organization that helps tenants work towards self-sufficiency. It's been out for 5 years. Cathy recommends partnering with the Salem HA to apply for the grant; only 3 are available. The Salem Board is in favor. The grant application is competitive. Cathy said she will do her very best, will work closely with the coordinator of the program.

Tenant Bank Accounts – Cathy - Lets reach out to National Grand Bank to partner so people can open up accounts and maybe put up some money.