



## OBSERVER CORPS REPORT

**MARBLEHEAD HOUSING AUTHORITY**- June 25, 2024  
LWVM Observer – Cathy Marie Michael

All board members present including new member Kristin Dubay Horton

1 - **Welcome new member** Kristin Dubay Horton

2 - **Public Comment Period**

- Tenant - Sandy - Tenants feel left in the dark, they want a say.
- Chair Cathy Hoog response - Yes, resident participation is required by the state. We want to settle everything with Winn Developers before we bring the tenants in
- Sandy response - The tenants are scared, they don't know what's happening. While you are in talks units are being torn down.
- Cathy Hoog response - We want to be certain the developer understands what we are looking for before our first tenant meeting. At that time we will answer ALL questions.
- Cathy Hoog - We are looking for feedback on times to meet that work on a consistent basis
- Tenant Elaine - We have been pushing for direct outreach from the board for a year. A lot of people don't even know why this project is happening. Thus, people are afraid and in denial.
- Kristin, new board member - timeframes of information are important. I am glad to work with the board to make this happen.

3 - **Business meeting, Cathy Hoog:**

- 35k award from MA Housing
- Parking meeting with 15 tenants, we received a lot of helpful information
- 7 vacancies, 50 applications
- Ask for Terms of Understanding with Winn 5 weeks ago, have not heard back
- Pilot project on what to expect with recertification
- New pilot Chair Yoga
- Laura, the In-house coordinator made 347 inquiries of tenants. There are 307 units with 500 residents.
- Received a grant for the RFP at Farrell Court

4 - **Future Meetings with Tenants:**

- Tenant Commissioner Bill:
  - He has urged Developer Winn to attend all Commission meetings. They have not been present. Cathy Hoog stated they are supposed to be present.
  - Jen - Lets set up a meeting this summer with residents and Winn
  - Bill said when you don't let people know what's going on the rumor mill gets going.

- Teri - We need to have a meeting with tenants before they meet with Winn to let them know what their rights are.

- Kristin - An Attorney should be present to let the tenants know what their rights are, such as the person who ran against me in the June election.

- Cathy - Let's first have a Q&A informational meeting. There will be many meetings down the road. Perhaps start out with an open dialogue

#### **5 - Mold**

- Teri - lots of calls regarding mold at Broughton Rd., 5 calls were anonymous, afraid of retaliation

- Cathy - we need to know where it is so we can follow up. Teri will follow up with them and ask them to contact Cathy

- Tenant Candy - spoke up from audience even as board tried to silence her: She said the inspector refused to write the mold down in her unit

- Kristin asked about the quality of Inspector training.

- Cathy - if mold is found we call in a mold expert

- Info - Broughton Rd was built in 80s. Mold can form behind refrigerators especially on outside walls and unless one pulls the frig out, tenant would not notice.

**Next Board meeting scheduled for July 15, time and place tbd**