



Salisbury Housing Authority

23 Beach Rd.

Salisbury, MA 01952

Phone: 978 462 8600 Fax: 978 463 3512

**Minutes of the Regular meeting
May 8, 2025
5:00pm**

1. Pledge of Allegiance

2. Roll Call

Ralph Sweeney, Shirley Joubert, Donna Abdulla, Jane Purinton
Monique Greilich

Absent

N/A

Others Present

James Holt-Executive Director, Doug Batchelder- Director of Maintenance.

3. Moment of Reflection

Chairman Sweeney asked if there had been any recent deaths or hospitalizations. Moment of reflection for all residents that are ill.

4. Bills

The Board was presented with bills from February 2025 and April 2025. February bills were not previously reviewed by the board due to the March 2025 Commissioner meeting being cancelled.

Motion to approve the bills for both February 2025 and March 2025 by Shirley Joubert. Second by Monique Greilich. All in favor. Vote was 5-0.

5. Minutes of the Regular Meeting of April 10, 2025

Motion by Shirley Joubert to approve the minutes of April 10, 2025 as presented to the Board.
Second by Donna Abdulla . All in favor. Vote was 5-0.

6. Correspondence

Monthly Financial statements for April 30, 2025. Holt stated that the reserves were currently 43.62%. The reserve level increased due to increased EOHLC funding to help SHA reserve level. There were no expenditures out of the ordinary in the past month.

7. Executive Director Report

FY2025 Section 8 Payment Standards.

The Board reviewed the FY25 Section 8 Payment Standards. The payment standards are used to determine rental amount for participants on the section 8 program. HUD issues these each year. Holt is proposing that the amounts be approved and made effective July 1, 2025. The amounts per bedroom size are as follows:

0 bedroom- \$2263

1 Bedroom- \$2394

2 Bedroom- \$2837

3 Bedroom- \$3418

4 Bedroom -\$3761

Motion by Jane Purinton to approve the payment standards amounts per bedroom size as presented to the Board. Second by Donna Abdulla . All in favor. Vote was 5-0.

State-Aided Housing Income limits

The Board was presented with the 2025 Revised Income limits for Admission to State Aided Public Housing.. Holt is requesting that the board vote to adopt the income limits for each specific household size effective April 14, 2025.

Motion by Jane Purinton to adopt the 1 Person income limit of \$92,650.
Second by Donna Abdulla. All in favor. Vote was 5-0.

Motion by Jane Purinton to adopt the 2 Person income limit of \$105,850.
Second by Monique Greilich. All in favor. Vote was 5-0.

Motion by Jane Purinton to adopt the 3 Person income limit of \$119,100.
Second by Donna Abdulla. All in favor. Vote was 5-0.

Motion by Jane Purinton to adopt the 4 Person income limit of \$132,300.

Second by Monique Greilich. All in favor. Vote was 5-0.

Motion by Jane Purinton to adopt the 5 Person income limit of \$142,900.

Second by Donna Abdulla. All in favor. Vote was 5-0.

Motion by Jane Purinton to adopt the 6 Person income limit of \$153,500.

Second by Monique Greilich. All in favor. Vote was 5-0.

Motion by Jane Purinton to adopt the 7 Person income limit of \$164,100.

Second by Donna Abdulla. All in favor. Vote was 5-0.

Motion by Jane Purinton to adopt the 8 Person income limit of \$174,650.

Second by Monique Greilich. All in favor. Vote was 5-0.

Public Comment Period At Board Meetings

Holt provided the board with the Attorney General's Open Meeting Law Guidance on Public Participation at board meetings. The Guided states that While the public is permitted to attend an open meeting, an individual may not address the public body without permission of the chair. Holt also sought out the advice of attorney Michelle Randazzo of KP Law firm. Randazzo summarized that including "public comment" or the like on the housing authority's meeting agenda have first amendment free speech protections. In this case, the Board would not be able to restrict what the public would say during public comment based on the content of their speech, with very limited exceptions like true threats of violence. If the Board attempted to cut such speech off, they may face liability under the First Amendment. Holt recommends that we remove query time from future agenda and leave it to the discretion of the Chair to open public comment up to those in attendance while limiting the amount of time for each speaker.

The Board agreed that they would like to continue to give the public an opportunity to to attend and be able to give comments and suggested that we change "Query time" to "Public Comment" on the agenda and place it last on the agenda before we adjourn the meeting. Chairman Sweeney felt strongly that placing public comment at the end of the agenda would give the public opportunity to make comments or questions on what was discussed in the meeting. The board also agreed that they would allow each public speaker up to 3 minutes to make their comments. Holt will make the change on the agenda for the June meeting.

8. Maintenance Report

Maintenance Director Doug Batchelder presented the board with the March 2025 Maintenance Report.

-259250-Bid accepted- Start Date TBD.

-259049 Trim work project is 95%- Final Walkthrough 5/6/2025.

- 259047 Stairwell painting and flooring project - Final Walkthrough 5/6/2025
- Spring Cleanup
- Crabapple trees removed
- Lighthouse being repaired
- New speed bumps ordered. These are rollout style for ease of installation.

Vacant units:

D12 - Ready.
C14 - Ready.
D3 - Leased
A4 - Ready.
D16 - Ready.
B15- Ready
D6- Vacated. Keys not returned.
A12- Awaiting Access to the unit.
C9- Vacant- Cleaners 5/7
A10- Vacant. Cleaners 5/7
E15-Vacant. Fair Condition-Damaged floor to be replaced
B6-Vacant 5/2/2025

9. New Business

N/A

10. GMVTO Report

Shirley Joubert stated that Bingo is still going strong. GMVTO is still attempting to get new members to join.

11. Query Time

Steve Smith and Diane Hill Straffin were in attendance and brought up that the picnic tables in front of Building E are located between 2 trees. The roots of the tree in the ground are making it difficult to access since they use the aid of a walker/wheel chair. They asked if something can be done about the roots. Batchelder answered that nothing could be done about the roots and he was not in favor of removing the tree. He would take a look at it to see what could be done. He did suggest moving the table to a different location that would make it easier to navigate.

12. Adjournment

Motion to adjourn at 6:40 pm by Shirley Joubert. Second by Donna Abdulla. All in favor. Vote was 5-0.

Documents/Exhibits Used at Meeting

- SHA Vendor Accounting Check Register Dated 2/01/25 - 2/28/25 and 4/1/25 -4/30/25
- April 30, 2025 Financial Statements
- SHA Minutes for April 10, 2025 Board meeting
- FY25 HCV Payment Standards
- State-Aided Housing Income Limits
- Public Comment summary document
- SHA Maintenance/Vacancy Report April 2025

Approved by BOC - 6/12/2025



Executive Director