

REGULAR MEETING

**CAMBRIDGE HOUSING AUTHORITY
WEDNESDAY, JANUARY 22, 2020 - 5:30 P.M.**

POST DATE: January 17, 2020

2020 JAN 17 AM 11:55
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

1. EXECUTIVE DIRECTOR'S REPORT

The Executive Director will report on the various activities of the Authority at this time.

2. REFUND SECURITY DEPOSITS TO RESIDENTS OF CHA OWNED PROPERTIES

- a. Authorization to make revisions to Part Two and Part Three of the Administrative Plan and to the Admissions and Continued Occupancy Policy.
- b. Authorization to make revisions as necessary to facilitate the changes to security deposits at CHA: Tenant Selection Plans and Management Plans
- c. Authorization to refund security deposits held by owners of CHA properties that CHA owns or is managing member of the ownership entity.

3. CHA ACTING AS MANAGING MEMBER OF CHA RAD PROPERTIES LLC

- a. Authorization to accept changes the CHA has made to their procedures that facilitate the elimination of security deposits on behalf of residents of CHA RAD LLC properties.
- b. Authorization to refund any security deposits held on behalf of residents of CHA RAD Properties LLC.

4. CHANGES TO THE ADMINISTRATIVE APPEALS PROCESS

Approval of the proposed changes to the Admissions and Continued Occupancy Policy and Parts 1, 2, and 3 of the Administrative Plan.

5. MODERNIZATION OF 78-80 PORTER ROAD APARTMENTS

Revised authorization to execute documents associated with Project Financing and Closing.

6. UTILIZATION OF CONSTRUCTION MANAGEMENT AT RISK SYSTEM

Authorization to utilize the Massachusetts Construction management at Risk system for the Modernization of Harry S. Truman Apartments.

7. **AWARD OF A/E CONTRACT – BWA ARCHITECTURE**

Authorization to enter into an A/E contract with BWA Architecture for the Modernization of Truman Apartments.

8. **AWARD OF A/E CONTRACT – BARGMANN HENDRIE + ARCHETYPE INC.**

Authorization to enter into an A/E contract with Bargmann Hendrie + Archetype Inc., for the Modernization of Putnam School Apartments.

9. **AWARD OF SEPARATE A/E CONTRACT – BARGMANN HENDRIE + ARCHETYPE INC.**

Authorization to enter into separate A/E contracts with BWA Architecture and Bargmann Hendrie + Archetype Inc., to provide Selective Modernization Work at CHA developments and Affiliated Sites.

10. **MODIFICATION TO ADMINISTRATIVE PLAN**

Authorization to modify the Administrative Plan for Federal Housing Choice Voucher Program Part 3 Formerly Public Housing Project-Based Voucher Developments.

11. **ADOPTION OF DERIVATIVE DEBT MANAGEMENT POLICY**

Approval of the Derivative Debt Management Policy for the CHA and Affiliated Instrumentalities.

12. **ADOPTION OF AFFIRMATIVE FAIR HOUSING MARKETING AND TENANT SELECTION PLAN**

Adoption of the Affirmative Fair Housing Marketing and Tenant Selection Plan for Porter Road.

13. **EXECUTIVE DIRECTOR CONTRACT RENEWAL AND PERFORMANCE BONUS**

- a. Approval of a one-year extension to the Executive Director's employment contract.
- b. Approval of a performance bonus for the period February 6, 2019 to February 5, 2020.

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NOTICE OF REGULAR MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39 of the General Laws, that a Special Meeting of the Cambridge Housing Authority will be held at **5:30 P.M.** on **Wednesday, January 22, 2020**, at 362 Green Street, in the City of Cambridge, Massachusetts.

CAMBRIDGE HOUSING AUTHORITY

By 
Executive Director

Post Date: January 17, 2020

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