MEETING MINUTES

Tuesday, May 12, 2026

The regular meeting of the Canton Housing Authority was called to order by Chairman Lopez at 6:04 pm on Tuesday, Mary 12, 2026. Meeting was held virtually through "Go To Meeting".

Present: Lisa Lopez, Adam Brothers, Agnes Hagan Roll call votes were taken
Mark Roy - Executive Director Connor Murphy - Town Planner
Kevin Shea – Affordable Housing Members of the Affordable Housing Trust

Absent: Glen Hannington, Janet Walrod

The Chairman welcomed the guests and moved to the Affordable Housing MHP application item under Old Business. She gave an overview of the application background and then turned it over to C. Murphy for a presentation. Mr. Murphy described the different kinds of housing unit choices/densities that could possibly be suitable for the Brayton Circle property given its size, topography and possible constraints due to abutters. He also made clear that the 1.7 acre size was likely less due to the need for infrastructure (parking, drainage, landscaping etc). The group favored rental units for low income residents, who might be veterans or seniors or single parents. They also favored units targeted for those in those categories between ages 55 and 60 who would not be old enough to qualify for public housing. Attached town houses (1 or 2 BD) or small cottage style homes was favored over a multi-story building. The Neponset Street Pulty homes project was cited as one to avoid. The Neponset Street McNiece town homes project was cited as one to possibly emulate. Mr. Connor agreed to obtain the plans for the McNiece project to share with the members of the group as an example of how many units could fit on a relatively small parcel.

1. A. Brothers moved to approve the April 14, 2026 meeting minutes.

   A. Hagan seconded 3 in favor 0 opposed 2 absent

2. A. Brothers moved to approve the April financial reports.

   A. Hagan seconded 3 in favor 0 opposed 2 absent

The Chairman mentioned her discussion with the Director regarding timing of the bills.

3. A. Hagan moved to approve the April/ May expenditures.

   A. Brothers seconded 3 in favor 0 opposed 2 absent

Old Business:

Review of Items Pending List

A. Affordable Housing MHP Application – Moved to beginning of the meeting.
B. Performance Management Review (PMR) – The Director reviewed the vacancy report. He explained the "poor" category and that many residents have been in the units more than 15 years.

New Business:

Year End Financials – The Chairman mentioned the Operating Subsidy box.

4. A. Hagan moved to approve the year end financials.

A. Brothers seconded 3 in favor 0 opposed 2 absent

Top 5 Form/ Lead Law Certification – The Director explained the two forms.

5. A. Hagan moved to approve the Top 5 form and lead law certification.

A. Brothers seconded 3 in favor 0 opposed 2 absent

Tenant Accounts Receivables (TAR) – The Director reviewed the report.

6. A. Brothers moved to approve the Tenant Account Receivables report.

A. Hagan seconded 3 in favor 0 opposed 2 absent

Contract for Financial Assistance Amendment #13 – The Chairman reviewed the additional $508,066.

7. A. Hagan moved to approve the contract amendment.

A. Brothers seconded 3 in favor 0 opposed 2 absent

Write offs – The Director requested one write off for $3624.

8. A. Brothers moved to approve the write off.

A. Hagan seconded 3 in favor 0 opposed 2 absent

Other – The Director reported that Town meeting had approved the $90,000 Community Preservation project – Hemenway Windows Phase 4. The Chairman noted that the news article by A. Hagan certainly helped the community appreciate how CPA funds are being spent. There was a discussion about more positive public relations stories. The Director suggested the upcoming 250th USA Anniversary event coming up. There would be an ice cream truck at each complex and patriotic costume contests. It would be great if one or two board members could attend. The Director would send the specific dates/ times for June.

Director's Report:

RSC Update – The Director had mentioned the upcoming 250th event.

Vacancy Update – The Director updated the Board on vacancies. Maintenance turned over several units recently. There are 2 elderly from March, 2 from April and 3 for May. Taunton Housing Authority's vacancy team is handling 2 elderly units.

Mod Projects – The Director reviewed the upcoming projects – Hemenway Windows and Columns.

Other Reports:

Affordable Housing Trust Report – L. Lopez reported that Town meeting had also approved $100,000 in Community Preservation funds for the Housing Production Fund.

Community Preservation Committee Report – The Chairman had notified the Community Preservation Committee about A, Hagan becoming the housing authority representative. She will now notify the Select Board.

9. A. Hagan moved to adjourn.

   L. Lopez seconded 2 in favor 0 opposed 3 absent

The Chairman adjourned the meeting at 7:07 p.m.

Respectfully submitted,

Mark Roy

Mark Roy, PHM Executive Director/ Secretary