

## Art. IV A — restores thirty members to Board

### A. Composition

The Governing Board of ACT shall consist of up to thirty (30) members, of which no more than fifteen (15) shall be CHA public housing tenants and no more than fifteen (15) shall be CHA voucher tenants.

### COMMENTS

alternative proposals:

(1) twenty member board (ten voucher, ten public housing)

(2) thirty member board to start, allow to fall to twenty by attrition before seeking replacements

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Art. IV. C — next Board term runs 2 1/2 years, to make 2022 election happen in April

### C. Term

The term for the Board shall be three (3) years, except for the 2019-2022 Board whose term shall be two and one-half years (October 21, 2019 - April 21, 2022).

### COMMENTS

consensus

Art. IV. E(2) — method of choosing a special appeal committee in suspensions of Board members

(2) The suspended Board member has the option to appeal the suspension to either (a) the full Board or (b) a special (temporary) committee. Such temporary committee shall be comprised of three Board members (who have volunteered to serve on such committees) **chosen by a blind drawing conducted by an ACT member who is not on the Board**. Executive officers shall not serve on any such committee charged with reviewing a suspension.

**COMMENTS**

**consensus**

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Art. IV. F(3) — conditions under which Board hears appeals from suspension

(3) In any motion to remove a Board member for cause, the **Executive Committee** shall send all Board members at least two weeks written notice that a Board meeting will include a hearing to consider such removal. **Only Board members shall receive such notice**. The notice shall specify the reasons and facts for the proposed removal and shall inform the affected Board member of the right to attend and present information at the hearing. **The Board shall be in executive session for this hearing**. Whether or not the Board member attends the hearing, the Board may still vote on removal.

**COMMENTS**

**consensus**

Art. IV. G(3) — adds “underrepresented communities” as criterion for filling vacancies

(3) If this does not result in any appointments, then the Board shall solicit suggestions first from attendees of the citywide tenant leaders meetings and then from affected constituencies (public housing or voucher tenants) for appointments to take the vacant seat; and, in conducting such process, the **Executive** shall seek out the most qualified people who can best serve ACT at the time, with consideration to skills, experience, and **representation of underrepresented communities** [Article II B].

**COMMENTS**

**consensus**

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Art. V. B — specifies when Election Committee is activated

B. Election Committee : The Election Committee **shall be activated at least nine months before a scheduled Board election.**

**COMMENTS**

**consensus**

Art. VI. B(3) — restores co-secretary positions

(3) The Co-Secretaries shall carry out the duties of recording secretary and corresponding secretary. The **recording secretary** shall take attendance at meetings, prepare minutes of meetings for review and approval at the next meeting; and be the only person authorized to record (by tape recorder, cell phone, or otherwise) at the meetings. If the recording secretary is not present at any meeting, a co-chairperson shall appoint a designee. The **corresponding secretary** shall be considered the clerk of ACT; maintain files (including minutes, attendance records, committee reports, by-laws, budgets, meeting announcements and agendas, and correspondence); and in consultation with the other officers, answer correspondence addressed to ACT.

**COMMENTS**

consensus

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Art. VI. F(3) — aligns criteria for removal of officers with criteria for removal of Board members

(3) In any motion to remove an officer for cause, one of the co-chairpersons or the ACT office shall send all Board members at least two weeks written notice that a Board meeting will include a hearing to consider such removal. Only Board members shall receive such notice. The notice shall specify the reasons and facts for the proposed removal and shall inform the affected officer of the right to attend and present information at the hearing. The Board shall be in executive session for this hearing. Whether or not the officer attends the hearing, the Board may still vote on removal.

**COMMENTS**

consensus

Art. VII C – restores Assistance and Outreach Committee

**C. Tenant Assistance and Outreach Committee:** This Committee shall be available to assist existing public housing tenant organizations, those persons seeking to establish a public housing tenant organization, a group of voucher tenants residing in the same development, and where there is no local tenant organization or upon request, individual tenants with disputes with CHA and/or their management company. This Committee shall have at least one member who will act as a liaison to non-English language communities represented by CHA tenants.

**COMMENTS**

noted that this committee replaces VII.B. Tenant Advocacy Committee in the July 2016 Bylaws

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Art. VII F – position of Office Manager; Office Committee a standing committee

**F. Office Committee:** The Board may appoint an ACT member as **Office Manager** to coordinate work in the ACT Office. The Office Manager may establish an Office Committee to assist in staffing and keeping records. If an Office Committee is established it shall be subject to the general rules governing standing committees. The Office Manager shall maintain relations with media and other organizations under the strict supervision of the Executive Committee.

**COMMENTS**

bracket out The Office Manager shall maintain relations with media.....  
add to IV B (1)

Art. VIII – specifies that Ad Hoc committees are temporary and special purpose

The officers or Board shall establish such Ad Hoc committees as appropriate, provided that notice of any proposed committee is included in the agenda for the upcoming meeting. Ad Hoc committees shall be temporary committees dedicated to a single purpose...

**COMMENTS**

consensus

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Art. IX – citywide Tenant Leaders meetings supervised by Assistance and Outreach

**IX Citywide Tenant Leadership Meetings**

(1) ACT, through the Tenant Assistance and Outreach (A&O) Committee, shall sponsor citywide leadership meetings, to meet on a regular basis, monthly where feasible. There may be separate meetings for public housing tenants and voucher tenants; and/or meetings in which both public housing and voucher tenants participate.

(2) ACT shall work with the leaders meetings to connect, establish, and support appropriate organizations in buildings and housing developments where lower-income people reside.

(3) ACT shall not seek to incorporate the leaders meetings into its own governance structure.

**COMMENTS**

amended Title of IX to read Citywide...

comments: discussion of why the Citywide is separate from ACT

no counter-proposal

Art. X. B — specifies notice for Executive Committee meetings

B. Executive Committee (officers) Meetings: Generally, the Executive Committee shall meet monthly and more often as needed. All CHA public housing and voucher tenants may attend any meeting of the Executive Committee. Non-CHA tenants (including CHA staff) may attend only by invitation of one of the ACT Board co-chairpersons. **The time and place of Executive Committee shall be posted on the ACT website calendar.** For meetings of the officers, **a quorum shall consist of three (3) officers if there are four, and four (4) officers if there are six.**

**COMMENTS**

**consensus**

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Art. XV. B — policies passed by the Board that are not Amendments to the Bylaws

**B.** Notwithstanding Article XV. A, policy decisions made or approved by the Board shall remain valid indefinitely as though they were incorporated in the Bylaws. However such policies established by the Board may be repealed by the Board provided notice of a motion to repeal has been included in the notice and agenda for the Board meeting. The Executive Committee may not repeal such policy and may override only in an emergency. The Secretaries and Office shall maintain a record of all such policy decisions and provide a comprehensive copy of such policies to any ACT member on request.

**COMMENTS**

**consensus**

## other suggested Bylaws amendments

- add to Article II B (3) [“disempowered”] : *economic*
- add to Article IV [Governing Board]:  
*A. Definition. The Board makes major policy decisions for ACT. The Board elects ACT’s executive officers from among its members. Officers and all committees report to the Board.*  
*\* see Sonia’s notes*  
*[this moves the rest of the subheadings of Art. IV]*
- add to Article IV G /H (3): the Executive *Committee* shall..
- Article VI D [Executive Committee, Principle Duties] add: the public *and media*

new section: “definitions”

### definitions

**voucher tenants** CHA voucher tenants including participants in (i) the federal Section 8 housing choice voucher program, the Mass. Rental Voucher Program (MRVP), and the state Alternative Housing Voucher Program (AHVP); (ii) both tenant-based and project-based voucher programs. (iii) Voucher tenants include heads of household and all authorized household members, whether they reside in Cambridge or not.

**public housing tenants** CHA public housing tenants including those with Section 8 project-based or other assistance who live in CHA-managed developments, including those under RAD and others that were formerly State or Federal public housing.

**regular meeting** A scheduled meeting of the ACT Board for which members have received proper notice which is not called as a special purpose or emergency meeting.