

Summary of Substantive Proposed Amendments as of March 31, 2022 for Spring 2022 Convention

Article II: Definitions

1. Clarified the definition of “public housing” and “local housing authority” and added a definition for “public housing agency” as follows:

Section 1. For the purpose of the Mass Union, “public housing” is any housing owned or managed by a local housing authority including such housing that is managed by a tenant management corporation, any housing where the rent or any part of the rent is paid to or by a local housing authority or paid by a public housing agency through local, state or federal rental assistance programs, or any housing previously owned or managed by a local housing authority that has been redeveloped.

Section 2. Whenever the words “local housing authority”, “local authority”, or “housing authority” are used in these by-laws, these words shall include a public corporation created under M.G.L. Chapter 121B.

Section 3: Whenever the words “public housing agency” are used in these by-laws these words shall include the Department of Housing and Community Development (DHCD), MassHousing (MH), and the U.S. Department of Housing and Urban Development (HUD).

- *Note: Changed Office of Community Development (OCD) to Department of Housing and Community Development and Massachusetts Housing Finance Agency (MHFA) to Mass. Housing (MH)*
- Changed Policy Board to Board in all paragraphs of this by-law.

Article III, Section 2 - Purpose

1. Clarified the following purposes of Mass Union with the bolded sections:

*b. Educate residents of public housing about their rights and privileges under existing laws, **including the informal conference and grievance procedures.***

*e. Advocate for physical upgrading and adequate maintenance of every public housing dwelling unit, **including through the capital plan process and annual planning processes;***

Article IV: Participation in the Mass Union

1. Section 1: Simplified the description of membership based on the clarified definition in Article II.

Section 1. Membership: The membership of the Mass Union shall be composed of public housing tenant organizations in Massachusetts including such organizations in properties managed by a tenant management corporation and organizations that meet the definition of “public housing” under Article II, Section 1 of these by-laws provided that they are eligible to become an affiliate of the Mass Union under Article IV, Section 2.

2. Section 2: After “become an affiliate” added “of Mass Union.”
3. Section 2: Changed the number of active members needed to become an affiliate from at least 10 active members to at least 5 active members.
4. Section 3: Added the “umbrella organization,” after “jurisdiction-wide.”

Article V: Convention of the Mass Union

1. Section 2: Changed the time that the Board can convene a special Convention to no later than four (4) weeks of receipt of petition, as opposed to three (3) weeks:

*Section 2. Special Conventions: Special Conventions of the Mass Union may be called at any time by the Board, or upon receipt by the Board of a petition signed by at least one-third of the paid affiliates. The Board shall convene a Special Convention no earlier than ten days and no later than **four** weeks after receipt of the petition.*

2. Section 5: Deleted that the affiliates shall adopt their own agenda.
3. Section 5: Clarified that affiliates shall vote on the appointment of a Convention secretary, that is not the Board secretary, to keep and publish minutes of its meetings.

Article VI: The Board

1. Section 1: Board Membership: Increased the minimum number of Board members to nine (9) of which five are members and four are officers, and to a maximum of thirteen (13), of which nine are members and four are officers.

“Section 1. Membership of the Board: The Board, at all times, shall be composed of a minimum of nine members of which five are members and four are officers (President, Vice President, Treasurer, Secretary). The maximum membership will be thirteen of which nine are members and four are officers.”

2. Section 2: Clarified that a community cannot have more than two members seated at the board and deleted that they would have to yield to a competing affiliate who has no members or one member.

“Section 2: Membership by Community: A community cannot have more than two members seated on the Board at a time.”

3. Section 3: Eligibility: Numbered this section 3 (and renumbered remaining sections) and clarified eligibility for the board cannot be an employee of a local housing authority or public housing agency, but a tenant who is a commissioner of a local housing authority is eligible to be a Board member or an officer.

“SECTION 3. Eligibility: Any member of an affiliate who is a public housing tenant may be elected to the Board. No such member who is in a supervisory position of a local housing authority, director of a tenant management corporation, or employee of the public housing agency shall be eligible to be an officer of the Mass Union. Except a public housing tenant who is a commissioner of a local housing authority shall be eligible to be an officer.”

“If any officer of the Mass Union enters into a supervisory position, becomes a director of a tenant management corporation or becomes an employee of a public housing agency, they shall immediately resign as an officer.”

4. Section 3: Clarified if a Board member is no longer a public housing tenant and has to resign, they must submit a written resignation and if no letter is submitted the Board will take action.

“If any member of the Board ceases to be a public housing tenant, they shall immediately resign their position on the Board by submitting a letter to the Board. If no letter is submitted, the Board will take action.”

5. Newly renumbered Section 4: Elections - Changed that the four officers elected by the affiliates happen on even numbered years, and that the members of the board are elected on odd numbered years at the Spring convention.

“Elections: The affiliates to the Mass Union shall elect the members of the Board. The four officers shall be elected by the affiliates from the current membership of the Board at the Spring convention in even numbered years. At least nine members and a maximum of thirteen members shall be elected by the affiliates at the Spring convention in odd numbered years.”

6. Newly renumbered Section 4: Elections - Clarified if the board has the minimum board number of nine (9) members, there is no need for a special election during the even numbered years.

“If the board has the minimum number of nine board members, there is no need to have a special election in the even numbered years to expand the board.”

7. Newly renumbered Section 5: Terms - Clarified the term of an officer is two years, and if not reelected as an officer they continue to a member of the Board and serve one more year:

“The term of office of an officer shall be two years and if the officer is not reelected as an officer they continue to be a member of the Board and serve one year before their membership ends at which time they must be run for reelection.”

8. Newly numbered Section 5(c): Terms - Clarified that any board member who is removed for **good cause** from the board shall be ineligible to serve on the board.

9. Newly numbered Section 6: Time for Assuming - Clarified that an officer can assume office within 30 days after election.

10. Newly numbered Section 7: Notice - Clarified that board members must receive notice of a Board meeting at least seven (7) days or at least 48 hours before an emergency meeting, similar to 760 CMR 6.09.

“Notice: Each member of the Board shall be given timely notice by phone or regular mail of each meeting of the Board at least 7 days before the meeting and at least 48 hours if the meeting is an emergency meeting.”

11. Newly numbered Section 8: Time of Meeting – Clarified in the bolded text that it is the Board’s discretions to change the frequency of meetings, where to hold meetings and how to increase Board meeting attendance through the use of a remote platform.

*Time of Meeting: The Board shall meet the fourth Saturday of the month, except for November and December, or as often as necessary, **unless the Board decides otherwise. Board members will decide where to hold meetings and how to increase Board attendance through the use of a remote platform.***

12. Newly numbered Section 10: Vacancies - The last sentence in section 9 Added the words “next convention” at the end of the sentence.

Article VII: Duties of the Officers

1. Section 1: Changed, Chairman/President to President/Chairperson
2. Section 2: Changed Vice Chairman/Vice President to Vice President/Vice Chairperson
3. Section 3: Clarified that treasurer is responsible for “reviewing” financial records, not “keeping” financial records:
4. Section 3 - Changed amount needed in financial reports on expenses, income, and credit in month reports at each Board meeting from \$25 to \$50.
5. Section 4 - Changed recording Secretary to Secretary/Clerk
6. Section 4(c) - added that secretary’s duties may be assigned to staff

Article VIII: Committees

1. Added to the existing list of standing committees the following committees: a Finance Committee, Newsletter and Webpage Committee, Legislative Committee, Policy Committee, and Election/Nominating Committee.

Article IX: Expenditure of Funds

1. Section 1: Clarified that the fiscal year starts at April 1st.
2. Section 4: Increased the amount of petty cash from \$200 to \$400

Article X: By-Laws

1. Section 1: Change to – “These By-Laws shall be adopted or amended by a majority vote of the paid affiliates.”