

MASS UNION OF PUBLIC HOUSING TENANTS

Election Rules and Procedure, Fall 2026

As adopted by the Election/Nominating Committee, September 16, 2026

COMMITTEE MEMBERS: Chair: Kathleen Hunt. Members: Luis Matos and Karla Wert.

ELECTION RULES

BYLAWS

ARTICLE V: ANNUAL MEETING OF THE MASS UNION

Section 6: Voting and Participation: Each affiliate shall be entitled to one (1) vote. A majority vote of the affiliates that constitutes a quorum¹ as defined in these By-Laws shall be the required vote unless otherwise specifically stated herein.

A simple majority of votes cast shall be necessary to conduct all regular business of the Mass Union, to adopt the By-Laws and to elect members of the Board.

ARTICLE VI: THE BOARD

Section 6: Elections: Paragraph 2: ... At the Annual Meeting held in even-numbered years, affiliates shall elect five (5) officers from current Board members in accordance with Article VII, Section 1. Any additional election procedures shall be adopted by the Board before the Nomination period begins. Once the affiliates are notified of the Nomination period, no changes may be made to the procedures.

Article VII: OFFICERS

Section 1: Election of Officers: At the Annual Meetings held in even-numbered years, the affiliates shall meet and elect a President, a Vice President, a Treasurer, a Secretary, and an Assistant Treasurer and any other officer who will be deemed appropriate. Each officer shall be a member of the Board. If more than two (2) candidates run for a position on the Board, and no candidate receives a majority of votes cast, additional votes shall be taken until such time as one (1) candidate receives a majority of votes cast. If no candidate receives a majority of the votes on the first ballot, only the candidates with two (2) highest votes may run on subsequent ballots.

Please see the full text from Article VII below.

¹ A quorum is one-third of the affiliates.

ADDITIONAL RULES

In addition to the rules listed above in our bylaws, the Committee has created the following rules for this election. Please note that we will not take nominations from the floor of the Convention.

Voting Rules

1. At least one member of the affiliate must be present to vote. (Remember, all tenants are members of the LTO, not just board members.)
2. Each affiliate has the right to determine what process they will use internally to determine who to vote for. If your affiliate cannot reach a consensus, you can allow the President to make the final call. But again, each LTO should determine its own process.

Candidate Rules

1. **You must be present at the Convention to run.**

If extenuating circumstances arise and a candidate can no longer attend, the candidate can alert a board or staff member at Mass Union. Their circumstances will be explained to the affiliates for a vote, and the affiliates will decide whether to allow the candidate to run.

2. **Candidates may distribute materials at the Convention, with three caveats:**

1. No negative statements are allowed about the other candidates.
2. No promotion of business interests.
3. Endorsements from present or former Mass Union staff are not allowed.
4. Candidate materials should not be branded with Mass Union's logo, etc.

ELECTION PROCEDURE

I. Election Call to Order

Mass Union Chairman Dave Underhill will pass facilitation to Kathleen Hunt, Chair of the Election Committee.

II. Review of Election Procedure

- Kathleen will thank the Election Committee members and explain that we will be holding two rounds of voting.
- She will explain that the Committee has asked former board member Jessica Quinonez to run the voting.

III. UNCONTESTED RACES: Chair, Treasurer, Secretary and Assistant Treasurer Roles

MOTION TO VOTE AS A SLATE

Jessica will make the following motion and affiliates can vote yes, no or abstain.

I am making a motion to allow the four uncontested nominees to run as a slate. That means we can vote for all four of them at once. This is a way we can save time today. Uncontested means no one is running against them. Here are the four uncontested officer races:

- Chair: Dave Underhill
- Treasurer: Carmen Baez
- Secretary: Cassandra Page
- Assistant Treasurer: Bret Perkins

Jessica will allow time for someone to second the motion, and assuming there is a second, she will call for a vote by show of hands:

- In favor
- Opposed
- Abstain

IV. VICE CHAIR RACE

A. CANDIDATE SPEECHES

The candidates will be invited to sit at the front of the room, and each will be invited to make a two-minute speech.

B. AFFILIATE INTERNAL DISCUSSIONS

After the speeches, candidates will be given time to discuss their decision. Candidates will stay at the front of the room for this period of time.

C. VOTING

- a. The staff will list names on a flipchart.
- b. Jessica will call through the eligible affiliates. Each will have one vote.
- c. As people are voting, staff will tally the votes on the flipchart.
- d. If one candidate receives a majority, they will be the winner. If no candidate receives a majority, there will be a run-off between the top two candidates. The run-off winner then wins the Vice Chair office.
- e. All candidates will remain on the board.

BYLAWS ARTICLE VII

OFFICERS

Section 1. Election of Officers: At the Annual Meetings held in even-numbered years, the affiliates shall meet and elect a President, a Vice President, a Treasurer, a Secretary, and an Assistant Treasurer and any other officer who will be deemed appropriate. Each officer shall be a member of the Board. If more than two (2) candidates run for a position on the Board, and no candidate receives a majority of votes cast, additional votes shall be taken until such time as one (1) candidate receives a majority of votes cast. If no candidate receives a majority of the votes on the first ballot, only the candidates with two (2) highest votes may run on subsequent ballots.

Section 2. Term: The term of office of an officer shall be two (2) years and if the officer is not reelected as an officer, they shall continue to be a member of the Board and serve one (1) year before their membership ends at which time they must run for reelection.

Section 3. Officers: The Board shall not compensate officers. The officers shall operate consistent with the charitable and educational purposes of the Mass Union.

Section 4. Vacancies: Any vacancy occurring among the officers during the year may be filled by a majority vote of the Board from among its current members for the unexpired term or terms involved, except as hereinbefore provided.

Section 5. President/Chairperson: The President is the Chairperson of the Mass Union Board and chief executive officer. The President shall:

- a. Perform all duties incident to the office and initiate action to advance objectives of the Mass Union.
- b. Be authorized to execute any documents of the Mass Union, except that any instrument affecting real estate including without limitation deeds and leases, shall be signed by the President and Executive Director.
- c. Preside over Annual and Special Meetings of the Mass Union and meetings of the Board.
- d. Call meetings of the Board.
- e. Speak for and represent the Mass Union in all matters, consistent with the positions of the organization
- f. With the consent of other members of the Board, appoint the Chairperson of all standing and temporary committees.
- g. President is ex-officio on all committees.

Section 6. Vice President/Chairperson: The Vice President is the Vice Chairperson of the Mass Union Board: The Vice President shall:

- a. By virtue of the office become familiar with the Mass Union, shall act for the President in the President's absence, and shall act as the assistant to the President attending functions on behalf of the President when required.
- b. In the event the President of the Board is unable to complete the term of office for any reason whatsoever, assume the duties of the President of the Board until an election is held pursuant to the terms of these By-Laws.
- c. Be ex-officio on all committees.

Section 7. Treasurer: The Treasurer shall:

- a. Serve as Chairperson of the Finance committee.
- b. Be responsible for reviewing all financial records, as provided by the staff or auditor.
- c. Submit to every Annual Meeting a report on the financial status of Mass Union.
- d. Submit to the Board at each monthly Board meeting a financial report summarizing expenses, income, and credit with any amount over \$50.00 itemized.
- e. In the event that the Treasurer cannot perform their duties, the Assistant Treasurer shall be responsible for the Treasurer's duties.

Section 8. Secretary: The Secretary of the Mass Union shall:

- a. Take minutes of the Board meeting, including all motions and votes.
- b. Maintain official files including a list of all affiliates, and of any individuals entitled to notice of Mass Union activities.
- c. These duties may be assigned to the staff.

Section 9. Assistant Treasurer: The Assistant Treasurer shall:

- a. By virtue of the office become familiar with the Mass Union, shall act for the Treasurer in the Treasurer's absence, and shall act as the assistant to the Treasurer attending functions on behalf of the Treasurer when required.
- b. In the event the Treasurer of the Board is unable to complete the term of office for any reason whatsoever, assume the duties of the Treasurer of the Board until an election is held pursuant to the terms of these By-Laws.

c. The Assistant Treasurer shall be a member of Finance Committee.

Section 10. Executive Director: The Executive Director is a non-voting member of the Board and chief operating officer and responsible for overseeing and running day-to-day operations of Mass Union. The Executive Director is authorized to execute any documents of the Mass Union previously approved by the Board.

Section 11. Pleasure of The Board: All officers serve at the pleasure of the Board and may have his or her appointment revoked by a two-thirds vote of the Board.