

EVERETT
HOUSING
AUTHORITY

ANNUAL REPORT

2017

Everett Housing Authority, 393 Ferry Street, Everett, Massachusetts 02149

March 2018

Greetings,

Enclosed for your review and comment, I present the 2017 Annual Report of the Everett Housing Authority. The Annual Report gives an overview on the agency's activities for the past calendar year. It also includes statements on our financial condition. Our work is ongoing, as we strive to provide and assist families, the elderly and the handicapped/disabled find safe decent affordable housing.

I first must acknowledge with a sad heart the unfortunate and untimely passing of our recently retired Executive Director Mr. Robert Carreiro. Mr. Carreiro fought a valiant fight against his illness. He always kept a positive attitude in the face of his dire diagnosis. Sadly Bob passed on October 1, 2017. Bob should always be remembered as a strong and vocal supporter of his hometown. He was a long serving member on the Everett School Committee; along with his lengthy service on the Everett Housing Authority Board of Commissioners, prior to becoming our Executive Director.

Our work continues to be a joint effort with our many partners to help in our mission to provide decent safe affordable housing to those in need in our great city. I would like to offer acknowledgement and thanks for the efforts of the many people who have assisted us throughout the past year. Our key partners include Mayor Carlo DeMaria, Jr. and his staff at city hall. Mayor DeMaria and his staff have been outstanding partners and supporters of affordable housing within Everett. The city has sought funding and programs to help keep our City affordable to longtime, as well as, new residents to the City. Also, Senator Sal DiDomenico and State Representative Joseph McGonagle, our State Senator and State Representative are avid supporters on public/affordable housing in the Commonwealth's legislature. We offer them many thanks for their ongoing support in all housing legislation over the years. We especially thank them for their support and help in passing an override of the Governor's veto of \$1.5 million in Public Housing Operating Subsidy and the recent passage of the Housing Bond Bill. Both of these pieces of legislation are critical to maintaining safe and decent housing throughout the Commonwealth. I also would like to thank the Board of Commissioners for their constant support and advocacy for housing in the City of Everett; and finally our hardworking employees. Our employees faced many challenges and changes to public housing requirements and policy. Their steady work allows Everett Housing Authority to be able to meet our requirements, goals and objectives.

Through-out the past few years we have continued our upgrading of the development's infrastructure. This year's major capital funding was spent at our Cherry Street Family development and Glendale Towers Elderly/young disabled high-rise. Along with the capital funding spent in the above referenced capital projects we also undertook major energy efficiency projects in our elderly sites.

The major funding sources for our programs are Department of Housing and Community Development on the State and the Department of Housing and Urban Development on the Federal. Without each of these departments our ability to serve the community would be limited.

Sincerely,

Stephen Kergo

Stephen Kergo
Executive Director

Everett Housing Authority

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Annual Report

The Everett Housing Authority (EHA) is a public body politic and corporate created in 1947 pursuant to Chapter 121B of the General Laws of the Commonwealth of Massachusetts. Everett Housing Authority is overseen by a five (5) member Board of Commissioners, each serving a staggered five (5) year term. Four (4) members are appointed by the Mayor and the fifth is appointed by the Governor of the Commonwealth of Massachusetts.

Board of Commissioners

Dominic Puleo, Chairman
Philip Colameta, Vice Chairman
Frederick Foresteire, Governors' Representative
John Barrett, Treasurer
Robert Norton, Tenant Representative

The regular monthly meeting of the Board of Commissioners is held on the fourth Tuesday of the month at the administrative office, unless otherwise posted. There were eleven (11) Regular Meetings conducted in 2017.

TABLE OF ORGANIZATION

Administration

Stephen Kergo, Executive Director
Tracy DiPerri, Fiscal Assistant/Bookkeeper
Michele Senibaldi, Administrative Assistant – Tenant Coordinator

Legal Advisors

Francis J. LaRovere III, Esq. (General Counsel)
Michael Gilman, Esq. (Labor/Personnel)
Gilman & Associates, P.C.

Fee Accountant

Howard L. Gordon, CPA

Public Housing

Michelle Gouveia, Public Housing Supervisor
Angelica Santonastaso, Senior Public Housing Coordinator
Cristina DeMaria, Tenant Account Clerk/Receptionist

Leased Housing

Roberta Correale, Leased Housing Administrator
Jacqueline Dresser, Coordinator
Dolores Ross, Coordinator

Maintenance Department

Joseph Dorney, Maintenance Supervisor
Joanne Pisacreta, Maintenance Assistant
John Pomer, Foreman/ Grade II Mechanic
Mark Maguire, Foreman/ Grade II Mechanic
Richard Costanza, Grade II Mechanic
Jay Holt, Grade II Mechanic
Nicholas Ragucci, Grade II Mechanic
Christopher Giarratana, Grade II Mechanic
Joseph McKinley, Grade II Mechanic/Electrician
Francis Jankowski, Grade II Mechanic/Plumber
Edward Nofle, Grade II Mechanic
Marc Deyeso, Maintenance Aide
Brian Arrington, Maintenance Aide
Marcial Amador, Groundskeeper/Custodian

STATE AIDED ELDERLY (CH. 667)
and
FAMILY (CH. 200) HOUSING PROGRAMS

Ch. 667-1 **Golden Age Circle** **(39) One-Bedroom Units**
(Note: one unit was converted to a laundry and community room)

Golden Age Circle was built in 1958, is comprised of three (3) separate, one-story buildings and represents the oldest elderly units in our inventory. Two (2) units are fully HP/Wheelchair accessible.

Ch. 667-1A **North Everett/Whittier Drive** **(120) One-Bedroom Units**

The North Everett site was developed in 1960 and consists of thirteen (13) two-story, eight-unit walk-up garden style buildings and four (4) one-story, four unit bungalow style buildings. There is also a separate community center with laundry and kitchen facilities as well as meeting and recreational areas.

Ch. 667-2 **Glendale Towers/381 Ferry Street** **(120) One-Bedroom Units**

Glendale Towers was built in 1970 and is a twelve (12) story high-rise, elevator-serviced building. There are twelve units per floor on floors two through eleven. The first floor is comprised of the lobby area and mechanical rooms and the community room and laundry facilities are located on the twelfth (penthouse) floor.

Ch. 200-1 **Russell Street Neighborhood** **(167) Two-Bedroom Units**
 (13 Acer Site) **(101) Three-Bedroom Units**
 (268) Units Total

The site consists of sixty-three (63) four-unit townhouse style buildings and eight (8) duplex style buildings. The site comprises a major portion of Russell Street, a portion of Gledhill Avenue, and all of Veterans Avenue and Drives A and B. The site also houses the maintenance department's main operations (17 Drive A). The buildings were first occupied in 1950. Thirteen (13) units are full HP/Wheelchair accessible.

Ch. 200-2 **Duncan/Winthrop Roads** **(37) Two-Bedroom Units**
 (23) Three-Bedroom Units
 (60) Units Total

The site consists of fifteen (15) four-unit townhouse style buildings and was first occupied in 1952-53. The site includes a portion of Duncan and Winthrop Roads and two buildings on Elm Street. Three (3) units are full HP/Wheelchair accessible.

Ch. 200-3 **Cherry Street Neighborhood** **(41) Two-Bedroom Units**
 (23) Three-Bedroom Units
 (64) Units Total

The site consists of thirteen (13) four-unit townhouse style buildings and two (2) six-unit townhouse style buildings and was first occupied in 1955. The site comprises a portion of Cherry Street, all of Roads A and B, and one building on Woodlawn Street. Three (3) units are full HP/Wheelchair accessible.

THE YEAR IN SUMMARY

Public Housing Programs

The housing authority provides direct property management services to our 671 state aided elderly and family apartments at six (6) sites. The services provided include routine lease-ups, annual re-certifications of all existing tenants, lease enforcement activities and oversight. The public housing staff also fields many inquiries from the general public on routine housing concerns and the taking of many housing applications.

Total Number of Applications Received:

	<u>Year 2016</u>	<u>Year 2017</u>
Elderly:	227	474
Family:	993 (2 Bedroom 734; 3 Bedroom: 259)	295 (2 Bedroom 189; 3 Bedroom: 104; 4 Bedroom MRVP: 2)
Total:	<u>1,220</u>	<u>768</u>

Total Number of Applicants on the waiting list:

	<u>Year 2016</u>	<u>Year 2017</u>
Elderly:	282	1146
Family:	1,937 (2 Br. 1360; 3 Br: 577)	1939 (2 Br. 1151; 3 Br: 788)
Total:	<u>2,219</u>	<u>3085</u>

Lease-Up Activities:

	<u>Year 2016</u>	<u>Year 2017</u>
Elderly:	25	25
Family:	26 (2 Bedroom 18; 3 Bedroom 8)	16 (2 Bedroom: 10; 3 Bedroom: 6)
Total	<u>51</u>	<u>41</u>

Transfers:

	<u>Year 2016</u>	<u>Year 2017</u>
Elderly:	3	1
Family:	5 (2 Bedroom 3; 3 Bedroom 2)	2 (2 Bedroom: 1; 3 Bedroom: 1)
Total:	<u>8</u>	<u>3</u>

Ch. 200-C Family Housing Escrow Program

The Escrow Program new participants have not been able to join this program for many years. As of 2017, fifty-five (55) families that have moved from public housing for private housing have used funds from the program to assist their move. Twenty-four (24) families were able to use the funds earned to help in the down payment towards the purchase of homes. Currently there are ten (10) families remaining on the program with a combined escrow account balance of \$71,929.95. Six (6) of the remaining participants have reached the maximum amount of escrow, which is \$10,000.00.

Maintenance Department

The maintenance staff provides, on an ongoing basis, routine and preventative maintenance to our 671 public housing apartments throughout the year.

Work Orders Processed:

<u>Year</u>	<u>Elderly</u>	<u>Family</u>	<u>Totals</u>
2017	1477	2242	3719
2016	1089	1819	2908

Year 2016

Type	Elderly	Family
Alarms	28	36
Bath	28	22
Carpentry	19	28
Ceiling/Walls	10	44
Doors	53	87
Electric	168	106
Floods	0	0
Floors	3	3
Ground Work	0	6
Heat/Thermostat	81	71
Lockouts	74	17
Locks	60	100
Misc.	48	20
Outside Work	6	65
Paint Request	15	38
Pest Control	34	69
Plumbing	258	807
Referred To P.H.	7	40
Refrigerator	41	3
Roof Leaks	1	2
Snow Removal	21	86
Stoves	49	65
Tile Work	10	15
Trash/White Goods	27	6
Windows	48	41

Year 2017

Type	Elderly	Family
Alarms	54	119
Bath	43	61
Carpentry	33	61
Ceiling/Walls	43	105
Doors	69	133
Electric	153	177
Floods	0	0
Floors	8	10
Ground Work	1	7
Heat/Thermostat	84	227
Lockouts	83	14
Locks	63	90
Misc.	49	53
Outside Work	5	21
Paint Request	14	29
Pest Control	285	344
Plumbing	284	830
Referred To P.H.	24	45
Refrigerator	50	3
Roof Leaks	3	9
Snow Removal	19	78
Stoves	33	95
Tile Work	20	37
Trash/White Goods	33	8
Windows	45	78

Leased Housing Programs

The Leased Housing staff was able to assist a combined 444 households in 2017 from both the federal and state rental assistance programs. The federal Section 8 Program represents the bulk of the rent subsidies offered by the housing authority. The housing authority receives funding for the Massachusetts Rental Voucher Program as well as its Alternative Housing Voucher (AHVP) and Dept. of Mental Health (DMH) components. Through the Section 8 HCV program the EHA had issued 52 new vouchers 36 which were utilized, of that 16 remained unutilized by year end.

Households Assisted:

<u>Year</u>	<u>Section 8</u>	<u>MRVP</u>	<u>AHVP</u>	<u>DMH</u>	<u>Total</u>
2017	443	13	7	22	444
2016	406	14	7	20	447

Rental Assistance – Funds Dispersed

<u>Year</u>	<u>Section 8</u>	<u>Mobility</u>	<u>MRVP</u>	<u>AHVP</u>	<u>DMH</u>	<u>Total</u>
2017	\$3,887,803	\$107,484	\$77,752	\$65,088	\$113,781	\$4,252,208
2016	\$3,669,894	\$102,733	\$71,822	\$54,033	\$116,460	\$4,014,942

Section 8 Family Self Sufficiency Program

The Family Self Sufficiency (FSS) Program has one (1) active participant at the beginning of the year. This participant is taking courses at Bunker Hill Community College towards her Associates Degree in Business Management. She has successfully completed the FSS program and will graduate with an escrow

Capital Improvement / Modernization

Everett Housing Authority continues to utilize its share of the Capital Improvement funding provided by the Commonwealth to improve and update our housing development units and infrastructure. Last year our utilization rate of capital funding was **95%**.

This past year we completed the final phase of window replacement for the Cherry Street Family Development; and at Glendale Towers we began the long-awaited electrical upgrades. This first phase of the electrical upgrade entailed the replacement of all electrical panelboards within the 120 apartment high-rise.

Through the Low-Income Multi-Family Retrofit Program (LEAN) and with the assistance of Action Inc. of Gloucester, MA we received over **\$1.16** million in grant funds. These funds were used to upgrade all the elderly sites with new high efficiency boilers and hot water heaters; along with replacing all light fixtures with low energy LED fixtures.

Starting sometime in mid-2018, we hope to begin the replacement of windows at our Duncan/Winthrop Road family development. Based on the high amount of funding used over the past year this project will be the only one undertaken with our CIP funding from the commonwealth.