

EVERETT HOUSING AUTHORITY

ANNUAL REPORT

2018

May 2019

Greetings,

I am pleased to present to you this copy of the Everett Housing Authority 2018 Annual Report that details our activities and achievements for the year.

The housing authority has continued to be able to meet the demands of providing, safe and affordable housing within the City of Everett. We are able to achieve our goals with the hard work and dedication of so many individuals including our dedicated Board of Commissioners, Mayor Carlo DeMaria and the dedicated city employees; and of course the hard work and persistence of our Administrative and Maintenance Staff. We must also thank our State Senator Sal DiDomenico and State Representative Joseph McGonagle for the unwavering support and advocacy for public housing within the City of Everett and throughout our Commonwealth. We thank our funding agencies (Department of Housing and Community Development and Housing and Urban Development) for the dedicated employees who help us meet the increasing demands. The major funding sources for our programs are Department of Housing and Community Development on the State side and the Department of Housing and Urban Development in the Federal government. Without each of these departments our ability to serve the community would be limited.

We hope you find this report helpful and informative and as always invite your comments, suggestions and questions on how we might improve upon the services we provide the people of Everett.

Sincerely,

Stephen Kergo

Stephen Kergo
Executive Director

Everett Housing Authority

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2018 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 of the City of Everett and the fifth is appointed by the Governor of the Commonwealth of Massachusetts.

Board of Commissioners

Dominic Puleo, Chairman

Philip Colameta, Vice Chairman

John Barrett, Treasurer

Robert Norton, Tenant Representative

State Appointee, Vacant

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 ten (10) Regular Meetings conducted in FY 2018.

TABLE OF ORGANIZATION

Administration

Stephen Kergo, Executive Director
Roberta Correale, Assistant Director
Tracy DiPerri, Fiscal Assistant/Bookkeeper

Legal Advisors

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

Fee Accountant

Gordon / Griffin LLC, CPA

Public Housing

Michelle Gouveia, Public Housing Supervisor
Angelica Santonastaso, Senior Public Housing Coordinator
Michele Senibaldi, Administrative Assistant – Public Housing Tenant Coordinator
Cristina DeMaria, Tenant Account Clerk/Receptionist

Leased Housing

Jacqueline Dresser, Coordinator
Dolores Ross, Coordinator

Maintenance Department

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

THE YEAR IN SUMMARY

Public Housing Programs

Total Number of Applications Received:

<u>Year</u>	<u>2018</u>	<u>2017</u>
Elderly:	384	474
Family:	372 (2 Bedroom 249; 3 Bedroom: 123)	295 (2 Bedroom 189; 3 Bedroom: 104; 4 Bedroom MRVP: 2)
Total:	<u>756</u>	<u>768</u>

Total Number of Applicants on the waiting list:

<u>Year</u>	<u>2018</u>	<u>2017</u>
Elderly:	1649	1146
Family:	3084 (2 Br. 1820; 3 Br: 1264)	1939 (2 Br. 1151; 3 Br: 788)
Total:	<u>4733</u>	<u>3085</u>

Lease-Up Activities:

<u>Year</u>	<u>2018</u>	<u>2017</u>
Elderly:	20	25
Family:	25 (2 Bedroom 17; 3 Bedroom 8)	16 (2 Bedroom: 10; 3 Bedroom: 6)
Total	<u>45</u>	<u>41</u>

Transfers:

<u>Year</u>	<u>2018</u>	<u>2017</u>
Elderly:	0	1
Family:	7 (2 Bedroom 3; 3 Bedroom 2)	2 (2 Bedroom: 1; 3 Bedroom: 1)
Total:	<u>7</u>	<u>3</u>

Family Housing Escrow Program

The Escrow Program new participants have not been able to join this program for many years. As of 2018, 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 \$71,936. Six (6) of the remaining participants have reached the maximum amount of escrow, which is \$10,000.00. The funds earned on this program can be used for many costs related to the participant moving from public housing to non-subsidized housing, including as part of a down payment for the purchase of a home.

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>
2018	1254	2142	3396
2017	1477	2242	3719
2016	1089	1819	2908

Year 2018

<u>Type</u>	<u>Elderly</u>	<u>Family</u>
Alarms	72	52
Bath	28	140
Carpentry	16	68
Ceiling/Walls	27	155
Doors	40	150
Electric	43	205
Floods	0	26
Floors	2	18
Ground Work	3	3
Heat/Thermostat	75	118
Lockouts	55	4
Locks	57	70
Misc.	34	16
Outside Work	6	50
Paint Request	8	33
Pest Control	384	301
Plumbing	239	700
Referred To P.H.	10	75
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

<u>Type</u>	<u>Elderly</u>	<u>Family</u>
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 467 households in 2018 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 the Alternative Housing Voucher (AHVP) and Dept. of Mental Health (DMH) components. Through the Section 8 HCV program the EHA had issued 50 new vouchers 19 which were utilized, of that 15 remained unutilized by year end.

Households Assisted:

Year	Section 8	MRVP	AHVP	DMH	Total
2018	430	15	6	16	467
2017	443	13	7	22	485
2016	406	14	7	20	447

Rental Assistance – Funds Dispersed

Year	Section 8	Mobility	MRVP	AHVP	DMH	Total
2018	\$4,059,961	\$ 65,561	\$111,541	\$49,862	\$121,254	\$4,408,179
2017	\$3,887,803	\$107,484	\$ 77,752	\$65,088	\$113,781	\$4,251,908
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 had one (1) remaining participant going into 2018. This participant completed her Contract of Participation and graduated from the Program, receiving her escrow funds. She has used the funds to further her education.

The EHA has not received funding from HUD to administer the FSS Program in many years. We have met our mandatory number of graduates for the Family Self Sufficiency program and do not currently have active participants. We plan on restarting recruitment efforts in the near future.

Capital Improvement / Modernization

Everett Housing Authority continues to utilize its share of the Capital Improvement funding provided by the Department of Housing and Community Development to maintain, improve and update our housing developments, units and infrastructure. 2018 saw the completion of an Electrical Upgrade Project at our Glendale Towers 667-02 Elderly High-rise. This project included the replacement of all breaker panelboards in 120 residential units, as well as, the sub panelboard on each of the twelve (12) floors; along with and the cleaning and inspection of the major components of the building's house circuit panels. We had begun the Duncan Road Window Project in the fall of this year. This project when complete, sometime in mid-summer 2019, will have replaced all double hung windows in the 60 family units, excluding those in the handicapped accessible units. We completed a significant landscape project in an area of our North Everett/Whittier Drive 667-1A Elderly Development. This project was undertaken to compliment the City of Everett's beautification project at Wehner Park; EHA completed an upgrade of the area on the Lynn Street side of the development from Proctor Road to McKinley Street. The hope is to have additional funds in 2019 or 2020 to complete the remainder of the Lynn Street Side up to Shute Street.