

# EVERETT HOUSING AUTHORITY

## ANNUAL REPORT



**2019**

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

March 2020

Greetings,

I am pleased to present to you this copy of the Everett Housing Authority 2019 Annual Report that details our activities and achievements for the year.

The housing authority continues to meet the demands of providing, safe, decent 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, The Honorable Carlo DeMaria, Mayor of the City of Everett 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 Representative Joseph McGonagle and State Senator Sal DiDomenico for the steadfast 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 on the Federal side. Without each of these departments our ability to serve the community would be limited.

We hope you find this report helpful; and as always we 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

393 Ferry Street

Everett, Massachusetts 02149

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## 2019 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 last Tuesday of the month at the administrative office, unless otherwise posted. There were ten (9) Regular meetings and One (1) Special meeting conducted in FY 2019.

# **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  
Caitlin Calonge/ Housing Clerk

## **Leased Housing**

Jacqueline Dresser, Coordinator  
Dolores Ross, Coordinator

## **Maintenance Department**

Joseph Dorney, Maintenance Supervisor  
Joanne Pisacreta, Maintenance Assistant  
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  
Michael Costanza, Grade II Mechanic/Electrician  
Francis Jankowski, Grade II Mechanic/Plumber  
Edward Nofle, Grade II Mechanic  
Brian Arrington, Maintenance Aide  
Marc Deyeso, Maintenance Aide  
Nicolas Olsen, Groundskeeper/Custodian  
Marcial Amador, Groundskeeper/Custodian



# THE YEAR IN SUMMARY

## Public Housing Programs

### **Total Number of Applications Received:**

2019 Started the use of the State's CHAMP centralized waitlist.

<u>Year</u>	<u>2019</u>	<u>2018</u>
<b>Elderly:</b>	<b>781</b>	<b>384</b>
<b>Non-Elderly</b>	<b>867</b>	
<b>Family:</b>	<b><u>4387</u></b>	<b><u>372</u></b> (2 Bedroom 249; 3 Bedroom: 123)
<b>Total:</b>	<b><u>6035</u></b>	<b><u>756</u></b>

### **Total Number of Applicants on the waiting list:**

<u>Year</u>	<u>2019</u>	<u>2018</u>
<b>Elderly:</b>	<b>2601</b>	<b>1649</b>
<b>Family:</b>	<b>7504</b>	<b>3084</b> (2 Br. 1820; 3 Br: 1264)
<b>Total:</b>	<b><u>10105</u></b>	<b><u>4733</u></b>

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### **Lease-Up Activities:**

<u>Year</u>	<u>2019</u>	<u>2018</u>
<b>Elderly:</b>	<b>26</b>	<b>20</b>
<b>Family:</b>	<b>26</b> (2 Bedroom 17; 3 Bedroom 8)	<b>25</b> (2 Bedroom 17; 3 Bedroom 8)
<b>Total</b>	<b><u>52</u></b>	<b><u>45</u></b>

### **Transfers:**

<u>Year</u>	<u>2019</u>	<u>2018</u>
<b>Elderly:</b>	<b>2</b>	<b>0</b>
<b>Family:</b>	<b>2</b>	<b>7</b> (2 Bedroom 3; 3 Bedroom 2)
<b>Total:</b>	<b><u>4</u></b>	<b><u>7</u></b>

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The Public Housing Department has been challenged with the new CHAMP State centralized wait list. CHAMP went live online to the public in early 2019; it has been a challenge to our staff to keep up with filling vacant units. The new procedures to screen numerous applications for each new vacant unit are extremely burdensome for a housing authority the size of Everett with its many unit turnovers. This year to meet this challenge we have hired one (1) full-time and, in FY 2020, hired one (1) part-time staff members to work mostly on the screening process.

## **Family Housing Escrow Program**

New participants have not been able to join this program for many years. As of 2019, 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 \$71,939. 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:**

<b><u>Year</u></b>	<b><u>Elderly</u></b>	<b><u>Family</u></b>	<b><u>Totals</u></b>
<b>2019</b>	<b>1275</b>	<b>2024</b>	<b>3299</b>
<b>2018</b>	<b>1254</b>	<b>2142</b>	<b>3396</b>
<b>2017</b>	<b>1477</b>	<b>2242</b>	<b>3719</b>

### **Year 2018**

<b>Type</b>	<b>Elderly</b>	<b>Family</b>
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 2019**

<b>Type</b>	<b>Elderly</b>	<b>Family</b>
Alarms	50	64
Bath	23	19
Carpentry	13	25
Ceiling/Walls	10	16
Doors	23	76
Electric	25	85
Floods	0	2
Floors	4	4
Ground Work	0	3
Heat/Thermostat	38	66
Lockouts	24	6
Locks	58	52
Misc.	5	12
Outside Work	0	41
Paint Request	5	35
Pest Control	152	283
Plumbing	182	532
Referred To P.H.	7	16
Refrigerator	33	1
Roof Leaks	1	7
Snow Removal	0	0
Stoves	20	57
Tile Work	3	12
Trash/White Goods	30	3
Windows	31	30

## Leased Housing Programs

The Leased Housing staff was able to assist a combined 447 households in 2019 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 40 new vouchers 31 which were utilized, of that 3 remained unutilized by year end. This past year saw a much greater utilization from the previous year. This would be due to the fact that HUD had increased the FMR along with the subsidy level to match the FMR increase, after a requested review by local housing authorities.

### **Households Assisted:**

<b>Year</b>	<b>Section 8</b>	<b>MRVP</b>	<b>AHVP</b>	<b>DMH</b>	<b>Total</b>
<b>2019</b>	<b>412</b>	<b>17</b>	<b>1</b>	<b>17</b>	<b>447</b>
<b>2018</b>	430	15	6	16	467
<b>2017</b>	443	13	7	22	485

### Rental Assistance – Funds Dispersed

<b>Year</b>	<b>Section 8</b>	<b>Mobility</b>	<b>MRVP</b>	<b>AHVP</b>	<b>DMH</b>	<b>Total</b>
<b>2019</b>	<b>\$4,8107.52</b>	<b>\$ 28,941</b>	<b>\$131,598</b>	<b>\$12,656</b>	<b>\$146,545</b>	<b>\$5,130,492</b>
<b>2018</b>	\$4,059,961	\$ 65,561	\$111,541	\$49,862	\$121,254	\$4,408,179
<b>2017</b>	\$3,887,803	\$107,484	\$ 77,752	\$65,088	\$113,781	\$4,251,908

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### Section 8 Family Self Sufficiency Program

The Family Self Sufficiency (FSS) Program has not had any participants going into 2019. EHA has not received funding from HUD to administer the FSS Program for many years. Our mandatory number of graduates (50) has been met for the program. We would like to restart recruitment efforts in the future, if funding was made available.



## **Capital Improvement / Modernization**

Everett Housing Authority continues to fully utilize its share of the Capital Improvement funding (formula funding provided by the Department of Housing and Community Development to maintain, improve and update our housing developments, units and infrastructure). We completed the Duncan Road Window Project this year. This project replaced all double hung windows in the 60 family units, excluding those in the handicapped accessible units. At our oldest site Golden Age (667-1) Elderly Development we completed a partial repair/replacement project of deteriorated concrete stairs/stoops. At our North Everett/Whittier Drive (667-1A) Elderly Development we completed a replacement of gutters and down spouts. We completed a site survey of the brick veneer at our Glendale Towers (667-1A) Elderly High-rise building. This study was done because the brick veneer had been completely replaced over 20 years ago and we wanted to plan for future maintenance/upkeep to keep it well maintained.