

EVERETT HOUSING AUTHORITY

ANNUAL REPORT



2020

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

March 2021

Greetings,

I am pleased to present to you the Everett Housing Authority's 2020 Annual Report, which details our activities and achievements for the past year.

The year 2020 was an extremely challenging year for everyone. The year will be remembered for the COVID-19 pandemic that inflicted sickness and death to many families in our community and many more around the world. The pandemic changed the way work was conducted. Many people including our office staff started working remotely for the very first time. School children learned remotely, restaurants, gyms, professional sporting events and other "non-essential" business were shuttered due to government lockdowns. Supplies were severely limited due to the shutdowns across the country and the world.

Through the pandemic the Everett Housing Authority staff continued to conduct business in order to meet the demands of providing, safe, decent and affordable housing within the city of Everett. Our maintenance staff continued working as "essential workers" maintaining systems and making emergency and necessary repairs. Our office staff worked from the office at times and remotely at other times depending on how the virus circumstances warranted. Through all of this our housing authority staff maintained its standard of work.

We achieved our mission with the hard work and dedication of so many individuals especially our dedicated employees and our Board of Commissioners. The City of Everett through the leadership of the Honorable Carlo DeMaria, Mayor with the hard work of the City employees was of great assistance to our residents; offering food, protective mask and COVID testing. We also thank our State Representative Joseph McGonagle and State Senator Sal DiDomenico for the support and advocacy for public housing within the City of Everett and throughout our Commonwealth. Their ability to get additional funding used to support pandemic activities at local housing authorities was indispensable. We thank the funding agencies the Department of Housing and Community Development and Housing and Urban Development for the help those agencies offered during this challenging year. Without each of these departments our ability to serve the community would be limited.

Also this year we teamed up with the Chelsea Housing Authority to apply for, and were awarded, funding to begin a State Self-Sufficiency program. The Chelsea Housing Authority is a well run housing authority and it will be a pleasure to work closely with them.

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

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2020 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. All meetings, starting in April were held remotely because of the COVID-19 pandemic. There were ten (10) Regular meetings and One (1) Special meeting conducted in FY 2020.

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
Nicole DiPierrio, Administrative Assistant – Public Housing Tenant Coordinator
Dyani Davis, 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
Richard Costanza, Foreman/ 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, Grade II Mechanic
Marc Deyeso, Maintenance Aide
Nicolas Olsen, Groundskeeper/Custodian
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

<u>Public Housing Programs</u>			
<u>Number of Applications Received</u>			
YEAR	2019		2020
ELDERLY - 1 Bedroom	781		826
NON-ELDERLY/HANDICAPPED 1 Bedroom	867		902
Eldery/Handicapped Total	1,648		1,728
FAMILY			
2 Bedroom	249		302
3 Bedroom	123		356
Family Waiting List Total	372		685
<u>Number of Applicants on Waiting List</u>			
ELDERLY - 1 Bedroom	1,559		2,385
NON-ELDERLY/HANDICAPPED 1 Bedroom	1,042		1,944
Eldery/Handicapped Total	2,601		4,329
FAMILY			
2 Bedroom	1,820		2,448
3 Bedroom	1,264		1,230
Family Waiting List Total	3,084		3,678
<u>Number of Lease Ups</u>			
YEAR	2019		2020
ELDERLY & NON-ELDERLY/ HANDICAPPED	25		19
FAMILY			
2 Bedroom	17		11
3 Bedroom	7		3
Total Family Lease Ups	24		14
<u>Number of Transfers</u>			
YEAR	2019		2020
ELDERLY & NON-ELDERLY/ HANDICAPPED - 1 Bedroom	2		1
FAMILY			
2 Bedroom	0		3
3 Bedroom	2		1
Total Family Transfers	2		4

Family Housing Escrow Program

New participants have not been able to join this program for many years. As of 2020 fifty-six (56) families have moved from public housing to private housing using 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 nine (9) families remaining on the program with a combined escrow account balance of \$59,908.79. Five (5) 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. This year was extremely challenging with the COVID-19 Virus severely limiting the work that could be completed inside apartments and buildings.

Work Orders Processed:

<u>Year</u>	<u>Elderly</u>	<u>Family</u>	<u>Totals</u>
2020	692	1180	1871
2019	1275	2024	3299
2018	1254	2142	3396

Year 2019

<u>Type</u>	<u>Elderly</u>	<u>Family</u>
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

Year 2020

<u>Type</u>	<u>Elderly</u>	<u>Family</u>
Alarms	32	38
Bath	17	16
Carpentry	12	20
Ceiling/Walls	13	9
Doors	19	38
Electric	16	62
Floods	0	0
Floors	1	1
Ground Work	3	5
Heat/Thermostat	31	53
Lockouts	25	6
Locks	40	35
Misc.	6	11
Outside Work	0	23
Paint Request	4	20
Pest Control	146	148
Plumbing	161	401
Referred To P.H.	5	7
Refrigerator	23	4
Roof Leaks	2	5
Snow Removal	0	0
Stoves	13	42
Tile Work	12	16
Trash/White Goods	12	1
Windows	6	25

Leased Housing Programs

The Leased Housing staff was able to assist a combined 423 households in 2020 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 6 new vouchers 3 which were utilized, of that 1 remained unutilized by year end.

Households Assisted:

Year	Section 8	MRVP	AHVP	DMH	Total
2020	383	18	2	18	423
2019	412	17	1	17	447
2018	430	15	6	16	467
2017	443	13	7	22	485

Rental Assistance – Funds Dispersed

Year	Section 8	Mobility	MRVP	AHVP	DMH	Total
2020	\$5,535,977	\$ 24,325	\$210,024	\$22,460	\$162,152	\$5,954,938
2019	\$4,8107.52	\$ 28,941	\$131,598	\$12,656	\$146,545	\$5,130,492
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

Section 8 Family Self Sufficiency Program

The Family Self Sufficiency (FSS) Program had no new participants in 2020. EHA has not received funding from HUD to administer the FSS Program for many years. Our previous mandatory number of graduates (50) has been met for the program.

Self Sufficiency Program (SSP)

In July 2020 The Everett Housing Authority in a joint application with the Chelsea Housing Authority was awarded a grant to run the stated funded Self Sufficiency Program. Through this innovative program EHA will enroll 18 participants from its state-aided public housing and Mass Rental Voucher programs. Participants will receive support from The Neighborhood Developers/CONNECT in setting and meeting goals to assist them in achieving financial stability, employment security and educational /training opportunities. The program requires participants to sign into a 3 year Contract of Participation (COP). Escrow accounts are established for each participant. As a participant's income increases from employment and their rent increases, the difference between the beginning baseline rent and new rent is placed in an escrow account on their behalf. If the participant successfully completes their COP and meets all goals, they will receive the escrow funds.

Capital Improvement / Modernization

Everett Housing Authority continues to fully utilize its Capital Improvement funding provided by the Commonwealth through the formula funding process. We completed a comprehensive Roof and Chimney Repair/ Replacement project at our Cherry Street family development. We have begun a necessary Elevator Replacement project at our Glendale Towers 667/2 high rise building. This project should be completed by September 2021. We also completed the final Stair /Stoop Replacement/Repair project at our Golden Age Circle 667/1 development. We conducted two studies for future projects: The first being a study to add basement access to three (3) buildings at our North Everett/Whittier Drive 667/1A development. This access is deemed necessary to allow for ease of entrance and exit from the crawl spaces located under these buildings. We conducted a study on the possible upgrade and replacement of the bathroom fixtures and plumbing in the same 667/1A development. Utilizing Health and Safety funds provided by DHCD we replaced three (3) large sets of entrance stairs on Gledhill Avenue in our Russell Street Family development 200-1.