

EVERETT HOUSING AUTHORITY

ANNUAL REPORT

2021

March 2022

Greetings,

I am pleased to present to you the 2021 Annual Report of the Everett Housing Authority, which details our activities and achievements over the past year.

This past year was again challenging because of the COVID-19 pandemic. COVID-19 was still causing many issues in everyday life. Many people throughout our country continue to work remotely. School children in most cases finally returned to their classrooms in the fall. Everett Housing Authority office staff returned to working full-time at the office in the winter of this year and we reopened to the public in June of 2021.

Our longtime Maintenance Supervisor Mr. Joseph Dorney retired in March. Joe began his employment at our agency back in 1985 as Mechanic/Plumber. He was promoted to Maintenance Supervisor in 1999 and served in that capacity until his retirement. Through his years with the agency he contributed greatly to the success and achievements of the authority. The maintenance staff was very productive under his leadership. He was also instrumental in the planning and completion of the capital improvement projects undertaken during his years as Maintenance Supervisor. We wish Joseph a happy and healthy retirement.

I wish to thank the many people and agencies that help us succeed in our mission. We are led by our Board of Commissioners who guide us in our long-term goals. The City of Everett through the leadership of the Honorable Carlo DeMaria, Mayor. We also thank our State Representative Joseph McGonagle and State Senator Sal DiDomenico for their ongoing support and advocacy for public housing within the City of Everett and throughout our Commonwealth. We thank the funding agencies the Department of Housing and Community Development (DHCD) and Housing and Urban Development (HUD) for the assistance they provide. Without each of these agencies and individuals it would not be possible to provide our services to the community.

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

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2021 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, Vice Treasurer
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 11 (11) Regular meetings, including the Annual Meeting in 2021.

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 Cataldo Public Housing Supervisor
Angelica Santonastaso, Senior Public Housing Coordinator
Nicole DiPierrio, Administrative Assistant – Public Housing Tenant Coordinator
Stephanie Santos, Public Housing Tenant Coordinator
Cristina DeMaria, Tenant Account Clerk/Receptionist
Rachel Fauche, Part-time Assistant

Leased Housing

Jacqueline Dresser, Coordinator
Dolores Brogan, Coordinator

Maintenance Department

Christopher Giarratana, Maintenance Supervisor
Joanne Pisacreta, Maintenance Assistant
Mark Maguire, Foreman/ Grade II Mechanic
Jay Holt, Grade II Mechanic
Nicholas Ragucci, Grade II Mechanic
Michael Costanza, Grade II Mechanic/Electrician
Edward Noftle, Grade II Mechanic
Francis Jankowski, Grade II Mechanic/Plumber
Brian Arrington, Grade II Mechanic
Marc Deyeso, Maintenance Aide
Nicolas Olsen, Maintenance Aide
Marcial Amador, Maintenance Aide
Jean Daniel, Groundskeeper/Custodian
Mel Fiore, Groundskeeper/Custodian

PUBLIC HOUSING PROGRAMS

January - December

RESIDENT APPLICATION		2021
1 BEDROOM: ELDERLY		79
NON-ELDERLY/HP		24
ELDELY/NON-ELDERLY TOTAL		103
2 BEDROOM FAMILY		156
3 BEDROOM FAMILY		23
FAMILY TOTAL		179
LOCAL APPLICANTS ON WAITING LIST		
1 BEDROOM: ELDERLY		391
NON-ELDERLY/HP		135
ELDELY/NON-ELDERLY TOTAL		526
2 BEDROOM FAMILY		620
3 BEDROOM FAMILY		502
FAMILY TOTAL		1122
NEW ADMISSIONS		
ELDELY/NON-ELDERLY		24
2 BEDROOM FAMILY		11
3 BEDROOM FAMILY		0
TOTAL NEW ADMISSIONS		35
TRANSFERS		
ELDELY/NON-ELDERLY		4
2 BEDROOM FAMILY		0
3 BEDROOM FAMILY		3
TOTAL TRANSFERS		7

Family Housing Escrow Program

New participants have not been able to join this program for many years. As of the end of 2021 fifty-six (56) families have moved from public housing to private housing using funds from the program to assist in their move. The funds earned while 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. Twenty-four (24) families were able to use the funds earned to help in the down-payment towards the purchase of homes. As of the end of December 2021 there were Nine (9) families on the program with a combined escrow account balance of \$59,920.23. Five (5) 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>
2021	1092	1639	2731
2020	692	1180	1871
2019	1275	2024	3299

Year 2020

Type	Elderly	Family
Alarms	32	38
Bath	17	16
Carpentry	12	20
Ceiling/Walls	13	9
Doors	23	76
Electric	16	62
Floods	0	0
Floors	4	4
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

Year 2021

Type	Elderly	Family
Alarms	41	83
Bath	18	22
Carpentry	9	20
Ceiling/Walls	32	37
Doors	41	77
Electric	25	105
Floods	0	3
Floors	2	6
Ground Work	0	8
Heat/Thermostat	47	50
Lockouts	22	4
Locks	60	53
Misc.	9	18
Outside Work	2	21
Paint Request	8	32
Pest Control	255	254
Plumbing	260	530
Referred To P.H.	14	6
Refrigerator	42	0
Roof Leaks	7	6
Snow Removal	0	0
Stoves	32	58
Tile Work	9	15
Trash/White Goods	15	13
Windows	24	29

Leased Housing Programs

The Leased Housing staff was able to assist a combined 482 households in 2021 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 31 new vouchers 16 of which were utilized 6 expired, leaving 9 unutilized by year end.

Households Assisted:

Year	Section 8	MRVP	AHVP	DMH	Total
2021	400	48	2	32	482
2020	383	18	2	18	423
2019	412	17	1	17	447

Rental Assistance – Funds Dispersed

Year	Section 8	Mobility	MRVP	AHVP	DMH	Total
2021	\$5,669,552	\$ 0	\$261,553	\$27,489	\$293,554	\$6,252,148
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

Section 8 Family Self Sufficiency Program

The Family Self Sufficiency (FSS) Program had no new participants in 2021. 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.

Over the past year EHA has enrolled 9 participants into its SSP program, 4 of the 9 are earning escrow. EHA continues recruiting for new participants and will continue to move forward to reach its goal of 18 participants.

Mass Rental Voucher Program (MRVP)

This past year EHA has increased its MRVP portfolio by 30 additional mobile vouchers. This was a result of 2 MRVP Project Based developments whose affordability restrictions were coming to expiration (one with 27 units the other with 6 units). DHCD had decided the best course of action was to issue mobile vouchers to the 3 remaining Project Based participants residing in one of the developments and issue the remaining 30 vouchers that were not currently being utilized. All 30 vouchers were issued to applicants on our MRVP waitlist between October – December. Four of the 30 went under lease before the end of the year.

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 an Elevator Replacement at our Glendale Towers Elderly building. Towards the end of the year we started a generator replacement project at the Glendale Towers. The current generator had begun to fail more rapidly than anticipated. It is estimated the time to complete this project could be upwards of 52 weeks. We decided to move this project to the head of the line in our Capital Funding Plan. EHA has also begun the initial stages in a Screen Door Replacement project at our Cherry Street Development; as well as, the replacement of stoves in all our family developments. We used our Operating Reserves to complete a Basement Access Project in three (3) of our buildings in the North Everett/ Whittier Drive Elderly site. This project allows for safer and quicker access into and out of the crawl spaces located under these buildings.