

**THE MINUTES OF THE ANNUAL MEETING OF THE BOARD OF COMMISSIONERS OF
THE EVERETT HOUSING AUTHORITY**

**Tuesday May 11, 2021 AT 5:00 PM
393 FERRY STREET, EVERETT, MASSACHUSETTS**

I. Roll Call: The Chairman asked the Secretary to call the Roll:

Present: Philip Colameta, John Barrett, Robert Norton, Dominic Puleo

Absent:

Others: Stephen Kergo, Executive Director, Francis J. LaRovere III, Legal Counsel, Michelle Gouveia, Public Housing, Nicole DiPierro, Administrative Assistant, Chris Giarratana Maintenance Director

II. Minutes: Motion made by Mr. Barrett and second by Mr. Colameta to accept the minutes of the regular meeting of Tuesday March 30, 2021. Voice approved.

III. Director's Report:

In addition to the previously submitted written Executive Directors Reports, the following information was provided. Mr. Kergo mentioned the State is offering a rental repayment program funded by the Federal Government to pay off rent that is owed to the authority during the pandemic months April 2020 through March 31, 2021. Those who have a rental balance during those months would simply have to self-certified that the balance owed was due to the pandemic. Public housing will be reaching out to residents who are eligible for this program. this fund will help avoid tenants being evicted.

Mr. Kergo also mentioned HUD has issued waivers to assist agencies through COVID for procedural and regulatory matters. The housing authority will be using two of these waivers. The Board will have a Resolution on the June meeting.

Also, the new hire position is on the agenda for tonight's meeting, however Maintenance is still down one maintenance person. Mr. Kergo will begin the hiring process for another groundskeeper position and possibly promoting a current member to a maintenance aid, unless if the Board objects.

Mr. Kergo also added that DHCH is offering another round of funding under the Public Housing Innovations NOFA. The goal is to promote programs to redesign the management of public housing or eliminating the need for State funding. This is where we select a development and sign it over to a developer and they add in market rate units to cover the cost. The deadline is going to be the first week of July. Mr. Puleo and Mr. Colameta offered to assist.

Before moving forward Mr. Colameta asked a question regarding the applicants applying for the groundskeeper positions. Mr. Colameta asked Mr. Kergo if there have been any female applicants applying for the groundkeepers' position, Mr. Kergo responded there has not been. Mr. Barrett then asked about current applicants and the advertisement for the positions. A general discussion on job applicants followed.

Also Mr. Norton briefly commented on the report given by City's Engineer stating that the speedbump was not warranted at Whittier drive location.

The question was asked why where the speedbumps originally at that location. Mr. Kergo then clarified that the report that was done by City's engineer review the area and believe that because of the volume of traffic that there was no need to place speed bumps. Mr. Kergo will reach out the City Engineer and follow up with him on this report. A general discussion on the speedbump followed.

Mr. Puleo also commented on Item (9) from the Directors Report and wanted the other board members to be aware that there will be a vote to withdraw the Remote Work and Telecommuting Policy.

Mr. Puleo asked if anyone else had any questions or comments.

A Motion made by Mr. Norton and Second by Mr. Colameta to accept the Executive Directors Report, Voice Approved.

IV. Old Business:

- A. Resolution 2021-06:** To approve and authorize the Executive Director to implement the Remote Work and Telecommuting Policy.

Motion made by Mr. Colameta and seconded by Mr. Norton to refer **Resolution 2021-06:** To approve and authorize the Executive Director to implement the Remote Work and Telecommuting Policy back to the sponsor.

The Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes
-Mr. Norton, Yes

- Mr. Barrett, Yes
- Mr. Puleo, Yes

4 yeas, 0 nays

V. New Business:

- A. Resolution 2021-14:** To approve and authorized the Executive Director to execute a Contract for Services for work related to the Administration Office Carpet Replacement FISH # 093082 to the lowest responsive bidder.

Motion made by Mr. Colameta and seconded by Mr. Norton to approve **Resolution 2021-14:** To approve and authorized the Executive Director to execute a Contract for Services for work related to the Administration Office Carpet Replacement FISH # 093082 to the lowest responsive bidder.

The Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes
-Mr. Norton, Yes

- Mr. Barrett, Yes
- Mr. Puleo, Yes

4 yeas, 0 nays

- B. Resolution 2021-15:** To accept the Executive Director recommendations for the filling of the Groundskeeper / Custodian position.

Motion made by Mr. Barrett and seconded by Mr. Colameta to approve **Resolution 2021-15:** To accept the Executive Director recommendations for the filling of the Groundskeeper/Custodian position with Jean Daniels

The Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes
-Mr. Norton, Yes

- Mr. Barrett, Yes
- Mr. Puleo, Yes

4 yeas, 0 nays

- C. Resolution 2021-16:** To approve and authorized the 2021 revised Fair Market Rents for determination of eligibility for continued occupancy for State Aided Public Housing effective June 1, 2021:

1 BR \$1942.00 2 BR \$2336.00 3 BR \$2906.00

Motion made by Mr. Colameta and Seconded by Mr. Norton to accept **Resolution 2021-16:** To approve and authorized the 2021 revised Fair Market Rents for determination of eligibility for continued occupancy for State Aided Public Housing effective June 1, 2021:

1 BR \$1942.00 2 BR \$2336.00 3 BR \$2906.00

The Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes
-Mr. Norton, Yes

- Mr. Barrett, Yes
- Mr. Puleo, Yes

4 yeas, 0 nays

- D. Resolution 2021-17:** To approve and authorized the State Aided Public Housing Income limits effective June 1, 2021;

1 PER \$70,750.00 2 PER \$80,850.00 3 PER \$90,950.00
4 PER \$101,050.00 5 PER \$109,150.00 6 PER \$101,050.00

Motion made by Colameta and seconded by Mr. Norton to accept **Resolution 2021-17:** To approve and authorized the State Aided Public Housing Income limits effective June 1, 2021;

1 PER \$70,750.00	2 PER \$80,850.00	3 PER \$90,950.00
4 PER \$101,050.00	5 PER \$109,150.00	6 PER \$101,050.00
7 PER \$125,350.00	8 PER \$133,400.00	

The Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes *- Mr. Barrett, Yes*
-Mr. Norton, Yes *- Mr. Puleo, Yes*
4 yeas, 0 nays

E. Resolution 2021-18: To approve and authorize the AHVP income Limits effective June 1, 2021:

1 PER \$70,750.00	2 PER \$80,850.00	3 PER \$90,950.00
4 PER \$101,050.00	5 PER \$109,150.00	6 PER \$117,250.00
7 PER \$125,350.00	8 PER \$133,400.00	

Motion made by Mr. Barrett and seconded by Mr. Norton to accept **Resolution 2021-18:** To approve and authorize the AHVP income Limits effective June 1, 2021:

1 PER \$70,750.00	2 PER \$80,850.00	3 PER \$90,950.00
4 PER \$101,050.00	5 PER \$109,150.00	6 PER \$117,250.00
7 PER \$125,350.00	8 PER \$133,400.00	

The Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes *- Mr. Barrett, Yes*
-Mr. Norton, Yes *- Mr. Puleo, Yes*
4 yeas, 0 nays

Resolution 2021-19: To approve and adopt Section 8 Income Limits effective April 1, 2021:

I. Section8 Income	II. Limits as of	III. 04//01/2021	IV.
No. Of Person	Extremely Low-Income Limit (30% of Median)	Very Low Limit 50%	Low Limit 80%
1	\$28,200	\$47,000	\$70,750
2	\$32,200	\$53,700	\$80,850
3	\$36,250	\$60,400	\$90,950
4	\$40,250	\$67,100	\$101,050
5	\$43,500	\$72,500	\$109,150
6	\$46,700	\$77,850	\$117,250
7	\$49,950	\$83,250	\$125,350
8	\$53,150	\$88,600	\$133,400

Motion made Mr. Colameta and seconded by Mr. Norton to accept **Resolution 2021-19:**
 To approve and adopt Section 8 Income Limits effective April 1, 2021:

V. Section 8 Income	VI. Limits as of	VII. 04//01/2021	VIII.
No. Of Person	Extremely Low-Income Limit (30% of Median)	Very Low Limit 50%	Low Limit 80%
1	\$28,200	\$47,000	\$70,750
2	\$32,200	\$53,700	\$80,850
3	\$36,250	\$60,400	\$90,950
4	\$40,250	\$67,100	\$101,050
5	\$43,500	\$72,500	\$109,150
6	\$46,700	\$77,850	\$117,250
7	\$49,950	\$83,250	\$125,350
8	\$53,150	\$88,600	\$133,400

The Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes
-Mr. Norton, Yes

- Mr. Barrett, Yes
- Mr. Puleo, Yes

4 yeas, 0 nays

E. **Resolution 2021-20:** To approve and adopt the MRVP program Income limits effective April 15, 2021,

MRVP Income Limits As of 04/15/2021 Low Income Limit 80% AMI	
Persons	Limits
1	\$70,750
2	\$80,850
3	\$90,950
4	\$101,050
5	\$109,150
6	\$117,250
7	\$125,350
8	\$133,400

Motion Made by Mr. Colameta and seconded by Mr. Norton to approve
Resolution 2021-20: To approve and adopt the MRVP program Income limits effective April 15, 2021:

MRVP Income Limits As of 04/15/2021 Low Income Limit 80% AMI	
Persons	Limits
1	\$70,750
2	\$80,850
3	\$90,950
4	\$101,050
5	\$109,150
6	\$117,250
7	\$125,350
8	\$133,400

The Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes

- Mr. Barrett, Yes

-Mr. Norton, Yes

- Mr. Puleo, Yes

4 yeas, 0 nays

VI. Discussion:

Next Meeting is scheduled for Tuesday June 22, 2021 at 5:00 pm.

Adjournment

Motion made Mr. Colameta Seconded by Mr. Norton to adjourn the meeting at 5:50 p.m.,
Voice approved.