

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

**TUESDAY March 22 2022 AT 5:00 PM  
393 FERRY STREET, EVERETT, MASSACHUSETTS**

- I. **Roll Call:** The Chairman asked the Secretary to call the Roll:  
**Present:** Philip Colameta, Robert Norton, Dominic Puleo, John Barrett  
**Absent:**  
**Others:** Stephen Kergo, Executive Director, Roberta Correale, Assistant Director, Michelle Gouveia, Public Housing Supervisor, Francis J. LaRovere III, Legal Counsel and Chris Giarrantana, Maintenance Director
- II. **Minutes:** Motion made by Mr. Colameta and seconded by Mr. Barrett to accept the minutes of the regular meeting Tuesday February 22, 2022. Voice approved.

III. **Director's Report:**

In addition to the written Director's Report Mr., Kergo informed the Board that we received noticed from DHCD that from the ARPA Funds received from the Federal Government, each housing authority will receive one additional year of formal funding for what we receiving in Fiscal year 2025. In the amount of \$778, 000.00 dollars to be used be no later then the end 2024. Discussion followed.

Motion made by Mr. Colameta and seconded by Mr. Barrett to accept the Executive Director's Report, Voice Approved.

IV. **Old Business:** None

V. **New Business:**

A. **Elections of Offices**

Chairman opened for nominations; Mr. Colameta then made motion to recommend a slate of offices, as noted below, seconded by Mr. Barrett:

Mr. Puleo Chairman  
Mr. Colameta Vice Chairman  
Mr. Barrett, Treasure  
Mr. Norton Vice Treasure

The Director then read each office and name and each member accepted.  
The Chairman then closed nomations.

Motion made Mr. Colameta and seconded by Mr. Barrett to accept the slate offices.

The Chairman asked the Secretary to call the roll:

*-Mr. Colameta, Yes                      -Mr. Barrett, Yes  
- Mr. Norton, Yes                      -Mr. Puleo, Yes*

**4yeas, 0 nays**

- B. **Resolution 2022-08:** To approve the writing-off of Chapter 667-C Elderly Housing Tenant Account Receivables, effective March 7, 2022 in the Total amount of One Thousand, Eight Hundred, Thirty-Six Dollars and Fifty Cents (\$1,836.50).

Motion Made by Mr., Colameta and seconded by Mr. Barrett to accept **Resolution 2022-08:** To approve the writing-off of Chapter 667-C Elderly Housing Tenant Account Receivables, effective March 7, 2022 in the Total amount of One Thousand, Eight Hundred, Thirty-Six Dollars and Fifty Cents (\$1,836.50).

The Chairman asked the Secretary to call the roll:

*-Mr. Colameta, Yes*                      *-Mr. Barrett, Yes*  
*- Mr. Norton, Yes*                      *-Mr. Puleo, Yes*

**4yeas, 0 nays**

- C. **Resolution 2022-09:** To approve the writing-off of Chapter 200-C Family Housing Tenants Accountant Receivables, effective March 7, 2022, in the Total amount of Nine Thousand, One Hundred, Eighty-Seven Dollars and Seventeen Cents, (\$9,187.17).

Motion made Mr. Colameta and seconded by Mr. Barrett to accept **Resolution 2022-09:** To approve the writing-off of Chapter 200-C Family Housing Tenants Accountant Receivables, effective March 7, 2022, in the Total amount of Nine Thousand, One Hundred, Eighty-Seven Dollars and Seventeen Cents, (\$9,187.17).

The Chairman asked the Secretary to call the roll:

*-Mr. Colameta, Yes*                      *-Mr. Barrett, Yes*  
*- Mr. Norton, Yes*                      *-Mr. Puleo, Yes*

**4yeas, 0 nays**

- D. **Resolution 2022-10:** To approve the CPI Industries Heavy Duty “Tough Door” Model #12028 as a proprietary specification item in connection with the Cherry Street Screen Door Replacement Project Fish # 093087.

Motion made Mr. Barrett and seconded by Mr. Colameta to accept **Resolution 2022-10:** To approve the CPI Industries Heavy Duty “Tough Door” Model #12028 as a proprietary specification item in connection with the Cherry Street Screen Door Replacement Project Fish # 093087.

The Chairman asked the Secretary to call the roll:

*-Mr. Colameta, Yes*                      *-Mr. Barrett, Yes*  
*- Mr. Norton, Yes*                      *-Mr. Puleo, Yes*

**4yeas, 0 nays**

- E. **Resolution2022-11:** To approve and authorized the Section 8 Housing Choice Voucher Program Payment Standards effective May 1, 2022 to reflect 100% of the FY 2022 Fair Market Rents (FMR) effective April 11, 2022.

<b><u>Section 8 FMR’s</u></b> <b>Effective Oct. 1, 2021</b>		<b><u>Section Payment Standards</u></b> <b>Effective May 1, 2022</b>	
0 Bedroom	\$1742	0 Bedroom	\$1803
1 Bedroom	\$1924	1 Bedroom	\$1986
2 Bedroom	\$2336	2 Bedroom	\$2399
3 Bedroom	\$2906	3 Bedroom	\$2966
4 Bedroom	\$3168	4 Bedroom	\$3253

Motion made by Mr. Colameta and Seconded by Mr. Norton to accept **Resolution2022-11:** To approve and authorized the Section 8 Housing Choice Voucher Program Payment Standards effective May 1, 2022 to reflect 100% of the FY 2022 Fair Market Rents (FMR) effective April 11, 2022.

<b><u>Section 8 FMR’s</u></b> <b>Effective s April 11’2021</b>		<b><u>Section Payment Standards</u></b> <b>Effective May 1, 2022</b>	
0 Bedroom	\$1742	0 Bedroom	\$1803
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3 Bedroom	\$2906	3 Bedroom	\$2966
4 Bedroom	\$3168	4 Bedroom	\$3253

The Chairman asked the Secretary to call the roll:

*-Mr. Colameta, Yes*                      *-Mr. Barrett, Yes*  
*- Mr. Norton, Yes*                      *-Mr. Puleo, Yes*

**VI. Discussion:**

The Chairman started a discussion in regards to potential projects for the Executive Director to investigate, discussion followed. The projects mentioned were upgrade of the patio for Glendale Towers, devolvement signs, offsite maintenance garage and costs for the unit A/C for the Glendale Towers.

Next meeting Scheduled for Wednesday April 27 2022 at 5:00 pm.

**Adjournment**

Motion made by Mr. Norton and seconded by Mr. Barrett to adjourn the meeting at 5:28pm



