

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

**Wednesday April 27, 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, Dominic Puleo, John Barrett

Absent: Robert Norton

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. Barrett and seconded by Mr. Colameta to accept the minutes of the regular meeting Tuesday March 22, 2022. Voice approved.

III. Director's Report:

In addition to the written Director's Report, Mr. Kergo first mentioned that there was added information in the Board Meeting Packets regarding the North Everett Basement Door Project. The original estimated cost that was put into the budget has increased significantly, this was caused by the increase in the cost of materials also the scope of the project has changed. Mr. Kergo asked the Members of the Board if they wanted to continue moving forward with this project. Mr. Puleo and Mr. Colameta agreed to move the project forward. Discussion followed.

Mr. Kergo also mentioned that he and Chris Giarrantana have started to go out to bid for the Kitchen Cabinet and Sink Project and hope to have results by the next Board meeting.

Mr. Kergo also reminded the board that he will be on vacation during the week of May 9th.

Mr. Puleo had asked the Director about the Gate Valve project listed on the CIP spreadsheet. Mr. Kergo explained that the Gate Valves are the main water shut offs to all units at the Glendale Towers. A review by DHCD determined that actual costs much higher than the original budget.

Mr. Colameta asked the Director why he believed there was a need for additional lighting. The director explained that DHCD annually sends surveys to residents. One of the issues that came up in the survey was the need for additional lighting in the rear of buildings.

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

IV. Old Business:

V. New Business:

A. Resolution 2022-12: To approve the Fair Housing Marketing Plan, effective May1, 2022.

Motion made by Mr. Colameta and seconded by Mr. Barrett to accept **Resolution 2022-12:** To approve the Fair Housing Marketing Plan, effective May 1, 2022.

Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes

-Mr. Barrett, Yes

-Mr. Puleo, Yes

3 Yeas, 0 Nays

B. Resolution 2022-13: To approve the Writing- off of Section 8 Housing Voucher Program Accounts Receivable Fraud Recovery, Effective April 30, 2022, in the total amount of Five Thousand, Two Hundred, Fifty-Eight Dollars and Zero Cents (\$5,258.00).

Motion made by Mr. Barrett and seconded by Mr. Colameta to accept **Resolution 2022-13:** To approve the Writing- off of Section 8 Housing Voucher Program Accounts Receivable Fraud Recovery, Effective April 30, 2022, in the total amount of Five Thousand, Two Hundred, Fifty-Eight Dollars and Zero Cents (\$5,258.00.)

Chairman asked the Secretary to call the roll:

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

3 Yeas, 0 Nays

C. Resolution 2022-14: To approve and authorized the Chairman to execute a three (3) year Collective Bargaining Agreement with the Massachusetts Labor’s District Council Local 272 for the Maintenance Employees.

Motion made by Mr. Barrett and seconded by Mr. Colameta to accept **Resolution 2022-14:** To approve and authorized the Chairman to execute a three (3) year Collective Bargaining Agreement with the Massachusetts Labor’s District Council Local 272 for the Maintenance Employees.

Chairman asked the Secretary to call the roll:

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

3 Yeas, 0 Nays

D. Resolution 2022-15: To approve and accept the lowest responsive bidder for the 2022 Van bid, McGovern Municipal HQ, in the total amount of Thirty-Three Thousand, Five Hundred Sixty-Nine Dollars and Forty Cents (\$ 33, 569.40) for the purchase of a 2022 Chevrolet 2500 Express Van.

Motion made by Mr. Barrett and seconded by Mr. Colameta to accept **Resolution 2022-15:** To approve and accept the lowest responsive bidder for the 2022 Van bid, McGovern Municipal HQ, in the total amount of Thirty-Three Thousand, Five Hundred Sixty-Nine Dollars and Forty Cents (\$ 33, 569.40) for the purchase of a 2022 Chevrolet 2500 Express Van.

Chairman asked the Secretary to call the roll:

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

3 Yeas, 0 Nays

E. **Resolution 2022-16:** To approve and adopt the Section 8 Program Income limits effective April 18, 2022;

Section8 Income	Limits as of 04//18/2022		
No. Of Person	Extremely Low-Income Limit (30% of Median)	Very Low Limit 50%	Low Limit 80%
1	\$29,450	\$49,100	\$78,300
2	\$33,650	\$56,100	\$89,500
3	\$37,850	\$63,100	\$100,700
4	\$42,050	\$70,100	\$111,850
5	\$45,450	\$75,750	\$120,800
6	\$48,800	\$81,350	\$129,750
7	\$52,150,	\$86,950	\$138,700
8	\$55,550	\$92,550	\$147,650

Motion made by Mr. Colameta and seconded by Mr. Barrett to accept **Resolution 2022-16:** To approve and adopt the Section 8 Program Income limits effective April 18, 2022;

Section8 Income	Limits as of 04//18/2022		
No. Of Person	Extremely Low-Income Limit (30% of Median)	Very Low Limit 50%	Low Limit 80%
1	\$29,450	\$49,100	\$78,300
2	\$33,650	\$56,100	\$89,500
3	\$37,850	\$63,100	\$100,700
4	\$42,050	\$70,100	\$111,850
5	\$45,450	\$75,750	\$120,800
6	\$48,800	\$81,350	\$129,750
7	\$52,150,	\$86,950	\$138,700
8	\$55,550	\$92,550	\$147,650

Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes

-Mr. Barrett, Yes

-Mr. Puleo, Yes

3 Yeas, 0 Nays

F. **Resolution 2022-17:** To approve and adopt the MRVP Income limits effective April 18, 2022;

1 PER \$78,300.00	2 PER \$89,500.00	3 PER \$100,700.00
4 PER \$111,850.00	5 PER \$120,800.00	6 PER \$129,750.00
7 PER \$138,700.00	8 PER \$147,650	

Motion made by Mr. Barrett and seconded by Mr. Colameta to accept **Resolution 2022-17:** To approve and adopt the MRVP Income limits effective April 18, 2022;

1 PER \$78,300.00	2 PER \$89,500.00	3 PER \$100,700.00
4 PER \$111,850.00	5 PER \$120,800.00	6 PER \$129,750.00
7 PER \$138,700.00	8 PER \$147,650	

Chairman asked the Secretary to call the roll:

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

-Mr. Puleo, Yes

3 Yeas, 0 Nays

VI. **Discussion:**

A Couple question were asked regarding landscaping, Discussion followed

Next meeting Scheduled for **Thursday May 26, 2022** at **5:00 pm.**

Adjournment

Motion made by Mr. Colameta and seconded by Mr. Barrett to adjourn the meeting at 5:40pm

