

**NOTICE OF THE REGULAR MEETING AND ANNUAL HEARINGS FOR STATE  
PUBLIC HOUSING ANNUAL PLAN AND SECTION 8 (HCV) ANNUAL PLAN OF THE  
BOARD OF COMMISSIONERS OF THE**

**EVERETT HOUSING AUTHORITY WEDNESDAY JUNE 21, 2023 AT 5:00 PM  
393 FERRY STREET, EVERETT, MASSACHUSETTS**

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

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

**Absent:** None

**Others:** Executive Director Stephen Kergo, Legal Counsel Francis J. LaRovere III, Assistant Director Roberta Correale, Maintenance Director Chris Giarratana, and Public Housing Supervisor Nicole Dipierro.

**II. Minutes:** Motion made by Mr. Barrett and seconded by Mr. Norton to accept the minutes of the regular meeting of May 23, 2023. **Voice approved.**

**III. Director's Report:**

In addition to his written report Mr. Kergo mentioned the following. First the project concerning the lateral conductors at the Glendale Towers has not moved forward. He noted that he has done outreach to City Hall in an attempt to assist in getting the utility to start moving, he further mentioned that the new Resident Service Coordinator started at her position recently. She has been gathering information to assist residents; as well as, reaching out to residents via a flyer. Mr. Puleo asked about a memo to the residents of Glendale Towers concerning the A/C issue. Mr. Kergo stated that a memo was sent regarding several projects including the lack of movement on the Utility part also that residents should call if they have concerns with the temp in their units.

Motion made by Mr. Barrett and seconded by Mr. Norton to accept the Executive Director's Report. **Voice approved.**

**IV. Old Business:** None

**V. New Business:**

**A.** Conduct the Section 8 Annual Plan Public Hearing for 2024.

Motion made by Mr. Colameta and seconded by Mr. Barrett to take Items A and C collectively. **Voice approved.**

Motion made by Mr. Colameta and seconded by My Barrett to Open the Public Hearings for both the State 2024 Annual Plan and the Section 8 Federal Annual Plan.

- a. Chairman Puleo asked three times if there was anyone present who wished to speak concerning either plan. There was no response.

Mr. Colameta made a Motion that was Seconded by Mr. Barrett to Close the Public Hearings. **Voice approved.**

- B. Resolution 2023-20:** To accept and authorize the Chairman to sign the Civil Rights Certification for Fiscal year 2024.

Motion made by Mr. Colameta and seconded by Mr. Barrett to approve **Resolution 2023-20**: To accept and authorize the Chairman to sign the Civil Rights Certification for Fiscal year 2024.

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

**4 yeas, 0 nays**

- C.** Conduct the State Annual Plan Public Hearing for the Fiscal Year 2024.

*See Minutes from Item A above.*

- D. Resolution 2023-21:** To accept the State Annual Plan and Capital Improvement Plan (CIP) for Fiscal Year 2024.

Motion made by Mr. Barrett and seconded by Mr. Norton to approve **Resolution 2023-21**: To accept the State Annual Plan and Capital Improvement Plan (CIP) for Fiscal Year 2024.

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

**4 yeas, 0 nays**

- E. Resolution 2023-22:** To approve and authorize the Executive Director to enter into a Construction Contract for the Barrel Area Paving Project at North Everett, with the lowest responsive bidder.

Motion made by Mr. Colameta and seconded by Mr. Barrett to accept **Resolution 2023-22**: To approve and authorize the Executive Director to enter into a Construction Contract for the Barrel Area Paving Project at North Everett, with the lowest responsive bidder Aldo Construction for a total amount of \$12,750.00

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

**4 yeas, 0 nays**

Motion made by Mr. Colameta and seconded by Mr. Barrett to take Items F, G and H collectively. **Voice Approved.**

- F. Resolution 2023-23:** To approve and authorize the State Aided Public Housing Income Limits effective May 15, 2023.

**Public Housing Income Effective 5/15/2023 – 5/15/2025**

1	\$82,950
2	\$94,800
3	\$106,650
4	\$118,450
5	\$127,950
6	\$137,450
7	\$146,900
8	\$156,400

**G. Resolution 2023-24:** To approve and adopt the MRVP Income Limits Effective June 1, 2023.

MRVP Income Limits	
As of 6/1/2023	
Low Income Limit 80% AMI	
Persons	Limit
1	\$82,950
2	\$94,800
3	\$106,650
4	\$118,450
5	\$127,950
6	\$137,450
7	\$146,900
8	\$156,400

**H. Resolution 2023-25:** To approve and adopt the Section 8 Program Income Limits Effective May 15, 2023.

Section 8 Income Limits			
As of 05/15/2023			
No. of	Extremely Low	Very Low	Low
Persons	Income Limit	Limit	Limit
	(30% of Median)	50%	80%
1	\$31,150	\$51,950	\$82,950
2	\$35,600	\$59,400	\$94,800
3	\$40,050	\$66,800	\$106,650
4	\$44,500	\$74,200	\$118,450
5	\$48,100	\$80,150	\$127,950
6	\$51,650	\$86,100	\$137,450
7	\$55,200	\$92,050	\$146,900
8	\$58,750	\$97,950	\$156,400

Motion made by Mr. Barrett and seconded by Mr. Colameta to approve collectively **Resolution 2023-23:** To approve and authorize the State Aided Public Housing Income Limits effective May 15, 2023 **and Resolution 2023-24:** To approve and adopt the MRVP Income Limits Effective June 1, 2023; **and Resolution 2023-25:** To approve and adopt the Section 8 Program Income Limits Effective May 15, 2023. **Voice approved.**

**I. Resolution 2023-26:** To approve and authorize the Executive Director to enter in to a Design Consultant Contract for the 667/2 Replacement Shut-off Valve Project FISH No. 093075 with CA Crowley Engineering, Inc. for a total amount of Seventeen Thousand, Nine Hundred Ninety Dollars and Zero Cents (\$17,990.00).

Motion made by Mr. Colameta and seconded by Mr. Barrett to accept **Resolution 2023-26:** To approve and authorize the Executive Director to enter in to a Design Consultant Contract for the 667/2 Replacement Shut-off Valve Project FISH No. 093075 with CA Crowley Engineering, Inc. for a total amount of Seventeen Thousand, Nine Hundred Ninety Dollars and Zero Cents (\$17,990.00).

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

**4 yeas, 0 nays**

- J. Resolution 2023-27:** To approve and authorize the Executive Director to enter in to a Design Consultant Contract for the 667/2 Roof Replacement FISH No. 093095 with Russo Barr Associates, Inc. for a total amount of Forty-Six Thousand, Fifty-Two Dollars and Zero Cents (\$46,052.00).

Motion made by Mr. Colameta and seconded by Mr. Norton to accept **Resolution 2023-27**: To approve and authorize the Executive Director to enter in to a Design Consultant Contract for the 667/2 Roof Replacement FISH No. 093095 with Russo Barr Associates, Inc. for a total amount of Forty-Six Thousand, Fifty-Two Dollars and Zero Cents (\$46,052.00).

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

**4 yeas, 0 nays**

- K. Resolution 2023-28:** To approve and authorize the Executive Director to enter in to a Design Consultant Contract for the Maintenance Garage Project FISH No. 093092 with Blackstone Block for a total amount of Seventy Thousand, Nine Hundred Fifty Dollars and Zero Cents (\$70,950.00).

Motion made by Mr. Colameta and seconded by Mr. Barrett to accept **Resolution 2023-28**: To approve and authorize the Executive Director to enter in to a Design Consultant Contract for the Maintenance Garage Project FISH No. 093092 with Blackstone Block for a total amount of Seventy Thousand, Nine Hundred Fifty Dollars and Zero Cents (\$70,950.00).

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

**4 yeas, 0 nays**

- L. Resolution 2023-29:** To approve and authorize Change Order No. 1 for the Family Stove Replacement Project FISH No. 093085 with Byors and Sons Mechanical LLC; and subject to the review and approval of the Executive Office of Housing and Livable Communities.

Motion made by Mr. Colameta and seconded by Mr. Barrett to Table **Resolution 2023-29**: To approve and authorize Change Order No. 1 for the Family Stove Replacement Project FISH No. 093085 with Byors and Sons Mechanical LLC; and subject to the review and approval of the Executive Office of Housing and Livable Communities. **Voice approved.**

- M. Resolution 2023-30:** To approve and authorize Budget Revision #1 for the 400-1 Operating Budget.

Motion made by Mr. Barrett and seconded by Mr. Norton to approve **Resolution 2023-30**: To approve and authorize Budget Revision #1 for the 400-1 Operating Budget.

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

**4 yeas, 0 nays**

Next meeting not yet scheduled

**Adjournment:** Motion made by Mr. Colameta and Seconded by Mr. Barrett to adjourn the meeting at 5:45pm. **Voice approved.**

Respectfully Submitted,

*Stephen Kergo*

Stephen Kergo  
Executive Director