

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

**April 29, 2025, AT 5:00 PM
393 FERRY STREET, EVERETT, MASSACHUSETTS**

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

Present: Dominic Puleo, Damain Allen, John Barrett and Philip Colameta

Absent: None

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

II. Minutes: Motion made by Mr. Barrett and seconded by Mr. Colameta to accept the minutes of the Regular Meeting of March 25, 2025. **Voice approved.**

Director's Report: The Executive Director updated the Board on his written report. He noted that it should have stated that \$300,000 in Operating Reserves is to be used on the Glendale Towers Parking lot now that the Maintenance Garage Project has been cancelled.

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

III. Old Business: None

IV. New Business:

A. **Resolution 2025-13:** To approve and authorize the Executive Director's recommendation for the promotion of Mel Fiore to the position of Maintenance Mechanic Grade II.

Motion made by Mr. Allen and seconded by Mr. Colameta to accept **Resolution 2025-13:** To approve and authorize the Executive Director's recommendation for the promotion of Mel Fiore to the position of Maintenance Mechanic Grade II.

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

4 yeas, 0 nays

B. **Resolution 2025-14:** To Approve and authorize the purchase of an Articulating Boom Lift for the costs of Fifty-Seven Thousand, Nine Hundred Seventy-Five Dollars and Zero Cents (\$57,975.00) from the low bidder Evergreen Specialty Services.

Motion made by Mr. Colameta and seconded by Mr. Allen to approve **Resolution 2025-14:** To Approve and authorize the purchase of an Articulating Boom Lift for the costs of Fifty-Seven Thousand, Nine Hundred Seventy-Five Dollars and Zero Cents (\$57,975.00) from the low bidder Evergreen Specialty Services.

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

4 yeas, 0 nays

- C. **Resolution 2025-15:** To approve and authorize the Executive Director to execute the Certificate of Final Completion and the Certificate of Partial Release of Retainage with a total final payment of Thirty-Two Thousand, Two Hundred Eighty-Three Dollars and Zero Cents (\$32,283.00) for the 667/2 Glendale Towers Roof Replacement Project (FISH No. 093095); subject to the review and approval of the Executive Office of Housing and Livable Communities.

Motion made by Mr. Barrett and seconded by Mr. Allen to approve **Resolution 2025-15:** To approve and authorize the Executive Director to execute the Certificate of Final Completion and the Certificate of Partial Release of Retainage with a total final payment of Thirty-Two Thousand, Two Hundred Eighty-Three Dollars and Zero Cents (\$32,283.00) for the 667/2 Glendale Towers Roof Replacement Project (FISH No. 093095); subject to the review and approval of the Executive Office of Housing and Livable Communities.

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

4 yeas, 0 nays

- D. **Resolution 2025-16:** To approve and adopt the Section 8 program Income Limits effective April 1, 2025

Section 8 Income Limits			
As of 04/01/2025			
No. of	Extremely Low	Very Low	Low
Persons	Income Limit	Limit	Limit
	(30% of Median)	50%	80%
1	\$34,750	\$57,900	\$92,650
2	\$39,700	\$66,200	\$105,850
3	\$44,650	\$74,450	\$119,100
4	\$49,600	\$82,700	\$132,300
5	\$53,600	\$89,350	\$142,900
6	\$57,550	\$95,950	\$153,500
7	\$61,550	\$102,550	\$164,100
8	\$65,500	\$109,200	\$174,650

Motion made by Mr. Colameta and seconded by Mr. Barrett to take Items 2025-16 and 17 Collectively. Voice Approved.

- E. **Resolution 2025-17:** To approve and authorize the Section 8 Payment Standards based on FY2025 Reevaluation of Fair Market Rents (FMRs), for the Boston-Cambridge-Quincy, MS-NH HUD Metro Area to include Everett and Metropolitan Statistical Areas (MSAs) outside of Everett where Everett voucher holders have leased apartments at 100% for 1, 2, and 3 Bedroom units and 100.2% for 4 Bedroom units effective June 1, 2025

Bedroom Size	FMR 04/28/2025	Percent of FMR	Payment Standard 6/1/2025
0BR	2263	100%	2263
1BR	2394	100%	2394
2BR	2837	100%	2837
3BR	3418	100%	3418
4BR	3761	100.2%	3768

Motion made by Mr. Colameta and seconded by Mr. Barrett for favorable action with **Resolution 2025-16:** To approve and adopt the Section 8 program Income Limits effective April 1, 2025 and **Resolution 2025-17:** To approve and authorize the Section 8 Payment Standards based on FY2025 Reevaluation of Fair Market Rents (FMRs), for the Boston-Cambridge-Quincy, MS-NH HUD Metro Area to include Everett and Metropolitan Statistical Areas (MSAs) outside of Everett where Everett voucher holders have leased apartments at 100% for 1, 2, and 3 Bedroom units and 100.2% for 4 Bedroom units effective June 1, 2025

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

4 yeas, 0 nays

- F. **Resolution No 2025-18**: To adopt and approve updated revisions to the Section 8 Administrative Plan effective May 1, 2025, to reflect revised income calculation rules as related to implementation of Sections 102 and 104 of the Housing Opportunity Through Modernization Act (HOTMA) and Implementation of how increases and or decreases are applied to Payment Standard Adjustments.

Motion made by Mr. Allen and seconded by Mr. Barrett to approve **Resolution No 2025-18**: To adopt and approve updated revisions to the Section 8 Administrative Plan effective May 1, 2025, to reflect revised income calculation rules as related to implementation of Sections 102 and 104 of the Housing Opportunity Through Modernization Act (HOTMA) and Implementation of how increases and or decreases are applied to Payment Standard Adjustments.

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

4 yeas, 0 nays

- G. **Resolution 2025-19**: To approve and authorize the Executive Director to execute the Certificate of Final Completion and Certificate of Partial Release of Retainage, with a final payment of Sixteen Thousand, Seven Hundred Ninety-Five Dollars and Twenty-Five Cents (\$16,795.25) for the 667/2 Glendale Towers Generator Replacement Project (FISH No. 093090); 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 2025-19**: To approve and authorize the Executive Director to execute the Certificate of Final Completion and Certificate of Partial Release of Retainage, with a final payment of Sixteen Thousand, Seven Hundred Ninety-Five Dollars and Twenty-Five Cents (\$16,795.25) for the 667/2 Glendale Towers Generator Replacement Project (FISH No. 093090); subject to the review and approval of the Executive Office of Housing and Livable Communities. **Voice Approved.**

- H. **Resolution 2025-20**: 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. Colameta and seconded by Mr. Barrett to approve **Resolution 2025-20**: 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.

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

4 yeas, 0 nays

Next meeting **May 21, 2025**, at **5:00 pm**.

Adjournment. Motion made by Mr. Barrett and seconded by Mr. Colameta to adjourn the meeting at 5:20 pm. **Voice Approved.**

Respectfully Submitted,

Stephen Kergo

Stephen Kergo
Executive Director