

## **November Board Meeting**

Nov 28, 2023, 4:00 – 5:00 PM (America/New\_York)

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/293517797>

**You can also dial in using your phone.**

Access Code: 293-517-797

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

**Get the app now and be ready when your first meeting starts:**

<https://meet.goto.com/install>

**NOTE: THE MEETING IS BEING HELD REMOTELY VIA GOTOMEETING**  
**AGENDA**

REGULAR MEETING  
OF THE SOMERVILLE HOUSING AUTHORITY  
NOVEMBER 28, 2023

1. MEETING CALLED TO ORDER AND SALUTE TO THE FLAG OF THE UNITED STATES OF AMERICA at **4:00 p.m.**

Joe Capuano  
Eleanor Rances  
Adeleine Mannion  
James Zamer  
Dennis Lemard

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

- (a) Monthly Board Meeting held October 24, 2023 **(Roll Call Vote Required)**

3. COMMUNICATIONS

4. RESIDENT CONCERNS

5. REPORT OF THE EXECUTIVE DIRECTOR **(Roll Call Vote Required)**

Update on Real Estate Development

6. NEW BUSINESS

- (a) Consideration of request by the Executive Director to approve Amendment #17 to the Contract for Waterworks II Financial Assistance (CFA) in the amount of \$607,000.00 from EOHL. **(Roll Call Vote Required)**

- (b) Consideration of request by the Executive Director to approve the acceptance of a \$10,000 increase in EOHL State Resident Service Coordinator funding. **(Roll Call Vote Required)**

- (c) Consideration of request by the Executive Director to approve the SHA Rent Collection Policy. **(Roll Call Vote Required)**

- (d) Consideration of request by the Executive Director to approve the SHA Section 8 Payment Standards effective January 1, 2024. **(Roll Call Vote Required)**

- (e) Consideration of request by the Executive Director to approve a five (5) year contract with Bulletproof Solutions in the amount of \$470,859.48. **(Roll Call Vote Required)**
- (f) Consideration of request by the Executive Director to approve the Security System and Security Camera Policy and Lease Addendum. **(Roll Call Vote Required)**
- (g) Consideration of request by the Executive Director to approve the SHA Four Factor Analysis and Language Access Plan. **(Roll Call Vote Required)**
- (h) Consideration of request by the Executive Director to appoint the following employees permanent:
  - 1. William Yore, Carpenter
  - 2. Daniel Caissie, Maintenance Mechanic II
  - 3. John DiFraia, Maintenance Mechanic Aide**(Roll Call Vote Required)**
- (i) Consideration of request by the Executive Director to approve the proposed SHA Federal Housing Program Flat Rents effective January 1, 2024. **(Roll Call Vote Required)**
- (j) Consideration of request by the Executive Director to approve the Final Completion to WPI Construction Inc. for SHA Job #2211, Mystic View Roof Replacement Phase 2. **(Roll Call Vote Required)**
- (k) Consideration of request by the Executive Director to approve the Final Completion to Corolla Contracting Inc. for SHA Job #2203, Mystic River and Administration Building Roof Replacement Phase 5. **(Roll Call Vote Required)**
- (l) Consideration of request by the Executive Director to approve the State Quarterly Reports, ending 9/30/2023. **(Roll Call Vote Required)**
- 7. ANY OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD
  - (a) Scheduling for next Regular Board Meeting and Public Hearing:  
  
December 21, 2023 at 4:00 PM
- 8. ADJOURNMENT **(Roll Call Vote Required)**