

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on June 22, 2022.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, June 22, 2022, at 11:00 a.m.

The Chairman instructed the Secretary to call the roll at 11:01 a.m. and upon roll call those present and absent was as follows:

PRESENT

ABSENT

Comm. Ferrara

Comm. Rances

Chairman Bonney, Jr.

The Chairman read Notice of Meeting dated June 16, 2022, given in accordance with Section 23B, Chapter 39 of the General Laws with certificate as to Service of Meeting attached which was ordered spread upon the minutes.


NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B, Chapter 39 of the General Laws that a meeting of the Somerville Housing Authority will be held virtually on Wednesday, June 22, 2022, at 11:00 a.m.

CERTIFICATE AS TO SERVICE OF NOTICE
OF MEETING
(Sec. 23B, Chapter 39, General Laws)

I, Joseph R. Macaluso, the duly appointed qualified Secretary of the Somerville Housing Authority, do hereby certify that on June 16, 2022, I filed, in the manner provided by Sec. 23B, Chapter 39 of the General Laws with the Clerk of the City of Somerville, a Notice of Meeting of which the following is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of the said Authority this June 22, 2022.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

Regular Meeting held on May 11, 2022

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

Special Meeting held on May 25, 2022

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

3. COMMUNITY POLICE OFFICER

None this month.

4. COMMUNICATIONS

None this month.

5. RESIDENT CONCERNS

Resident of Properzi Manor, Pat Wilbur, requested tint on the community room windows. She also requested to repaint the lines in parking lot and the walkway outside front door. Kevin Bumpus stated SHA will complete.

6. REPORT OF THE EXECUTIVE DIRECTOR

Joe stated we are a couple months into fiscal year, nothing remarkable about budgets. As far as major projects, clarendon, city council approved the finance we need. Working with DHCD re location. One module for us to look at by the end of this month. Proceeding with Water Works II.

Upon roll call it was voted to accept the Executive Director's report as written. The ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

7. NEW BUSINESS

- (a) Consideration of request by the Executive Director to approve the new Admissions and Continued Occupancy Policy for federal public housing, effective immediately.

Rob stated ACOP which describes in detail are policies with respect to federal public housing it last revised in 2008. Authority took initiative to provide an overhaul of ACOP to serve different goals. First to better align it with section 8 administrative plan and second to provide further clarity on existing policy and process for benefits of applicants, residents, and staff. What we did with draft is to engage with Cambridge and Somerville legal services as well as the housing stability at the city. Key highlights to extend existing policy to exclude all earned income applied to household member under age 23 not 25 and have a high school diploma or ged. Second is a clarifier to our existing cori criminal background check. We now include 10 year for felony convictions. Finally a lot of clarifications through out our policy with the intent to be more clear and understand process of documentation requirements screening procedures how household compositions changes are reported and updated our definitions through out to align to any changes hud has issued. Elanor had asked when we do cori checks if they're limited just in MA. Rob stated they are not. Joe stated only trouble we have is if from different country. Ellen, from Somerville Housing Stability thanked SHA for a fair process. Susan, from legal services also would like to thank SHA.

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (b) Consideration of request by the Executive Director to approve the updated CORI Policy, effective immediately.

Rob stated 1st it makes it consistent with clarification in ACOP that we just talked about makes clear in cori policy the same look back period in 10 years in 5 years with the permanent for admissions still in tack. Secondly it updates cori records access.

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

(c) Consideration of request by the Executive Director to appoint permanent the following employee:

1. Peter Avery, Maintenance Mechanic II

Joe stated he has been with SHA for a while and he is a good employee.

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

(d) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to Delta Beckwith Elevator Co. for the completion of the Bryant Manor Elevator Modernization Project. FISH # 274129 and the amount due **\$16,501.78**. Brian stated elevators are complete in operation over a year now. Working fine. Eleanor stated the elevators have been doing well.

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

(e) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion of Delta Beckwith Elevator Co. for Bryant Manor Elevator Modernization Project FISH # 274129.

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

(f) Consideration of request by the Executive Director to increase the scope of the existing Administration HP Ramp Improvements Project to include Mystic River Courtyard Paving Repairs Project. DHCD has requested that we combine these two projects into one. The increase in A&E budget would be \$25,620.00.

Ron asked if this effected the 5 year plan. Brian stated it does not. The first one is replacing ramp/rails at the administrative building. Courtyards concrete had deteriorated from salt.

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (g) Consideration of request by the Executive Director to enter into an Electrical Services Contract with Singh Electric LLC for Development wide labor at a cost not to exceed \$99,000.

Brian stated this is an additional contractor that was used we have too much work one electrician cant handle it all. This is a public bid small contractor won bid prior to this worked out very well. Joe stated worked out well.

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (h) Consideration of request by the Executive Director to approve the Eastern Bank CD #99799731 renewal for 0.10% for the 1-year term.

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (i) Consideration of request by the Executive Director to approve the Middlesex Federal Savings Bank CD #98415336 renewal for 0.40% for the 1 year-term.

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

8. ANY OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

(a) Scheduling for next Regular Board Meeting:

Joe stated that the deadline for receiving applications for our open board position was the 17th. We received 17 applicants and have been sent to mayor's office.

Regular Board Meeting July 13th at 11 am.

9. ADJOURNMENT

Upon Roll Call it was voted to adjourn at 11:33 a.m. The ayes and nays is as follows:

Ayes

Nays

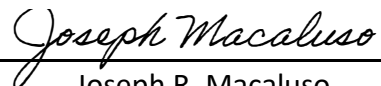
Absent

Comm. Ferrara

Comm. Rances

Chairman Bonney, Jr.

SO VOTED



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy