

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on November 19, 2020.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Thursday, November 19, 2020 at 1:00 p.m.

The Chairman instructed the Secretary to call the roll at 1:06 p.m. and upon roll call those present and absent was as follows:

PRESENT

ABSENT

Comm. Ferrara

Comm. Rances

Comm. Santana

Comm. McCallum

Chairman Bonney, Jr.

The Chairman read Notice of Meeting dated November 13, 2020 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 Thursday, November 19 2020 at 1:00 p.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 November 13, 2020, 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 November 20, 2020.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Annual Meeting of the SHA Capen Court Corporation held October 21, 2020

Upon motion made by Comm. Santana, seconded by Comm. Rances, it was voted to waive the reading and approve the minutes.

SO VOTED

(b) Annual Meeting of the SHA Waterworks LLC held October 21, 2020

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to waive the reading and approve the minutes.

SO VOTED

(c) Regular Meeting held on October 21, 2020

Upon motion made by Comm. Santana, seconded by Comm. McCallum, it was voted to waive the reading and approve the minutes.

SO VOTED

3. COMMUNITY POLICE OFFICER

None this month.

4. COMMUNICATIONS

5. RESIDENT CONCERNS

Resident Pat Wilber from Properzi Manor requested that garbage chutes and dumpsters get cleaned. Director of Maintenance stated he would schedule within the next two weeks.

Commissioner Santana stated that a resident at Properzi Manor called her about laundry that went missing from the laundry room. An employee from SHA attempted to reach out the resident but has not received a phone call back.

6. REPORT OF THE EXECUTIVE DIRECTOR

The Executive Director stated that additional funding has continued to be used during the Covid-19 pandemic. Touchless fixtures, sanitation spray and additional product has been purchased and utilized with the virus surge that is currently taking place.

The Executive Director stated that there is a Zoning Board meeting scheduled on December 16, 2020 regarding Waterwork II. Twenty-one (21) units are going to be proposed rather than the larger number previously discussed. A modular construction company will be working on the project prior to the Clarendon redevelopment project.

Upon motion by Comm. Santana, seconded by Comm. Ferrara, it was voted to accept the Executive Director's Report as written.

SO VOTED

7. NEW BUSINESS

- (a) Consideration of request by the Executive Director to approve the State September 2020 Quarterly Reports for DHCD.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(a).

SO VOTED

- (b) Consideration of request by the Executive Director to approve updates to the Section 8 Administrative Plan effective November 19, 2020.

Director of Leased Housing and Continued Occupancy, Samantha Heggarty, discussed changes made to the Section 8 Admin Plan including the removal of requiring domestic violence victims to apply for emergency preference within a six (6) month time frame of the abuse. Additionally, Home Ownership was updated to include the percentages granted to calculate major and minor repair monthly allowance.

Upon motion made by Comm. Santana, seconded by Comm. Rances, it was voted to approve Item 7(b).

SO VOTED

- (c) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to US Pavement for SHA Job #2023 Capen Court Cracksealing.

Upon motion made by Comm. Santana, seconded by Comm. McCallum, it was voted to approve Item 7(c).

SO VOTED

- (d) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to US Pavement for SHA Job #2023 Capen Court Cracksealing for the sum of **\$15,532.00**.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(d).

SO VOTED

- (e) Consideration of request by the Executive Director to approve Change Order #1 for the MAC Center Roof Improvement SHA Job #1904 from MDM Engineering Company Inc for unused unit price carried amounts for roofing material for the sum of **(\$1,660.20)** that will be credited backed to SHA.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(e).

SO VOTED

- (f) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to MDM Engineering for SHA Job #1904 MAC Center Roof Improvements.

Upon motion made by Comm. Santana, seconded by Comm. Rances, it was voted to approve Item 7(f).

SO VOTED

- (g) Consideration of request by the Executive Director to enter into a contract with New England School Services, Inc. from Medford, MA to provide doors, frames, and hardware materials (no labor) for Bryant Manor Force Account SHA Job #1827 for the sum of **\$23,950.00**.

Upon motion made by Comm. Santana, seconded by Comm. Rances, it was voted to approve Item 7(g).

SO VOTED

- (h) Consideration of request by the Executive Director to enter into a 3-year contract with Direct Expansion Solutions from Peabody, MA for the Waterworks HVAC Controls System for the sum of **\$7,950.00**.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(h).

SO VOTED

- (i) Consideration of request by the Executive Director to accept the HUD ACC Amendment for additional funding for the 2020 Capital Fund Year of **\$10,669.00**.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(i).

SO VOTED

- (j) Consideration of request by the Executive Director to enter into a contract with Catamount Commercial Construction from Needham, MA to provide shower surrounds (no labor) for the Federal Elderly Buildings SHA Job #2028 for the sum of **\$108,500.00**. Director of Modernization, Brian Langton, stated that walk-in showers are being installed as units become vacant and upon request by residents through reasonable accommodations.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(j).

SO VOTED

- (k) Consideration of request by the Executive Director to enter into a contract with Continental Flooring Company from Scottsdale, AZ to provide flooring materials (no labor) for Bryant Manor Force Account SHA Job #1827 for the sum of **\$40,128.00**.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(k).

SO VOTED

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

- (a) Schedule for next Regular Board Meeting:

The scheduling of the December Board Meeting is postponed until further notice due to the COVID-19 outbreak.

Upon motion made by Comm. Ferrara, seconded by Comm. Santana, it was voted to adjourn at 1:32 p.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy