

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on August 18, 2022.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Thursday, August 18, 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 August 11, 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 Thursday, August 18, 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 August 18, 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 August 19, 2022.

Joseph Macaluso

Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Regular Meeting held on July 13, 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. COMMUNICATIONS

None this month.

4. RESIDENT CONCERNS

Commissioner Rances requested for the parking spot lines/speed bumps in the parking lot be repainted. She also requested tint on the windows in the community room. She asked for the payphone in the lobby to be removed because it's no longer in service and residents keep putting money in it. Additionally, she requested for the trash chutes to be cleaned. Executive Director, Joseph Macaluso, stated that he would have Maintenance follow up regarding these requests.

Commissioner Rances requested if it's possible for electric rat traps to be used in the parking lot. Joe stated that at this time they are not allowed because the City wanted to assess how safe they are to use. He stated that he would have John Sullivan follow up with an update on if they are allowed to be utilized.

Commissioner Rances stated when the elevators aren't working, residents often must wait in the hallway. She stated the hallway is very warm because of its vicinity to the laundry room and requested that two ceiling fans be installed. Further, she stated that when residents have been trapped in the elevator, they push a button with a helmet on it to alert the fire department. However, she was recently informed that the button has been out of use for two years. Joe stated this is a very important issue he will follow up on regarding if and why the button is not working and confirmed that there is a phone in the elevator for residents to use in case of emergency.

Lastly, Commissioner Rances stated that Properzi Manor's Maintenance man is planning on going away for a month and the residents would like to request Marc Piro to return since they know and trust him. Further, she stated that SHA has a wonderful crew of workers that have done a tremendous job of taking care of her building.

5. REPORT OF THE EXECUTIVE DIRECTOR

Joe stated SHA is early into the fiscal year, therefore nothing to report on budgetary changes. He stated that in pursuit of a full Board, the City's committee recently conducted interview with 6 candidates chosen from a pool of 17 candidates. He stated

he is waiting to hear the committees' nominations and for the Mayor to move forward with the next steps.

Joe discussed a recent meeting regarding Waterworks II, stating environmental reviews need to be completed for demolition to begin this fall. He stated originally the sale of the Monmouth Street Property was part of the original financing scheme, however a meeting is scheduled to discuss SHA redeveloping Monmouth Street and request additional funding of \$1.5 million from DHCD for Waterworks II.

Joe updated the Board on the Clarendon Redevelopment stating that residents are currently being relocated with the assistance of the HOU team, helping to rehouse residents outside of Clarendon. He stated this process will continue over the next 60-90 days. He stated the Closing for phase 1 is scheduled for October, but could lapse, therefore may close as late as December.

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 EIV System Income Verification Policy and Procedures for Bryant and Hagan Manor. (Roll Call Vote).

Joe stated this is a Policy update being overseen by Mass Housing, who has taken over for DHCD.

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 a one-year contract with P.C. Richard & Son to provide stoves in the amount of \$80,635.00. (Roll Call Vote).

Joe stated this request is a result of a competitive bid for stoves.

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 approve a three-year contract with Automatic Laundry Service Co. in the amount of \$147,280.00. (Roll Call Vote).

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 amendment of the SHA Family Self-Sufficiency (FSS) Action Plan. (Roll Call Vote).

Director of Resident Services, Shannon Bennett, stated that changes were made to the Action Plan to align with HUD regulatory updates, mostly at the participant level. She stated regulations also changed for forfeited escrow.

Joe stated the FSS program is very successful for SHA residents. Chairman Bonney requested success stories to be shared on SHA's website.

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 State Quarterly Reports for the quarter ending 6/30/2022. (Roll Call Vote).

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 approve the Certificate of Substantial Completion to Nena Contracting for the Corbett Rear Apt. Entry Door Replacement Project FISH #274146. (Roll Call Vote).

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 approve DHCD CFA 1037 Amendment for Moving to Work Grant from DHCD of \$7,200,000 for the Clarendon Hills Redevelopment Project. (Roll Call Vote).

Joe stated this funding will pay for relocation costs for the Clarendon Redevelopment and will assist in covering private market rents for relocated residents.

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 acceptance of DHCD Amendment #14 CFA 5001 in the amount of \$5,128,915.00. (Roll Call Vote).

Joe stated that this funding will cover increased costs for the Clarendon Redevelopment.

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

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

- (a) Scheduling for next Regular Board Meeting:

Wednesday, September 14, 2022, at 11:00 a.m.

Joe stated recent issues with fly infestation in the Administrative Building has caused the office to close for the remainder of the week for extermination to be done. All administrative staff will be working remotely for the time being.

8. ADJOURNMENT

Upon Roll Call it was voted to adjourn at 11:28 a.m. 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

Joseph Macaluso

Joseph R. Macaluso
Executive Director

ATTEST

A True Copy