

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on January 26, 2022.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, January 26, 2022 at 11:00 a.m.

The Chairman instructed the Secretary to call the roll at 11:02 a.m. and upon roll call those present and absent was as follows:

PRESENT

ABSENT

Comm. Ferrara

Comm. Rances

Comm. McCallum

Chairman Bonney, Jr.

The Chairman read Notice of Meeting dated January 20, 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, January 26, 2021 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 January 20, 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 January 27, 2022.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Public Meeting held on December 20, 2021

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

SO VOTED

(b) Monthly Board Meeting held on December 20, 2021

Upon motion made by Comm. Rances, 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

(a) Letter from the Department of Housing and Community Development Undersecretary, Jennifer D. Maddox regarding Clarendon Hill Redevelopment 200-2 - Updated Partnership to Expand Housing Opportunities Award totaling \$22,650,000.

Executive Director, Joe Macaluso, stated this formal letter confirms the monetary award from DHCD for moving the Clarendon Hill Project along. He stated with DHCD's approval, the public housing units will be renovated before the market units. Therefore, the resident relocation process will occur sooner than previously anticipated.

(b) Letter from the U.S. Department of Housing and Urban Development Director, Robert R. Cwieka, stating SHA's request for renewal of its Designated Housing Plan received at HUD on December 3, 2021, is granted for an additional 2 years from March 11, 2022, to March 10, 2024.

Joe stated this letter confirms the extension of the SHA Designated Housing Plan for 2 years allowing SHA to house young/disabled individuals in 20% of units in SHA's senior building portfolio.

5. RESIDENT CONCERNS

Commissioner Rances stated rats are continuing to be a problem in the parking lot. She stated people are dumping their trash improperly into the dumpster and trash chutes, worsening the problem. She asked for a reminder to be sent about how to properly dispose of trash and ask for the exterminator to follow up on property.

Joe stated that Inspector John Sullivan would be sent out to provide extermination services. Joe also stated a reminder is a good idea and suggested SHA provide trash bags to the residents for proper trash removal.

A resident from Bryant Manor stated that mice have been seen in the basement of the parking garage. She asked for extermination services as well.

Joe stated he would have John follow-up.

Several residents from the Bryant Manor Tenant Association requested for a small office space to be used for meetings and storage of documents related to TA matters. Another resident expressed concern over the need of a separate space. Resident Services Director, Shannon Bennett, stated there is a small coat closet that has been recommended for use and will be discussed at a tenant association meeting on 1/27/22. Joe stated that he would have Director of Operations, Kevin Bumpus, assess the space once a specific area is chosen for approval. He further stated if there is disagreement on the matter by members of the tenant association, a vote will be held and honored.

6. REPORT OF THE EXECUTIVE DIRECTOR

Joe stated SHA is on budget after being two-thirds way through the fiscal year. He discussed the Waterworks II project, stating the architect has been re-engaged to bring the budget inline.

Chairman Bonney asked about SHA preparation for upcoming winter weather and provided suggestions for storage of salt.

Upon motion by Comm. McCallum, seconded by Comm. Rances, 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 Change Order #1 to One Source Construction on Project #2014 Weston Manor 2nd Bedroom Conversion for work due to unforeseen circumstances in the amount of \$28,613.12.

Director of Modernization, Brian Langton, stated the COVID-19 pandemic and other maintenance interruptions, including a building fire, have delayed completion of the 2-bedroom conversion. Because of these circumstances, the project has taken longer to complete. During this timeframe the prevailing wage increased. Therefore, the project has cost more than previously anticipated.

Joe stated the 2-bedrooms are for elderly/disabled families in need of personal care attendants. This will help allow families to live independently rather than transition to care facilities.

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

SO VOTED

- (b) Consideration of request by the Executive Director to enter into executive session regarding personnel matters. **(Roll Call Vote Required)**.

Upon roll call the ayes and nays is as follows:

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


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

- (a) Schedule for next Regular Board Meeting:

February 16, 2022, at 11:00 a.m.

Upon motion made by Comm. Rances, seconded by Comm. Ferrara, it was voted to adjourn at 11:38 a.m.

9. ADJOURNMENT



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy