

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on November 9, 2022.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, November 9, 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 November 3, 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, November 9, 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 November 3, 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 November 10, 2022.

Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Monthly Board Meeting held October 12, 2022 **(Roll Call Vote Required)**.

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

(a) Low Loss Ratio Award from HAI Group for 2018-2020 HARRG policy years.

Executive Director Joe Macaluso stated this reward is based on a three-year average of minimal loss. Not only is the policy premium reduced, but it demonstrates the success of the Maintenance Department prioritizing staff safety.

4. RESIDENT CONCERNS

Commissioner Rances thanked the Maintenance Department for the painted lines in the parking lot. Additionally, she stated that the camera in the mail area/entranceway has not been working properly. Joe stated that if the camera is unable to be fixed today, a new one would be ordered immediately for replacement.

5. REPORT OF THE EXECUTIVE DIRECTOR

Joe stated there is nothing to report on budgetary changes. He stated that the first closing for the Clarendon Redevelopment is on track for the end of November. He stated that a resident meeting is scheduled, and relocation of residents is continuing with only six families left to move. He stated the projected closing for the Waterworks II Project is on track for February.

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

6. NEW BUSINESS

- (a) Consideration of request by the Executive Director to appoint Diane Cohen to the position of Director of Management. **(Roll Call Vote Required).**

Joe stated this an exciting recruitment as Diane has over 25 years' experience with the last 20 years being Deputy Director at Chelsea Housing Authority. He stated that Diane has been a consultant for SHA for several years and is well respected across the state and nationwide. Her start date is November 22, 2022.

Motion made by Commissioner Rances, seconded by Commissioner Ferrara.

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 enter a contract with Embree Elevator Maintenance for three years in the amount of \$367,203.00. **(Roll Call Vote Required).**

Joe stated that SHA would like to change elevator companies to Embree Elevator, who has been reliable in the past.

Motion made by Commissioner Rances, seconded by Commissioner Ferrara.

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 Change Order #02 from Megco Electric to correct fire alarm deficiencies and to provide two SLC's in order to provide addressable smoke detectors in elevator lobby. **(Roll Call Vote Required).**

Director of Modernization Brian Langton stated that currently elevators shut down and go to first floor if the fire alarm goes off, therefore updates are necessary to bring the fire alarms up to code.

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

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 enter a Design Agreement with EHA Design of Weston, Massachusetts for SHA Job #2211 Mystic View Roof Replacement Phase 2 in the amount of \$16,950. **(Roll Call Vote Required)**.
Brian state this project has multiple phases to replace the 25-year-old asphalt shingle roofs that are starting to fail. He stated this is phase 2 of 6 phases.

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

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 proposed Flat Rents for Federal Public Housing effective December 1, 2022. **(Roll Call Vote Required)**.
Chairman Bonney asked how many residents pay flat rent. Deputy Director Rob Muollo stated that 10 residents are responsible for flat rent.

Motion made by Commissioner Rances, seconded by Commissioner Ferrara.

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 VOTE

- (f) Consideration of request by the Executive Director to approve the proposed Section 8 Payment Standards effective December 1, 2022. **(Roll Call Vote Required)**.
Joe stated that the updated payment standards are based on FMRs for the area.

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

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 the State Quarterly Reports for the quarter ending 9/30/22. **(Roll Call Vote Required).**

Motion made by Commissioner Rances, seconded by Commissioner Ferrara.

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 SHA acceptance of an increase in DHCD State Resident Service Coordinator funding. **(Roll Call Vote Required).**

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

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 accept Amendment #15 additional funding from DHCD in the amount of \$1,500,000.00 for Water Works II Phase 2. **(Roll Call Vote Required).**

Joe stated this is advanced funding from DHCD in lieu of selling the Monmouth property as initially intended. SHA has opted to redevelop the property to create additional affordable housing units and establish a financing plan within 6 months after closing on Waterworks II.

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

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

- (j) Consideration of request by the Executive Director to accept ARPA formula funding from DHCD in the amount of \$371,915.00 for the Water Works II project. **(Roll Call Vote Required).**

Motion made by Commissioner Rances, seconded by Commissioner Ferrara.

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 and Public Hearing:
Thursday, December 22, 2022 at 11:00 a.m.

Chairman Bonney thanked Commissioner Ferrara for his service on the Board. Additionally, Joe thanked Commissioner Ferrara for his time as Commissioner and his contribution to the residents and staff at SHA.

8. ADJOURNMENT

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

Upon Roll Call it was voted to adjourn at 11:25 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 R. Macaluso
Executive Director

ATTEST

A True Copy