



EVERETT HOUSING AUTHORITY

393 FERRY STREET, EVERETT, MASSACHUSETTS 02149
PHONE (617) 387-6389 FAX (617) 389-4936

Board of Commissioners

Dominic Puleo
Chairperson

Damain Allen
John Barrett
Philip Colameta
Robert Norton

Stephen Kergo
Executive Director

NOTICE OF THE REGULAR MEETING

Notice is hereby given by General Laws, Chapter 39, Section 23A, B and C, that a Regular Meeting of the Everett Housing Authority will be held at 5:00 PM on Tuesday, September 17, 2024, at the offices of the Authority, 393 Ferry Street, in the City of Everett, Massachusetts. The chairman reasonably anticipates the following items will be discussed:

- I. **Roll Call:**
- II. **Minutes:** To accept the minutes of the Regular Meeting of August 21, 2024.
- III. **Executive Director's Report:** To accept the Executive Director's Report.
- IV. **Old Business:**
 - A. **Discussion:** A/C Glendale Towers.
 - B. **Discussion:** Related to upgrading maintenance software to allow for a tenant portal
 - C. **Discussion:** Related to a tenant communication plan.
- V. **New Business:**
 - A. **Resolution 2024-36:** To approve and authorize the updates to the Housing Choice Voucher (Section 8) Program Administrative Plan effective September 17, 2024.
 - B. **Resolution 2024-37:** To approve and authorize the Housing Choice Voucher (Sec 8) Payment Standards at 105% of Fiscal Year (FY) 2025 Boston Metro Area Fair Market Rent's (FMR); all other Metro Areas will be at 100% of the FY'25 FMR effective January 1, 2025.

RECEIVED
CITY CLERKS OFFICE
EVERETT, MA
2024 SEP 12 PM 2:40

Everett Housing Authority Payment Standards 1/1/2025

Bedroom Size	Fair Market Rent 10/1/2024	Percent of FMR	Payment Standard 1/1/2025
OBR	2163	105%	2271
1BR	2288	105%	2402
2BR	2711	105%	2846
3BR	3266	105%	3429
4BR	3594	105%	3773

Posted in accordance with the provisions of Mass. General Laws Chapter 30A- Sections 18-25

on 9/12/2024 at 2:40 P

Attest:


Assistant City Clerk



Equal Housing Opportunity



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- C. **Resolution 2023-38:** To approve and authorize the State Aided Public Housing Fair Market Rents (FMR) for determination of eligibility for continued occupancy.

Effective October 1, 2024

No. of Bedrooms	
1	\$2288
2	\$2711
3	\$3266

- D. **Resolution 2024-39:** To approve and authorize the Executive Director to execute Change Order #02 for the Family Stove Replacement Project FISH #093085 with a total cost of Twenty-Three Thousand Four Hundred Fifty Dollars and Sixty-One Cents (\$23,450.61); subject to the review and approval of the Executive Office of Housing and Livable Communities.
- E. **Resolution 2024-40:** To approve and authorize the writing-off of Ch. 667-C Tenant Accounts Receivables, effective September 13, 2024, in the total amount of Six Hundred Twenty-Eight Dollars and One Cent (\$628.01).
- F. **Resolution 2024-41:** To approve and authorize the writing-off of Ch. 200-C Tenant Accounts Receivables, effective as of September 16, 2024, in the total amount of Twenty-Five Thousand, Four Hundred Forty-Three Dollars and Zero Cents (\$25,443.00).
- G. **Resolution 2024-42:** To approve and adopt the 2025 Affirmative Action Goal for the Family Program at 61% and Elderly Housing Program at 35%.
- H. **Resolution 2024-43:** To approve and authorize the Executive Director's recommendation for the filling of the Groundskeeper/Custodian position.
- I. **Resolution 2024-44:** To approve and authorize the Executive Director's recommendation for the filling of the Public Housing Clerk position.
- J. **Resolution 2024-45:** To strike the vote of *Resolution 2024-35* and replace it with the following: to approve and authorize the Executive Director to execute a Certificate of Final Completion with a final payment of Sixteen Thousand, Four Hundred Seventy-Three Dollars and One Cent (\$16,473.01) for the 667/2 Glendale Towers Gate Valve Replacement Project FISH No. 093075; subject to the review and approval of the Executive Office of Housing and Livable Communities.

adjournment.

Everett Housing Authority

By: 
Secretary & Executive Director

Sept. 13 2024

Date



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