

**MINUTES  
REGULAR MEETING OF MEMBERS  
MEDFORD HOUSING AUTHORITY  
APRIL 13, 2022**

The members of the Medford Housing Authority Board of Commissioners met in Regular Session on Wednesday, April 13, 2022, at 121 Riverside Avenue, Medford, MA, at 4:02 p.m. The Chair, Michael Luongo, presiding.

**1. Roll Call**

**Absent**

Commissioner Michael Luongo  
Commissioner Paul Hollien, Jr.  
Commissioner Caileen Foley

Commissioner Lossa Janvier  
Commissioner James Lister

Also in attendance: Michael Pacious, Director of Finance, Jennifer McNabb, Director of Management, Gabe Ciccariello, Director of Modernization and Procurement, and Barbara Vivian, Executive Assistant/Transcriptionist.

**2. Recite the Pledge of Allegiance**

**3. Financials**

Michael Pacious, Director of Finance summarized the Agency Wide Operating Statement for five months ending February, 2022. There is a \$736,815.00 surplus agencywide which is added to MHA reserves.

Upon a motion by Commissioner Foley, duly seconded by Commissioner Hollien, Jr., it was unanimously voted to close out the Financial Report.

**4. Public Input**

No members of the public were in attendance.

Upon a Motion by Commissioner Hollien, Jr., duly seconded by Commissioner Foley, it was unanimously voted to close out Public Input.

**5. Modernization/Management Activity Reporting**

Gabe Ciccariello, Director of Modernization and Procurement, reviewed the Comprehensive Modernization of Saltonstall and an April, 2022 update on the redevelopment of Walkling Court.

Upon a motion by Commissioner Hollien, Jr., duly seconded by Commissioner Foley it was unanimously voted to close out the Modernization/Management Activity Report.

**6. Old Business**

a) Resolution No. 2022-013

Consideration of request by the Executive Director to approve a contract to LeVangie Electric Co., Inc., of Hanover, MA for MHA Job No. 2205, (AMP-1) &

(AMP-2) Surveillance System Replacements. The total amount of the contract is \$1,643,000.00.

Upon a motion by Commissioner Foley, duly seconded by Commissioner Hollien, Jr., and upon ROLL CALL VOTE, it was unanimously voted to approve a contract to LeVangie Electric Co., Inc., of Hanover, MA for MHA Job No. 2205, (AMP-1) & (AMP-2) Surveillance System Replacements in the total contract amount of \$1,643,000.00.

The Ayes and Nays were as follows:

**Ayes**

**Nay**

Commissioner Michael Luongo  
Commissioner Paul Hollien, Jr.  
Commissioner Caileen Foley

**7. New Business**

a) Resolution No. 2022-017

Consideration of request by the Executive Director to approve the Certificate of Substantial Completion with a date 01/31/2022 with the Contractor, Araujo Bros Plumbing & Heating. of New Bedford, MA for MHA Job No. 2101, (AMP-1) Tempone Apartments, Crawlspace Heat Pipe Replacement & Building Ventilation.

Upon a motion by Commissioner Foley, duly seconded by Commissioner Hollien, Jr., it was unanimously voted to approve the Certificate of Substantial Completion with a date 01/31/2022 with the Contractor, Araujo Bros Plumbing & Heating of New Bedford, MA for MHA Job No. 2101, (AMP-1) Tempone Apartments, Crawlspace Heat Pipe Replacement & Building Ventilation.

b) Resolution No. 2022-018

Consideration of request by the Executive Director to approve a Legal Services contract for RFP No. S-2205, Legal Services for Redevelopment and Development Activities. The initial contract term shall be for three (3) years with the option to renew at the sole discretion of MHA for two (2) additional one (1) year periods. The total duration of the contract including all extensions shall not exceed five (5) years. The maximum total fee for service shall not exceed \$250,000.00 annually.

Upon a motion by Commissioner Hollien, Jr., duly seconded by Commissioner Foley, and upon ROLL CALL VOTE, it was unanimously voted to approve a contract to Nolan/Sheehan/Patten LLP, for RFP No. S-2205, Legal Services for Redevelopment and Development Activities for a maximum total fee for service not to exceed \$250,000.00 annually.

c) Resolution No. 2022-019

Consideration of the request of the Executive Director to adopt and implement the new Flat Rate Rents at a range of not less than 80% of HUD's Fair Market Rents for Federal Public Housing to be effective June 1, 2022 as follows:

	<b>Bedroom</b>	<b>Tenant Flat Rate Rent</b>	<b>Tenant Flat Rate Rent</b>
<b>Site</b>	<b>Size</b>	<b>w/MHA supplied fridge</b>	<b>w/ Tenant supplied fridge</b>
<b><u>LaPrise</u></b>	<b>2</b>	<b>\$2,320</b>	<b>\$2,315</b>
*Tenant pays: nat. gas ht & hw	<b>3</b>	<b>\$2,868</b>	<b>\$2,862</b>
*MHA pays: electric cooking & lights	<b>4</b>	<b>\$3,134</b>	<b>\$3,128</b>
<b><u>LaPrise</u></b> (323 Riverside, 57 Rockwell,	<b>2</b>	<b>\$2,311</b>	<b>\$2,311</b>
47 Rockwell, 333 Riverside)	<b>2</b>	<b>\$2,311</b>	<b>\$2,311</b>
* tenant pays: nat. gas ht & hw	<b>2</b>	<b>\$2,311</b>	<b>\$2,311</b>
*MHA pays: electric cooking & lights	<b>3</b>	<b>\$2,857</b>	<b>\$2,857</b>
<b><u>Willis</u></b>	<b>1</b>	<b>\$1,986</b>	<b>\$1,982</b>
*All utilities included	<b>2</b>	<b>\$2,399</b>	<b>\$2,336</b>
	<b>3</b>	<b>\$2,966</b>	<b>\$2,960</b>
	<b>4</b>	<b>\$3,253</b>	<b>\$3,247</b>
<b><u>Tempone</u></b>			
*Tenant pays elec lights & cooking	<b>1</b>	<b>\$1,894</b>	<b>n/a</b>
*MHA pays ht & hw	<b>2</b>	<b>\$2,276</b>	<b>n/a</b>
<b><u>Phillips/Fellsway</u></b>	<b>1</b>	<b>\$1,894</b>	<b>n/a</b>
* Tenant pays elec lights & cooking			
* MHA pays ht & hw			
<b><u>Doherty/Canal</u></b>	<b>1</b>	<b>\$1,894</b>	<b>n/a</b>
* Tenant pays elec lights & cooking			
*MHA pays ht & hw			
<b><u>Weldon</u></b>	<b>1</b>	<b>\$1,986</b>	<b>n/a</b>
* All utilities included			
<b><u>Saltonstall</u></b>	<b>1</b>	<b>\$1,986</b>	<b>n/a</b>
* All utilities included	<b>2</b>	<b>\$2,399</b>	<b>n/a</b>

Upon a motion by Commissioner Foley, duly seconded by Commissioner Hollien, Jr., it was unanimously voted to adopt and implement the new Flat Rate Rents at a range of not less than 80% of HUD's Fair Market Rents for Federal Public Housing to be effective June 1, 2022.

d) Resolution No. 2022-020

Request of the Executive Director to adopt and implement new Payment Standards at a range of 90% through 110% of HUD's 2022 published Fair Market Rents for

the Section 8 Housing Choice Voucher Program to be effective for recertifications, moves, and initial leases effective June 1, 2022.

<b>Bedroom Size</b>	<b>FY22 Payment Standard</b>	<b>FY22 FMR</b>	<b>New PS as a % of FMR</b>
0	1803	1803	100%
1	1986	1986	100%
2	2399	2399	100%
3	2966	2966	100%
4	3253	3253	100%

Upon a motion by Commissioner Foley, duly seconded by Commissioner Hollien, Jr., it was unanimously voted to adopt and implement the new Payment Standards at a range 90% through 110% of HUD’s 2022 published Fair Market Rents for the Section 8 Housing Choice Voucher Program to be effective June 1, 2022

- e) Discussion: Walkling Court – Formation of Local Screening Committee to rank and interview architectural firms that have been selected as finalists by DHCD’s Designer Selection Committee for the Redevelopment of Walkling Court.

Gabe Ciccariello informed the Board that the Medford Housing Authority is forming a screening committee to rank and interview architectural firms for the redevelopment of Walkling Court.

- f) Discussion: Community Preservation Committee

Due to Commissioner Janvier’s absence no updates were given.

**9. Adjournment**

Upon a motion by Commissioner Foley, duly seconded by Commissioner Hollien, Jr., it was unanimously voted to adjourn at 4:40 p.m.

Jeffrey Driscoll  
Executive Director