

CITY OF REVERE

NOTICE OF MEETINGS CITY OF REVERE HOUSING AUTHORITY
As Required by Chapter 28 of Acts of 2009 which amends MGL Chapter 30 A

NAME OF PUBLIC BODY: REVERE HOUSING AUTHORITY
DATE OF MEETING: Wednesday, November 18, 2020
TIME: 6:30 p.m.
PLACE: Remote – Go To Meeting

Please join our meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/953984997>

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

Access Code: 953-984-997

TOPICS TO BE DISCUSSED:

Agenda

Wednesday, November 18, 2020 6:30 p.m.

Approval of Minutes	Any omissions or corrections before the minutes of the Regular Meeting held on October 21, 2020.
Crime Report	RHA Properties
CORRESPONDENCE	
Executive Director's Report	
Maintenance Report	
Vacancy Report	Occupancy Rate/Plan
Procurement	Correction to August 19, 2020 Board Vote for Homer Contracting Inc., Application and Certificate of Payment No. 2 DHCD 248109 Gold Star Mothers 200-1 Selective Replacement of Roofs, Windows and Siding to correct and ratify at its November 18, 2020 board meeting its previous vote on Application and Payment Certificate No. 2 for Homer Contracting, Inc. in the corrected amount of \$269,040.00. (Resolution Needed) Correction to August 19, 2020 Board Vote for Homer Contracting Inc., Application and Certificate of Payment No. 3 DHCD 248109 Gold Star Mothers 200-1 Selective Replacement of Roofs, Windows and Siding to correct and ratify at its November 18, 2020 board meeting its previous vote on Application and Payment Certificate No. 3 for Homer Contracting, Inc. in the corrected amount of \$175,750.00. (Resolution Needed) Award contract for Designer Services 14-2 Development-Roof Replacement to McKinnell McKinnell and Taylor in the amount of \$35,000. (Resolution Needed)
Fee Accountant Report	Approval of Bills
Capital Funds Summary	Obligation and Expenditure
Payroll Report	Payroll Review

Vendor Report	Approval of Bills
TARs Report	Amounts Collected
Laundry	Revenue
Housing Management Report	Recertification Report

Commissioner's Input

Unfinished Business

(a) COVID 19 Update

- a. HUD and DHCD Guidance on Operations (found at <https://www.mass.gov/service-details/public-housing-admin-notices>)
 - 1. Applied for and was approved for an additional \$1.2M funding Per Unit Cost (PUC) increase for our MRVP program.
 - 2. FY2021 Budget includes \$80M in subsidy for LHA's
- b. Operations at RHA
 - 1. RHA continues to service all residents, program participants and applicants
 - 2. Construction projects, move-ins, emergency work orders, rent collections notices continue
 - a. Spoke with City's Chief Innovation Officer, Ruben Cantor 11/9 regarding rental assistance for RHA residents in need of rental assistance.
 - 3. Staff Meeting held on 11/6/2020. Topic included
 - a. Corona Governor's new guidelines
 - b. Emphasis on staff COVID testing and Gov. Baker's "Stop the Spread" initiative
 - c. Posted and distributed COVID testing location information to all RHA employees.
- c. Risk Management Assessment, Program Development – Update
 - i. Hoisting License Classes – Update – Final test date is forthcoming
 - ii. 1st meeting held on 11/13/2020 with Operations Director to First American Insurance (our insurance)
- d. List of Items requested from Board Chair at last month's meeting – Written responses provided
- e. Union Contract Update

New Business

- a. Seek a resolution to allow RHA to enter into agreement with MassNahro CHAMP Assistance Team (MCAT) to handle priority applicant prescreenings from state CHAMP waitlist. RHA will remain deciding authority on all tenant selection.
 - i. Cost is approximately \$150.00 per month
- b. Executive Director met with Mr. Paul Argenzio on 10/27/2020 – Mr. Argenzio requested the RHA consider contributing \$110,200 towards city trash removal services at the properties they currently service.
- c. Reminder - Draft Annual Plan has been posted. Open meeting on it to take place in December.

- d. Commissioner's iPad – Discussion of possible development of “old” technology policy.

Executive Session

Adjournment

Please note that the Board of Commissioners may act on items in a different order than they appear on this agenda.

Also, if it so votes, the committee may go into Executive Session

PERSONS INTERESTED ARE ADVISED THAT, IN THE EVENT ANY MATTER TAKEN UP AT THE MEETING REMAINS UNFINISHED AT THE CLOSE OF THE MEETING, IT MAY BE PUT OFF TO A CONTINUED SESSION OF THIS MEETING, WITHOUT FURTHER NOTICE.