

**THE MEETING IS BEING HELD AT ONE CAPEN COURT, SOMERVILLE, MA 02144.**

**AGENDA OF THE REGULAR MEETING OF THE SOMERVILLE HOUSING AUTHORITY  
THURSDAY, DECEMBER 11, 2025  
FUTURE MEETINGS: JANUARY 15<sup>TH</sup> AND FEBRUARY 26<sup>TH</sup> AT 4:30 P.M.**

MEETING CALLED TO ORDER

1. APPROVAL OF MINUTES

(a) Regular Board Meeting – November 20, 2025

2. COMMUNITY INPUT/RESIDENT COUNCILS

3. COMMUNICATIONS

(a) U.S. Department of Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program – Award for Additional Funding Point of Obligation Letter for \$1,008,634.

(b) HUD Section 811 Mainstream Program – Award for Additional Funding Point of Obligation Letter for \$159,938.

4. EXECUTIVE DIRECTOR'S REPORT

5. DEVELOPMENT UPDATE (IF NECESSARY)

6. PUBLIC SAFETY UPDATE (IF NECESSARY)

7. NEW BUSINESS

(a) Collective Bargaining Agreement (Memorandum of Agreement) between the Somerville Housing Authority and the International Brotherhood of Teamsters Local 25 (Public Safety) for the three-year term April 1, 2025, to March 31, 2028.

(b) Collective Bargaining Agreement between Service Employees International Union (SEIU), Local 888 (Directors), and the Somerville Housing Authority for the three-year term April 1, 2025, to March 31, 2028.

(c) Proposed Revision of SHA's Criminal Offender Record Information (CORI) Policy.

(d) Proposed Revision of the Section 8 Administrative Plan.

(e) Proposed Revision of the Admissions and Continued Occupancy Policy (ACOP).

- (f) Renewal of the state-aided property and general liability insurance.
  - (g) Final Completion and Payment to Aegean Builders LLC for the Weston Manor Window Replacement Phase 2 project.
  - (h) Final Completion and Payment to Jupiter Electric Inc for the Bryant Manor Panelboard and Transformer Replacement project.
  - (i) Certificate of Substantial Completion to Davison Co. Inc for the Capen Court HVAC Controls Replacement project.
  - (j) Final Completion and Payment to Davison Co. Inc for the Capen Court HVAC Controls Replacement project.
  - (k) One-year professional services contract with Charles J. Femino (DBA Public Safety Solutions, Inc.) to provide public safety consulting services.
  - (l) Executive Session: In accordance with MGL Ch. 30A, Section 21 (a)(2) to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel. **(Roll Call)**
  - (m) Contract of Executive Director, Diane L. Cohen.
8. OPEN SESSION for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting.
9. ADJOURNMENT