

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on January 18, 2024.

The Regular Meeting of the Somerville Housing Authority held in person at 30 Memorial Road and virtually via GoToMeeting on Thursday, January 18, 2024 at 4:00 PM.

The Chairman instructed the Secretary to call the roll at 4:01 PM and upon roll call those present and absent was as follows:

PRESENT	ABSENT
Eleanor Rances	
Adeleine Mannion	
James Zamer	
Dennis Lemard *joined meeting at 4:06 PM	
Joe Capuano	

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 in person at 30 Memorial Road and virtually via GoToMeeting on Thursday, January 18, 2024 at 4:00 PM.

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

(Sec. 23B, Chapter 39, General Laws)

I, Diane L. Cohen, the duly appointed qualified Secretary of the Somerville Housing Authority, do hereby certify that on January 11, 2024, 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 January 19, 2024.

Diane L. Cohen
Executive Director

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Monthly Board Meeting held December 21, 2023 **(Roll Call Vote Required)**.

(b) Public Hearing held December 21, 2023 **(Roll Call Vote Required)**.

Motion made by Commissioner Zamer, seconded by Commissioner Mannion.

Upon roll call the ayes and nays is as follows:

Ayes

Nays

Absent

Eleanor Rances

Adeleine Mannion

James Zamer

Joe Capuano

Dennis Lemard

SO VOTED

3. COMMUNICATIONS

None this month.

4. RESIDENT CONCERNS

Resident Pat Wilbur from Properzi Manor requested that notices in multiple languages be posted near the trash chutes advising residents to throw trash away in bags to keep the chutes clean. She requested the chutes be cleaned. Pat also stated that the floors need to be washed. Executive Director Diane Cohen stated she would be visiting the building to assess the cleanliness. Additionally, Pat requested an update on the elevator replacement. Director of Modernization Brian Langton stated that the contract with the general contractor was signed, and work will begin in June, following the arrival of all the equipment to complete the installation. He stated it will take a year to complete the replacement of both elevators.

5. DIRECTOR'S REPORT

Diane Cohen discussed the Director's Report. She updated the Board on an independent audit that was completed resulting in one finding related to the Leased Housing Department. She stated several files were missing documents. Leased Housing Director Matt Lincoln responded to the finding, noting that several factors including no in-person appointments due to post-COVID-19 protocols, changes in regulations and staff turnover may have contributed to the errors. Diane noted that all employees who had errors in their files are no longer with SHA and recertifications have been outsourced to Nan McKay while new staff are hired and trained to be successful in the Leased Housing Department. Additionally, Diane informed the Board that the Leased Housing Department has received 10 VASH vouchers that will help veterans find permanent housing.

Diane informed the Board that SHA received a 1-year extension of a \$70,000 Family Self-Sufficiency grant from EOHLC that was increased by \$10,000.

Diane updated the Board regarding SHA's request to HUD to grant an extension of SHA's allocation plan designating 80% of units for elderly households and 20% for young/disabled households. If HUD fails to respond in 60 days, the plan is automatically renewed.

Diane announced that SHA will participate in a 1-year program providing free WIFI to families in the State and Federal Mystic Developments. Focus groups will be held to assess the needs of SHA residents and address concerns including access issues, affordability, and digital literacy.

Motion made by Commissioner Mannion, seconded by Commissioner Rances.
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>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Dennis Lemard		
Joe Capuano		
SO VOTED		

UPDATE ON REAL ESTATE DEVELOPMENT

Development Consultant Joe Macaluso updated the Board on SHA's development projects. Joe stated that Phase 2 of the Clarendon Redevelopment was intended to be completed by POAH and Red Gate, however Red Gate was unable to fulfill the terms of the Request for Proposal (RFP). Therefore, a new RFP was published. Two responses were received from Developers Red Gate and Corcoran and reviewed by a 5-member Developer Selection Committee. Both proposals relied on improvement of market conditions and were unable to provide a future funding plan. Because of this the Committee has proposed rejecting both proposals until market conditions improve and then republish the RFP. In the interim, POAH has proposed to replace all the public housing units in Phase 2, with the assistance of funding from the City of Somerville and EOHLC. If successful, an RFP will be republished in the summer of 2024 to find a developer for the market rate units of the project,

- (a) Request of the Developer Selection Committee for a motion by the Board of Commissioners to reject both bids for the Clarendon Redevelopment Phase 2 RFP and accept POAH's proposal to replace the affordable housing units.

Motion made by Commissioner Mannion, seconded by Commissioner Zamer.

Upon roll call it was voted to approve item 5(a).

The ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Dennis Lemard		
Joe Capuano		
SO VOTED		

Joe updated the Board on the sale of the Monmouth Street property, stating that the State has lent SHA \$1,750,000 for the Water Works II project conditioned upon the sale of the property. He stated SHA has 6 months to either sell the property to repay the State or may opt to redevelop it instead. Because the property has a historic designation, redeveloping it may be difficult but would rather not dispose of any assets when there is an opportunity to create more affordable housing.

6. NEW BUSINESS

- (a) Consideration of request by the Executive Director to enter a design contract with Reverse Architecture for the Bryant Manor Exterior Power Washing Project for the sum of **\$15,000.00. (Roll Call Vote Required)**

Director of Modernization Brian Langton stated that the exterior of Bryant Manor is concrete built in the late 1960s. This contract is the beginning of the cleaning process to remove staining from fumes and grit on the exterior and balconies of the building.

Motion made by Commissioner Mannion, seconded by Commissioner Rances.

Upon roll call it was voted to approve item 6(a).

The ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Dennis Lemard		
Joe Capuano		
SO VOTED		

- (b) Consideration of request by the Executive Director to allow the Preservation of Affordable Housing (POAH) and Developer of Clarendon Hills to submit an application to the Executive Office of Housing and Livable Communities (EOHLC) for a funding award. **(Roll Call Vote Required)**

Brian stated that this motion is to allow POAH to apply for EOHLC funding in the amount \$2,400,000 for Phase 2 of the Clarendon Redevelopment.

Motion made by Commissioner Mannion, seconded by Commissioner Rances.

Upon roll call it was voted to approve item 6(b).

The ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Dennis Lemard		
Joe Capuano		
SO VOTED		

7. ANY OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

Scheduling for next Regular Board Meeting: Thursday, February 15, 2024

8. ADJOURNMENT

Motion made by Commissioner Zamer, seconded by Commissioner Mannion

Upon Roll Call it was voted to adjourn at 4:25 p.m.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
		Eleanor Rances
		Adeleine Mannion
James Zamer		
Dennis Lemard		
Joe Capuano		
SO VOTED		

Diane L. Cohen
Executive Director

ATTEST
A True Copy