

The Minutes of the Regular Meeting of the Somerville Housing Authority (SHA) duly called and held on June 25, 2026.

The Regular Meeting of the Somerville Housing Authority was held in-person at the Mystic Activity Center at 530 Mystic Avenue, Somerville on Thursday, June 25, 2026, at 5:00 PM.

The Executive Director Diane L. Cohen called the roll at 5:04 p.m. Upon roll call Commissioners present and absent were as follows:

PRESENT

Eleanor Rances
Adeleine Mannion
James Zamer
Dennis Lemard

ABSENT

Joseph Capuano

Others in Attendance: Adam Garvey, Deputy Director; Arnaldo Velazquez, Director of Finance & Administration; Matt Lincoln, Director of Leased Housing; Brian Langton, Director of Modernization; Joe Macaluso, Development Consultant; Charlie Femino, Public Safety Consultant; Shannon Bennett, Director of Resident Services; Ana DaCruz, Mystic Tenant Association; Fatima DeChaves, Brady Towers Resident; Emily Eschmann, Executive Secretary.

1. APPROVAL OF MINUTES

(a) Regular Board Meeting – May 21, 2026

Commissioner Mannion made a motion to approve the minutes of Regular Board Meeting held on May 21, 2026. Commissioner Rances seconded the motion.
All in favor: 4-0

(b) Meeting of SHA Capen Court Corporation – May 21, 2026

Commissioner Lemard made a motion to approve the minutes of the SHA Support Corporation meeting held on May 21, 2026. Commissioner Mannion seconded the motion.
All in favor: 4-0

(c) Special Meeting – June 3, 2026

Commissioner Lemard made a motion to approve the minutes of the SHA Support Corporation meeting held on June 3, 2026. Commissioner Rances seconded the motion.
All in favor: 4-0

2. COMMUNITY INPUT/RESIDENT COUNCILS

None this month.

3. COMMUNICATIONS

- (a) Commonwealth of Massachusetts Executive Office of Labor and Workforce Development, Department of Labor Standards Settlement Agreement.

Deputy Director Adam Garvey reported on the settlement agreement with the Department of Labor Standards (DLS) regarding prevailing wage rates. He explained that the agreement establishes an endpoint for the DLS rates appeal that resulted in a significant increase in compensation for the Authority's Mechanic II position. The increases will be phased in over a seven-year period to lessen the impact on the Authority's budget and avoid potential layoffs.

- (b) Tenant Group's Petition, Written Comments, and Grievance Request Concerning SHA's Proposed Policy Dated May 12, 2026.

D. Cohen reported that the petition concerns SHA's proposed maintenance charge policy, which includes annual updates to costs. Residents who submitted the petition were invited to attend the meeting to discuss their concerns but were unable to do so.

A. Garvey stated that management appreciates the feedback received from residents and emphasized that the policy is necessary to protect SHA property and assets. He explained that SHA does not seek to generate revenue through maintenance charges and that charges are based on the actual cost of materials and labor. He further noted that SHA is sensitive to residents experiencing hardships and generally does not pursue charges when damage is not intentional or malicious. However, the Authority must address costs associated with negligent damage to units and common areas.

A. Garvey noted that the vote on the policy had been delayed to allow for additional discussion and to consider incorporating additional safeguards into the procedures before bringing the matter back to the Board for consideration next month. He also stated that the proposed policy would be discussed at an upcoming Tenant Association meeting.

Commissioner Rances stated that she did not sign the petition and had spoken with residents to explain the intent of the policy. She reviewed several examples with residents to clarify that charges would be assessed on a case-by-case basis and that the policy is not intended to impose blanket charges.

Discussion also occurred regarding solicitation. D. Cohen agreed that concerns regarding solicitation should be reviewed. She further noted that property managers would be involved in communicating with residents and ensuring that all buildings are informed about the proposed policy.

A. Garvey reiterated that management has taken residents' comments and concerns seriously.

- (c) Written response to Tenant Group's Petition, Written Comments, and Grievance Request Concerning SHA's Proposed Policy Dated May 12, 2026 (Maintenance Work Orders and Charges).

4. EXECUTIVE DIRECTOR'S REPORT

D. Cohen offered to respond to any questions from the Board regarding the monthly department reports. She reported that the monthly report was relatively light. She advised that SHA had received its financial statements approximately ninety minutes prior to the meeting and that the statements are currently undergoing review. Preliminary results appear to be consistent with management's expectations, but staff have not yet had sufficient time to fully analyze the information.

She also informed the Board that reports provided included the Section 8 shortfall tool, Family Self-Sufficiency (FSS) program successes, and other ongoing program activities. Management continues to proceed cautiously due to financial uncertainties.

5. DEVELOPMENT UPDATE (IF NECESSARY)

Development Consultant Joe Macaluso reported that work on the Clarendon Hill Phase II project is proceeding as planned. He also noted that the Authority is currently exploring refinancing opportunities for Capen Court and Bryant Manor.

6. PUBLIC SAFETY UPDATE (IF NECESSARY)

Public Safety Consultant Charlie Femino reported that an audit of the criminal justice information system identified only minor deficiencies including an outdated Memorandum of Understanding (MOU). The Authority has since addressed the clerical issues and is now fully compliant.

He updated the Board regarding the Somerville Police Department's (SPD) "Park, Walk, and Talk" initiative, which encourages officers to patrol on foot and engage directly with residents. Approximately forty-five patrols have taken place between SHA Public Safety and SPD, and the program appears to be successful. SPD is also attempting to increase

weekend patrols despite ongoing staffing shortages and challenges filling overtime assignments.

7. NEW BUSINESS

- (a) Contract with NENA Construction, Inc to complete Highland Garden Storm Door Replacement & Balcony Painting Project.

Director of Modernization Brian Langton reported that Highland Gardens requires storm door replacements and balcony repairs. A public bid process was conducted and five bids were received. He recommended awarding the contract to NENA Construction, Inc., a contractor that has successfully completed prior work for SHA.

Commissioner Mannion made a motion to enter a contract with NENA Construction, Inc to complete SHA Job #2529 Highland Garden Storm Door Replacement & Balcony Painting Project for the sum of \$212,000.00. Commissioner Lemard seconded the motion.

All in Favor: 4-0

- (b) Contract with Dimitri's Painting & Masonry to complete Mystic River Masonry Repairs.

B. Langton reported that steps and seat walls at Mystic River are in disrepair due to deterioration caused by winter salt exposure. Six bids were received for the project, and he recommended proceeding with repairs to eliminate potential tripping hazards.

Commissioner Lemard made a motion to enter a contract with Dimitri's Painting & Masonry to complete SHA Job #2605 Mystic River Masonry Repairs for the sum of \$22,400.00. Commissioner Rances seconded the motion.

All in Favor: 4-0

- (c) Bryant Manor U.S. Department of Housing and Urban Development (HUD) Section 223(f) financing proposal.

A. Garvey described the proposal as an exciting opportunity and explained that SHA has been working with Rockport Mortgage, a lender experienced in HUD financing and affordable housing transactions nationwide.

He explained that Bryant Manor currently carries no debt, while Capen Court has approximately \$10 plus million in debt. The proposed financing would allow the Authority to restructure debt, leverage equity, and generate cash for capital repairs and future acquisition or development opportunities.

J. Macaluso stated that the proposal is particularly exciting because the cost of developing new affordable housing has become unsustainable due to regulatory

requirements and prevailing wage laws. He noted that the financing could leverage significant additional resources for the Authority and provide opportunities to acquire and rehabilitate properties rather than construct new developments.

D. Cohen stated that management has discussed the proposal with the Executive Office of Housing and Livable Communities (EOHLC) and legal counsel. She noted that there are currently no additional funding sources available to create new units and that this financing opportunity could help support future affordable housing initiatives.

Commissioner Mannion made a motion to approve the Bryant Manor HUD Section 223(f) financing proposal. Commissioner Lemard seconded the motion.

All in Favor: 4-0

(d) Capen Court HUD Section 223(f) financing proposal.

Commissioner Rances made a motion to approve the Capen Court HUD Section 223(f) financing proposal. Commissioner Mannion seconded the motion.

All in Favor: 4-0

(e) Proposed changes to SHA's Section 8 Administrative Plan effective June 25, 2026.

Director of Leased Housing Matt Lincoln reported that the Section 8 program has remained level funded and has experienced budget reductions, placing SHA in a shortfall position. He explained that the proposed policy changes are intended to achieve cost savings while minimizing impacts on participants.

M. Lincoln stated that one proposed change would implement a minimum rent charge to \$50/month. He noted that the changes are expected to affect only a limited number of households and would demonstrate to HUD that SHA is taking necessary measures to address the funding shortfall.

D. Cohen reported that management has implemented numerous recommendations from HUD and has submitted two applications for shortfall funding. She stated that staff have dedicated significant time and effort to avoiding the termination of assistance for participating families and emphasized that, although the changes are unfortunate, they are necessary to maximize SHA's eligibility for additional funding.

Commissioner Lemard made a motion to approve the proposed changes to SHA's Section 8 Administrative Plan effective June 25, 2026. Commissioner Mannion seconded the motion.

All in Favor: 4-0

8. OPEN SESSION for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting.
9. ADJOURNMENT

Commissioner made a motion to adjourn at 5:37 p.m. Commissioner Lemard seconded the motion.

All in favor: 4-0

Diane L. Cohen

Diane L. Cohen
Executive Director

ATTEST
A True Copy

Documents presented during the Somerville Housing Authority Board Meeting on 6/25/2026.

- Agenda
- 2(a) Copy of minutes from the Regular Board Meeting - May 21, 2026
- 2(b) Copy of minutes from the SHA Capen Court Corporation – May 21, 2026
- Executive Director’s Report
 - Report: Tenant Selection Report – April 2026
 - Report: Vacancy Report April 2026
 - Report: Leased Housing
 - Report: Resident Services
 - Report: Public Safety
 - Report: Work Orders Issued: April 2026
 - Report: SHA Modernization Contract Log – Active Jobs May 2026
- Communication 3(a): Commonwealth of Massachusetts Executive Office of Labor and Workforce Development, Department of Labor Standards Settlement Agreement.
- Communication 3(b): Tenant Group’s Petition, Written Comments, and Grievance Request Concerning SHA’s Proposed Policy Dated May 12, 2026.
- Communication 3(c): Written response to Tenant Group’s Petition, Written Comments, and Grievance Request Concerning SHA’s Proposed Policy Dated May 12, 2026 (Maintenance Work Orders and Charges).
- New Business 7(a): Memo: Highland Garden Storm Door Replacement & Balcony Painting
- Construction Contract SHA #2529
- New Business 7(a): Socotec Memo: SHA Brady Towers and Highland Garden - Storm Door Replacement. Re: Recommendation to Award – NENA Construction, Inc
- New Business 7(a): GC E-Bid: List of Bids received 5/20/26 2:00 PM Brady Towers & Highland Garden Door Replacement 874338
- New Business 7(b): Memo: Mystic River Masonry Repairs Construction Contract SHA #260
- New Business 7(b): Dimitri's Painting & Masonry Estimate
- New Business 7(c) & 7(d): Rockport Mortgage Corporation Financing Solutions for Multifamily Housing Market-Rate
- New Business 7(c): Rockport Mortgage Corporation Letter: RE: Bryant Manor
- New Business 7(c): Bryant Manor Loan Underwriting Summary
- New Business 7(c): Bryant Manor - RMC 223(f) Summary Sheet \$10M Debt Repaid to SHA - rev. June-4-2026
- New Business 7(c): Bryant Manor - RMC 223(f) 1-page \$10M Debt Repaid to SHA - rev. June-4-2026
- New Business 7(d): Rockport Mortgage Corporation Letter: RE: Capen Court
- New Business 7(d): Capen Court 223(f) Prel. Underwriting Summary
- New Business 7(d): Capen Court - RMC 223(f) Summary Sheet \$10M Debt Repaid to SHA - rev. June-4-2026
- New Business 7(d): Capen Court - RMC 223(f) Summary Sheet \$10M Debt Repaid to SHA - rev. June-4-2026
- New Business 7(e): Memo: Proposed Changes to Somerville Housing Authority Section 8 Administrative Plan
- New Business 7(e): Proposed Administrative Plan edits