

Somerville Housing Authority

30 Memorial Road, Somerville, Massachusetts, MA 02145
Telephone (617) 625-1152 Fax (617) 628-7057 TDD (617) 628-8889
Website: www.sha-web.org

**EXECUTIVE DIRECTOR'S
REPORT**

JUNE 25, 2026





SOMERVILLE HOUSING AUTHORITY

30 Memorial Road, Somerville, Massachusetts 02145
Telephone (617) 625-1152 Fax (617) 628-7057 TDD (617) 628-8889

MEMORANDUM

To: Somerville Housing Authority Board of Commissioners

From: Matt Lincoln, Director of Leased Housing, SHA

CC:

Date: 6/25/2026

Re: Section 8 Voucher Utilization & Spending Projection Reports as of June 2026

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of June 2026. SHA is working with the HUD Shortfall Prevention Team, and has begun receiving Set Aside Funding to cover projected funding shortfall. While working with the Shortfall Prevention Team, SHA is required to stop issuing new HCV Vouchers, although we are still able to fill PBV units and issue VA Supportive Housing and Foster Youth to Independence Vouchers, which we have been doing.

Translation and interpretation services are available upon request by appointment only
Sevis tradiksyon ak intepretasyon disponib si w bezen
Servicio de traducción e intepretación estan disponibles, con cita, una vez que lo solicite
Serviço de tradução e interpretação estão disponíveis somente após agendamento



Somerville Housing Authority

Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, 2) Project: All Projects, 3) Effective Date: 6/16/2026

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	2	0	0	100	102	10
PBV - Capen Court	64	0	0	0	0	63	63	1
PBV - Capen Medford	23	0	0	0	0	22	22	1
PBV - CASCAP	8	0	0	0	0	5	5	3
PBV - Clarendon Hill	38	0	0	0	0	38	38	0
PBV - Linden Street	18	0	0	0	0	18	18	0
PBV - Next Step	3	0	0	0	0	3	3	0
PBV - Vinfen	8	0	0	0	0	6	6	2
PBV - Walnut Street Center	5	0	0	0	0	5	5	0
PBV - Water Works	25	0	0	0	0	25	25	0
PBV - Waterworks II	21	0	0	0	0	21	21	0
PBV - YMCA	12	0	0	0	0	10	10	2
Port In Billing	0	0	0	0	0	2	2	0
TBV - All Other Voucher	798	0	2	0	6	664	672	126
TBV - Family Unification Program	50	0	0	0	0	44	44	6
TBV - FUP/FYI	32	4	0	0	0	27	31	1
TBV - Homeownership	16	0	0	0	0	17	17	0
TBV - NED	200	0	0	0	0	189	189	11
TBV - VASH	10	2	0	0	0	8	10	0
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	10	10	1
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	1456	6	4	0	6	1279	1295	164

End of Report

MA031 HCV Leasing and Spending Projection

				Utilization Report:				UtilizationReport (11)				Print		TYT Guide			
PHA Name	Somerville Housing Authority			PHA Number	MA031			Save	Access Additional Tools	Disclaimer							
ACC/Funding Information				Funding Proration Levels				Program Projection Variables									
ACC	Current Year (2026)	Year 2 (2027)	Year 3 (2028)	HAP		Success Rate	75%	Non-PBV Annual Turnover Rate	5.4%								
Beginning ACC Vouchers	1,243	1,243	1,243	Year 2 (2027) Rebenchmark	103.1%					EOP Rate as of 03/31/2026 (57 TB.PB EOPs): 5.00%							
Funding Components	Current Year (2026)	Year 2 (2027)	Year 3 (2028)	Year 3 (2028) Rebenchmark	100.0%	Time from Issuance to HAP Effective Date (Current: 2.28 months)											
Initial BA Funding (net offset)	\$26,537,554	\$28,497,026	\$26,612,225	Administrative Fees		% leased in 30 days	18%	RFIF			See Surplus/Shortfall calculation on Program Overview tab						
Offset of HAP Reserves and Set Aside information is available on the Program Overview tab				Year 1 (2026)	90.0%	% leased in 30 to 60 days	40%	3.07%									
				Year 2 (2027)	90.0%	% leased in 60 to 90 days	38%										
New ACC Units Funding	\$0	\$0	\$0			% leased in 90 to 120 days	4%										
Total ABA Funding Provided	\$26,537,554	\$28,497,026	\$26,612,225			% leased in 120 to 150 days	0%	Monthly PUC Change									
PHA Income	\$8,519	\$0								0.00%							
Total Cash-Supported Prior Year-End Reserves	\$0	(\$1,103,226)	\$781,575	HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check													
				HUD-established CYE HHR	\$159,358		HUD-established CYE HHR										
Total Funding				HUD-Calculated Restricted Net Position	\$33,697	\$801,567	PHA-Held Cash 12/31/2025 (VMS)	Administrative Fees Analysis			2026	2027					
Total Funding Available	\$26,546,073	\$27,393,800	\$27,393,800	HUD-Reconciled	\$193,055	\$960,925	HUD-Reconciled (Cash Capped)	<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$1,979,848)	\$1,899,476	\$1,812,522					
				Lower of H17/I17 (May Override)	\$0	Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.	\$157.17	\$146.68	Expense	\$598,765	\$985,896					
				HUD-Reconciled RNP v PHA-Reported RNP													
				HUD v. PHA difference: \$172,838.00 or 0.7% of Eligibility	(\$139,141)	<-EOY VMS RNP ===== HUD-estimated RNP-->	\$33,697	MA031 has a cost per UML of \$114.61 compared to its Earnings/UML & Size peer group of \$98.00 (a difference of 14.5%) and its state peer group (of all PHAs in the state) of \$139.34 (a difference of -21.6%).		Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2026 Calendar Year-End (CYE) UNP of \$3,442,699 (or 181.2% of CY 2026 Earned Admin Fees) and a 2027 CYE UNP of \$4,743,410 (or 261.7% of CY 2027 Earned Admin Fees).		Expense %	31.5%	54.4%			

MA031 HCV Leasing and Spending Projection

2026	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-26	1,243	1,148	\$2,273,295					1,148	\$2,273,295	\$1,980		92.4%	102.8%	92.4%	102.8%
Feb-26	1,243	1,151	\$2,318,126					1,151	\$2,318,126	\$2,014		92.5%	103.8%	92.6%	104.8%
Mar-26	1,243	1,152	\$2,401,702					1,152	\$2,401,702	\$2,085		92.5%	105.4%	92.7%	108.6%
Apr-26	1,243	1,151	\$2,340,830					1,151	\$2,340,830	\$2,034		92.6%	105.5%	92.6%	105.8%
May-26	1,243	1,145	\$2,293,126					1,145	\$2,293,126	\$2,003		92.5%	105.2%	92.1%	103.7%
Jun-26	1,243	1,143	\$2,309,218	3				1,143	\$2,309,218	\$2,020		92.4%	105.0%	92.0%	104.4%
Jul-26	1,243	0	\$0	0		0	-5.1	1,138	\$2,302,199	\$2,023	\$2,023	92.3%	104.9%	91.6%	104.1%
Aug-26	1,243	0	\$0	0		1	-5.1	1,134	\$2,296,207	\$2,025	\$2,025	92.1%	104.8%	91.2%	103.8%
Sep-26	1,243	0	\$0	0		1	-5.1	1,130	\$2,290,146	\$2,027	\$2,027	92.0%	104.6%	90.9%	103.6%
Oct-26	1,243	0	\$0	0		0	-5.1	1,125	\$2,282,555	\$2,029	\$2,029	91.9%	104.5%	90.5%	103.2%
Nov-26	1,243	0	\$0	0		0	-5.1	1,120	\$2,274,808	\$2,031	\$2,031	91.7%	104.3%	90.1%	102.9%
Dec-26	1,243	0	\$0	0		0	-5.0	1,115	\$2,267,086	\$2,034	\$2,034	91.5%	104.2%	89.7%	102.5%
Total	14,916	6,890	\$13,936,297	3	0	2	-30.5	13,652	\$27,649,299	\$2,025		91.5%	104.2%		
2027															
Jan-27	1,243			0		0	-5.0	1,110	\$2,259,391	\$2,036	\$2,036	89.3%	95.1%	89.3%	95.1%
Feb-27	1,243			0		0	-5.0	1,105	\$2,251,722	\$2,038	\$2,038	89.1%	95.0%	88.9%	94.8%
Mar-27	1,243			0		0	-5.0	1,100	\$2,244,079	\$2,040	\$2,040	88.9%	94.8%	88.5%	94.5%
Apr-27	1,243			0		0	-4.9	1,095	\$2,236,462	\$2,043	\$2,043	88.7%	94.7%	88.1%	94.2%
May-27	1,243			0		0	-4.9	1,090	\$2,228,871	\$2,045	\$2,045	88.5%	94.5%	87.7%	93.9%
Jun-27	1,243			0		0	-4.9	1,085	\$2,221,306	\$2,047	\$2,047	88.3%	94.3%	87.3%	93.5%
Jul-27	1,243			0		0	-4.9	1,080	\$2,213,766	\$2,049	\$2,049	88.1%	94.2%	86.9%	93.2%
Aug-27	1,243			0		0	-4.9	1,075	\$2,206,252	\$2,052	\$2,052	87.9%	94.0%	86.5%	92.9%
Sep-27	1,243			0		0	-4.8	1,070	\$2,198,763	\$2,054	\$2,054	87.7%	93.9%	86.1%	92.6%
Oct-27	1,243			0		0	-4.8	1,066	\$2,191,300	\$2,056	\$2,056	87.5%	93.7%	85.7%	92.3%
Nov-27	1,243			0		0	-4.8	1,061	\$2,183,862	\$2,059	\$2,059	87.3%	93.5%	85.3%	92.0%
Dec-27	1,243			0		0	-4.8	1,056	\$2,176,450	\$2,061	\$2,061	87.1%	93.4%	85.0%	91.6%
Total	14,916	0	\$0	0	0	0	-58.6	12,993	\$26,612,225	\$2,048		87.1%	93.4%		

Graphs

FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$801,567 compares to RNP (VMS) of \$-139,141. Current: VMS Cash & Investments of \$4,189,856 compares to VMS RNP plus UNP of \$2,573,562. SPVs: Additional SPV leasing should focus on the 2 unleased VASH vouchers, 4 unleased FUP vouchers, and 11 unleased NED vouchers. PBVs: Currently, the PHA reports 191 leased PBVs, for a leased PBV rate of 95%. Additional leasing should focus on the 11 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 0 PBVs under AHAP.

Comments
(Hover for VMS Comments)

MA031 MS Leasing and Spending Projection

				Utilization Report:		UtilizationReport (11)						TYT Guide
PHA Name	Somerville Housing Authority		PHA Number	MA031							Print	
ACC/Funding Information				MS Funding Proration		Program Projection Variables						
ACC	Current Year (2026)	Year 2 (2027)	Year 3 (2028)	HAP		Success Rate	75%	Annual Turnover Rate	0.0%			
Beginning ACC Vouchers	112	112	112	Year 2 () Rebenchmark	3.1%					MS EOP Rate as of 03/31/2026 (0 EOPs): 0.00%		
Funding Components	Current Year (2026)	Year 2 (2027)	Year 3 (2028)	Year 3 (1) Rebenchmark	100.0%	Time from Issuance to HAP Effective Date (Current: 2.28 months)						
Initial BA Funding	\$2,302,822	\$71,187	\$2,411,630			% leased in 30 days	18%			See Surplus/Shortfall calculation on Program Overview tab		
						% leased in 30 to 60 days	40%					
Set Aside Funding	\$0			Note: Unlike Emergency Housing Vouchers (EHV), Mainstream (MS), as of 2026, is <i>no longer</i> a separate program. In other words, the MS program is part of the broader HCV program budget authority. However, reserves are monitored separately from prior MS funding, until fully obligated, disbursed and expended.		% leased in 60 to 90 days	38%					
New ACC Units Funding	\$0	\$0	\$0			% leased in 90 to 120 days	4%					
Total ABA Funding Provided	\$2,302,822	\$71,187	\$2,411,630			% leased in 120 to 150 days	0%		Monthly PUC Change			
PHA Income	\$0	\$0							0.50%	Comments		
Total Cash-Supported Prior Year-End Reserves	\$11,881	(\$7,133)	(\$2,347,576)	HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check								
Total Funding				HUD-Calculated Restricted Net Position	(\$25,391)	\$256,000	HUD-established CYE HHR	\$37,272	HUD-established CYE HHR	PHA-Held Cash 12/31/2023 (VMS)		
Total Funding Available	\$2,314,703	\$64,054	\$64,054	HUD-Reconciled	\$11,881	\$293,272	HUD-Reconciled (Cash-Capped)					
				Lower of HUD-Reconciled/ Cash-Capped	\$11,881		Lower of H17/I17					
				HUD-Reconciled RNP v PHA-Reported RNP								
				HUD v. PHA difference: (\$92,540.00) or - 4% of Eligibility	\$67,149	<-EOY VMS RNP ===== HUD-estimated RNP-->						

MA031 MS Leasing and Spending Projection

2026	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly % UMA	Monthly ABA % Expended
Jan-26	112	100	\$195,471					100	\$195,471	\$1,955		89.3%	101.9%	89.3%	101.9%
Feb-26	112	102	\$193,320					102	\$193,320	\$1,895		90.2%	101.3%	91.1%	100.7%
Mar-26	112	102	\$197,626					102	\$197,626	\$1,938		90.5%	101.9%	91.1%	103.0%
Apr-26	112	101	\$191,947					101	\$191,947	\$1,900		90.4%	101.4%	90.2%	100.0%
May-26	112	101	\$191,078					101	\$191,078	\$1,892		90.4%	101.0%	90.2%	99.6%
Jun-26	112	100	\$190,806	0				100	\$190,806	\$1,908		90.2%	100.8%	89.3%	99.4%
Jul-26	112	0	\$0			0	0.0	100	\$191,598	\$1,916	\$1,916	90.1%	100.6%	89.3%	99.8%
Aug-26	112	0	\$0			0	0.0	100	\$192,394	\$1,924	\$1,924	90.0%	100.6%	89.3%	100.3%
Sep-26	112	0	\$0			0	0.0	100	\$193,193	\$1,932	\$1,932	89.9%	100.6%	89.3%	100.7%
Oct-26	112	0	\$0			0	0.0	100	\$193,995	\$1,940	\$1,940	89.8%	100.6%	89.3%	101.1%
Nov-26	112	0	\$0			0	0.0	100	\$194,800	\$1,948	\$1,948	89.8%	100.7%	89.3%	101.5%
Dec-26	112	0	\$0	0		0	0.0	100	\$195,609	\$1,956	\$1,956	89.7%	100.8%	89.3%	101.9%
Total	1,344	606	\$1,160,248	0	0	0	0.0	1,206	\$2,321,836	\$1,925		89.7%	100.8%		
2027															
Jan-27	112					0	0.0	100	\$196,421	\$1,964	\$1,964	89.3%	23.0%	89.3%	3311.0%
Feb-27	112					0	0.0	100	\$197,237	\$1,972	\$1,972	89.3%	3317.9%	89.3%	3324.8%
Mar-27	112					0	0.0	100	\$198,056	\$1,981	\$1,981	89.3%	3324.8%	89.3%	3338.6%
Apr-27	112					0	0.0	100	\$198,878	\$1,989	\$1,989	89.3%	3331.7%	89.3%	3352.5%
May-27	112					0	0.0	100	\$199,704	\$1,997	\$1,997	89.3%	3338.7%	89.3%	3366.4%
Jun-27	112					0	0.0	100	\$200,533	\$2,005	\$2,005	89.3%	3345.6%	89.3%	3380.4%
Jul-27	112					0	0.0	100	\$201,365	\$2,014	\$2,014	89.3%	3352.6%	89.3%	3394.4%
Aug-27	112					0	0.0	100	\$202,201	\$2,022	\$2,022	89.3%	3359.6%	89.3%	3408.5%
Sep-27	112					0	0.0	100	\$203,041	\$2,030	\$2,030	89.3%	3366.6%	89.3%	3422.6%
Oct-27	112					0	0.0	100	\$203,884	\$2,039	\$2,039	89.3%	3373.6%	89.3%	3436.8%
Nov-27	112					0	0.0	100	\$204,730	\$2,047	\$2,047	89.3%	3380.6%	89.3%	3451.1%
Dec-27	112					0	0.0	100	\$205,581	\$2,056	\$2,056	89.3%	3387.7%	89.3%	3465.4%
Total	1,344	0	\$0	0	0	0	0.0	1,200	\$2,411,630	\$2,010		89.3%	3387.7%		

Somerville Housing Authority MA031

For Year 1, the budget authority will be populated based on actuals, as they are known.

Note: If RAD deals are projected to close in Year 1, please use the "New ACC Units" Tool to add funding/units.

Program Specific

	HAP	Funding Info:	Reserves	Total Funds:	Obligations	Disbursements	EOM HHR	PUC	Monthly PUC Change	
VO	\$27,649,299	See Combined Program section	\$0	See Combined Program section	\$11,686,082	\$11,641,013	\$204,427	\$2,025	0.00%	
VASH	\$241,209							\$2,480	0.00%	
MS	\$2,321,836		\$11,881			\$559,613	\$594,150	\$2,735	\$1,925	0.50%
EHV	\$0		\$0		\$0	\$0	\$0	\$0	\$0	0.00%
(Obligations/Disbursements Extracted As of 05/20/2026)										

**Click For
Projection
Analysis**

Combined Program (VO plus MS)

2026							
Funding	Reserves	Offset of HAP Reserves	Set Aside Funding	Total Funds	Obligations	Disbursements	EOM HHR
\$28,594,387	\$11,881	\$0	\$0	\$28,606,268	\$12,245,695	\$12,235,163	\$207,162

(Obligations/Disbursements Extracted As of 05/20/2026)

Leasing and Spending Outcomes Year 1

UML % of ACC (UMA)	HAP Expense as % of All Funds	HAP Exp as % of Elig Only	Proj 12/31 Total HAP Reserves	HAP Reserves as a % of ABA	PUC Method
91.4%	103.8%	103.9%	(\$1,364,867)	-4.77%	Average Rolling Three-Month Change

At Risk/Shortfall

Combined Program Shortfall		December
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At Risk/Shortfall calculation explanation

For PHAs with MS Reserves > MS HAP – Budget Shortfall/Surplus = Combined HCV & MS Eligibility +HCV-Only Reserves - HCV-Only HAP future projection

For PHAs with MS Reserves < MS HAP – Budget Shortfall/Surplus = Combined HCV & MS Eligibility +HCV-Only Reserves - HCV-Only HAP 2026 projected expenses + (MS Reserves - MS HAP 2026 projected expenses)

TENANT SELECTION REPORT - May 2026
PUBLIC HOUSING AND LEASED HOUSING WAITLISTS

Housing Program	Applications Received	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	2	1	62797	1980
Federal Family	37	7	2063	543
State Elderly	10	7	15729	530
Federal Elderly	30	7	1043	172
S8NC (Hagan Manor)	20	10	567	124
S8NC (Bryant)	14	7	290	53
Total Public Housing	113	39	82489	3402
Section 8	7	3	2,122	2,122
SRO	4	3	602	93
DHAP	7	1	1035	117
Mainstream	14	0	524215	6965
FYI	0	0	4	0
VASH	2	0	2	0
Walnut Street	0	0	625	49
Linden Street	2	1	2387	252
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	3	2	821	57
Waterworks	14	8	1203	379
Waterworks II	15	9	877	247
Capen Court	17	11	2713	440
20 Stephenson	15	7	3673	158
Total Leased Housing	100	45	540,792	10,906
	213	84	623281	14308

VACANCY REPORT MAY 2026

PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	22	2	24	8%
	Bryant	131	3	134	2%
FEDERAL ELDERLY	Brady Towers	84	0	84	0%
	Ciampa Manor	53	0	53	0%
	Highland Garden	42	0	42	0%
	Properzi Manor	108	2	110	2%
	Weston Manor	80	0	80	0%
FEDERAL FAMILY	Mystic View	213	2	215	1%
STATE ELDERLY	Clarendon Hill Towers	39	2	41	5%
	Jaques Street	97	3	100	3%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	239	1	240	0%
	Sycamore/Fountain	3	0	3	0%



SOMERVILLE HOUSING AUTHORITY

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Resident Services- May Impact Report

1. Referrals This Month

Referral Type	S. Bennett	G. Cordova	A. Samaha	G. Barnes	Total
Elderly/Disabled Property	17	28	8	2	55
Family Property	5	0	6	6	17
Applicant	1	0	0	0	1
Section 8 Assistance	0	0	0	0	0
Total Referrals This Month	23	28	14	8	73

2. Activities This Month

- Continue bi-weekly Food For Free grocery distributions at eight SHA properties.
- SCES Tech Access Program Continues at Bryant Manor
- SCES Tech Access Program begins at Corbett Apartments
- Women's Money Matters Financial Education Cohort begins at the Mystic Activity Center
- Mystic Community Needs Survey published
- Engage in community process on Mystic Community Space updates
- Coffee Hours to introduce new RSC, Avi Samaha, at Ciampa and Weston
- Host statewide FSS Coordinator group to discuss FYI programming
- Digital Navigator starts at Mystic!

3. Anticipated Activities – June 2026

- Continue bi-weekly Food For Free grocery distributions at eight SHA properties.
- SCES Tech Access Program Continues at Bryant Manor, Corbett Apartments, and Capen Court
- Women's Money Matters Financial Education Cohort is completed!
- Mystic Community Meeting on EOHLC Creative Space Making Grant
- Digital Navigator Kick-Off Event
- Coffee Hours at 32 & 125 Jaques
- Coffee Hour at Waterworks
- Spoonfuls food Programming begins at Weston Manor
- Mystic Community Unity Basketball Game
- Around Hear Concerts at Brady, Bryant, and Mystic
- Avi Samaha kicked off his digital newsletter for tenants!

4. Self-Sufficiency Programming Updates

- SHA continues to exceed the HUD-mandated minimum for enrollment. There's now a short wait list.
- Of the 61 Section 8 FSS participants, only two remain dependent upon cash assistance.
- After last month's achievement of adding her name to the list of FSS participants accruing escrow savings, YG has committed to scheduling all but the Math HiSet tests. Her goal is to complete and hopefully pass ALL the exams by the end of the year. Also, YG added a career advancement goal: She plans to take the relevant property management exams so she can receive related certifications. These will boost her career opportunities and will also increase her knowledge and expertise in the field.
- KD just earned a Master's in Occupational Therapy.

Foster Youth Initiative (FYI) participants:

- Forty-one percent (41%) of FYI program participants are enrolled in FSS---reaching **National "Gold Standard"**. That percentage will rise to 48% with two new June enrollments.

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- **Some of the best news from FYI thus far:**
- **GG** completed a Pre-Apprenticeship program through MassBio. She hopes to continue to learn and to advance her career in the life sciences. She has applied for two other programs sponsored through MassBio: one is Biomanufacturing Apprenticeship program; the other is Biotechnology Academy. Both programs have a paid internship/apprenticeship component.
- After surviving a rigorous admissions process, **SP** has been accepted into MassBio's Biomanufacturing Apprenticeship program. The program begins in June, and involves 15 weeks of classes followed by one year of apprenticeship employment in the field. Unlike many free training programs, this one includes stipend during the 15 weeks of classes that totals \$3,750.
- Soon after **AC** completed a pre-apprenticeship program through YouthBuild, she applied and was accepted for membership in the Carpenter's Union. She is awaiting her first job placement to gain experience and work hours she needs to attain Journeyman status.

Section 8 for Homeownership: Continued progress for participants working toward homeownership. **DS** continues to work with Neighborhood Assistance Corporation of America (NACA) until she is deemed ready to pursue a pre-approval. **SA** just received LeaderBank pre-approval.

Community Unity Basketball Game:

JOIN US FOR OUR 6th ANNUAL COMMUNITY UNITY BASKETBALL GAME

6TH ANNUAL COMMUNITY UNITY BASKETBALL GAME



Thursday June 11th 2026
Important date in case of rain will be Friday, June 12th 2026

Time: 6:00 pm - 8:30 pm

Location: 5 Meacham St, Somerville, MA 02145

Food and drinks will be provided. For further information, contact info@mysticlearningcenter.org



Avi's Digital Newsletter Kick Off this Month:



SOMERVILLE HOUSING AUTHORITY

MYSTIC NEWSLETTER

JUNE 2026

WELCOME SUMMER



Mystic Learning Center Youth enjoying their new Community Garden, put together in partnership with SHA and Groundworks Somerville:



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EOHLC Creative Place-Making Award

Grant Application

NOFA: EOHLC2026-64 | COMMBUYS BD-26-1076-OCDDE-PH005-126796

Applicant: Somerville Housing Authority

Development: Mystic River | East Somerville, MA | 240 State-Aided Units

Application Deadline: June 18, 2026 at 4:00 PM ET

Funding Requested: \$231,000

Contact: Andrew Rocha, Director of Operations | AndrewR@sha-web.org | 617-996-0964

COVER LETTER



SOMERVILLE HOUSING AUTHORITY
30 Memorial Road, Somerville, Massachusetts 02145
Telephone (617) 625-1152 Fax (617) 628-7057 TDD (617) 628-8889

June 16, 2026

Executive Office of Housing and Livable Communities
100 Cambridge Street
Boston, MA 02108

Re: Application for the 2026 Creative Place-Making Award
NOFA EOHL2026-64 | Somerville Housing Authority | Mystic River Development

Dear Review Committee:

I am writing to transmit the Somerville Housing Authority's application for the 2026 EOHL2026-64 Creative Place-Making Award. We are requesting to resurface and artistically redesign the basketball court at Mystic River and to support the installation and artistic redesign of fencing for a new community garden, which is being contributed by our partners, Groundworks Somerville.

Mystic River is a 240-unit Chapter 200 state-aided public housing development in East Somerville, serving 701 residents including immigrant and mixed-status families, elderly residents, and households with children. The basketball court has long been the development's primary outdoor gathering space. Its deterioration has displaced the summer basketball league and reduced the opportunities residents have to spend time together outdoors. This project restores that space and transforms it: a resurfaced court carrying a community-designed mural, paired with a new garden, together forming a creative outdoor environment that reduces isolation and serves residents of all ages.

The SHA confirms the following for the purposes of this application. Mystic River has not been redeveloped through a mixed-finance project in the last 15 years and has no pending award for comprehensive redevelopment or replacement. The SHA currently holds no strikes on the Performance Management Review. The SHA is in good standing with the Resident Service Coordinator program. The SHA is not subject to any state or federal debarment order.

The SHA has the staff capacity, partner relationships, and project management experience to carry out this work on schedule and within budget. I am confident this proposal reflects the intent of the Creative Place-Making program and will produce a lasting result for the families of Mystic River. Thank you for the consideration.

Please direct any questions to Andrew Rocha, Director of Operations, at AndrewR@sha-web.org or 617-996-0964.

Sincerely,

Diane L. Cohen

Diane L. Cohen
Executive Director
Somerville Housing Authority

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BOARD VOTE CERTIFIED EXTRACT

Special Meeting of the Somerville Housing Authority, June 3, 2026

The Minutes of the Special Meeting of the Somerville Housing Authority (SHA) duly called and held on June 3, 2026.

The Special Meeting of the Somerville Housing Authority was held remotely via GoToMeeting on Wednesday, June 3, 2026, at 12:00 PM.

The Executive Director Diane L. Cohen called the roll at 12:01 PM. Upon roll call Commissioners present and absent were as follows:

PRESENT	ABSENT
Chairman Capuano	
Comm. Lemard	
Comm. Rances	
	Comm. Mannion
	Comm. Zamer

Others in Attendance: Adam Garvey, Deputy Director; Andrew Rocha, Director of Operations; Shannon Bennett, Director of Resident Services; Emily Eschmann, Executive Secretary; Ryan Cummiskey, Modernization Coordinator.

1. NEW BUSINESS

- (a) Authorization to apply for the Executive Office of Housing and Livable Communities (EOHLC) Creative Place-Making Award (NOFA EOHLC2026-64) **(ROLL CALL)**

D. Cohen requested Board authorization for the Somerville Housing Authority to submit an application to the EOHLC for the 2026 Creative Place-Making Award. The proposed project would resurface and artistically redesign the community basketball court at Mystic River, incorporating input from youth residents and complementing the planned community garden installation. The project builds on existing youth programming and community partnerships. If awarded, the project would be completed over a fifteen-month period, with completion anticipated in summer 2027. No SHA operating funds are required, as all project costs would be covered through the grant.

Commissioner Rances made a motion to approve the authorization of SHA to apply for the Executive Office of Housing and Livable Communities (EOHLC) Creative Place-Making Award (NOFA EOHLC2026-64). Commissioner Lemard seconded the motion. All in favor: 3-0

Roll Call Vote:

Chairman Capuano	Yes	Comm. Mannion	Absent
Comm. Rances	Yes	Comm. Zamer	Absent
Comm. Lemard	Yes		

2. ADJOURNMENT

Commissioner Rances made a motion to adjourn at 12:05 p.m. Chairman Capuano seconded the motion.

All in favor: 3-0

Roll Call Vote:

Chairman Capuano	Yes	Comm. Mannion	Absent
Comm. Rances	Yes	Comm. Zamer	Absent
Comm. Lemard	Yes		

Diane L. Cohen

Diane L. Cohen
Executive Director

ATTEST
A True Copy

Documents presented during the Somerville Housing Authority Special Meeting on 6/3/2026.

- Notice
- Agenda
- New Business 1(a): Memo: Authorization to Apply — EOHLC Creative Place-Making Award (NOFA EOHLC2026-64)
- New Business 1(a): EOHLC Creative Place-Making Award Grant Application - NOFA: EOHLC2026-64 | COMMBUYS BD-26-1076-OCDDE-PH005-126796

NARRATIVE

Section 1: Population Most Impacted by Social Isolation and Lack of Community Wellbeing

Mystic River is a 240-unit state-aided public housing development in East Somerville, Massachusetts, home to 236 households and 701 residents. Nearly 40% identify as Hispanic and over a quarter as Black, with significant representation of immigrant and mixed-status families who are among the most isolated from community life and least likely to access programming. Nearly 60% of households include children under 18, with 283 young people living in the development, the majority between the ages of 5 and 13. Over a third of families have no employed adults; many others live on very modest incomes, have limited English proficiency, are elderly, or disabled. Social isolation is a persistent and documented challenge here, one that deepened after COVID-19 and is compounded daily by the absence of outdoor spaces that feel safe and welcoming.

Social isolation here takes population-specific forms: elderly residents with mobility limitations who have no accessible outdoor gathering space; immigrant and mixed-status families whose language and documentation barriers restrict access to outside programming; families with young children who need spaces that feel safe before they will use them; and residents with disabilities who lack a shared outdoor environment designed for their access. This project addresses all four simultaneously, centering the cultural identity of a community over 70% people of color in the permanent visual landscape of the development.

The basketball court has long been the development's primary outdoor gathering space. Its deteriorating surface has displaced the summer basketball program and left residents without the informal meeting ground that once made daily community life at Mystic River possible. The SHA's RSC program tracks resident participation in shared spaces and programming; since the league moved offsite, documented outdoor gathering has declined and youth enrollment in structured summer programming has dropped substantially. These patterns reflect exactly the social fragmentation this grant is designed to address. The pre-project resident survey will establish a formal baseline for measuring post-project change; existing RSC records provide directional evidence of the isolation already present.

Mystic River is not a community without creative life. The Somerville Arts Council's Mystic Mural program has brought professional youth art programming to the development every summer since 1997, hiring young Mystic River residents as artists and connecting them to the Massachusetts creative sector. Around Hear, a free all-ages concert series and music education program based at the Mystic Activity Center since 2017, has presented 48 concerts, offered free violin and piano lessons to residents ages 4 to 70, and runs music programming in three SHA facilities for seniors and people with disabilities. Its founders describe their mission in terms that mirror this grant directly: harnessing the social-emotional benefits of music-making to alleviate isolation and strengthen community interconnectedness. Around Hear grew from its founders' prior work at the Welcome Project-violinist Marji Gere and pianist Dan Sedgwick, who began by offering music workshops to immigrant youth and adult ESOL learners-connecting it to the same partnership network this project builds on. And for more than 20 years, the Mystic Community Picnic has gathered residents, partner agencies, and service providers at the end of every summer, a tradition of community celebration that has persisted through every difficulty and currently takes place in a space too small for the community it serves. These programs exist now. They are not aspirational. They are exactly what a revitalized outdoor campus is built to hold, and they are the most honest case for why this investment matters.

The Summer Basketball Program and Community Unity Game

Against these conditions, Mystic River’s residents have sustained a summer basketball program serving more than 25 youth each season. Run through the Mystic Learning Center, the program provides structure, mentorship, and consistent adult relationships for young people throughout the summer months.

At its height the league drew 80 youth in a single summer alongside coaches who returned year after year. Deteriorating court conditions have pushed the league offsite, eliminating the development’s most consistent occasion for residents to gather and for the Mystic Learning Center, Somerville Police Department, and SHA staff to show up together-as they do each fall at the Community Unity Basketball Game, the signature event that affirms Mystic River is a community worth showing up for.

This application seeks to restore that space and transform it: a fully resurfaced and artist-designed basketball court, alongside a new community garden contributed with an in-kind partnership by Groundworks Somerville (confirmed value: \$5,000), for the 701 residents of Mystic River.

Section 2: How This Award Will Reduce Social Isolation and Improve Community Wellbeing

The Massachusetts Cultural Council’s partnership with EOHL2026 on this award reflects a shared conviction that art is not a supplement to community life but an instrument of it. A resurfaced court alone makes the space usable. A mural designed by the people who live here makes it a place they recognize as theirs. This project does both, and that distinction is the basis of the case for this funding.

Physical Transformation

The basketball court will be fully resurfaced and carry a commissioned mural whose imagery, drawn from structured community input, comes from the cultural identities and lived experience of the families who use it. A resident design panel will select the artist through a public call. Mystic River youth will participate directly in the design process alongside the commissioned artist. The result will be artwork that is genuinely site-specific and community-authored.

Alongside the court, Groundworks Somerville will design and install a new community garden as a confirmed in-kind contribution of \$5,000 through SHA’s established partnership. The garden provides a quieter complement to the athletic space: green, restorative, and accessible to elderly residents and families with young children who will not engage with the court directly. Its 160-foot perimeter will carry a 3D sculptural art installation on new six-foot fencing, developed through a resident design process running parallel to the court mural. This is not a painted fence. It is a dimensional, weather-resilient public art installation visible to the full development and the surrounding neighborhood, and it is the second creative strand of this project. At the scale this grant funds, the outdoor campus at Mystic River will carry two distinct works of community-designed public art: one on the court, one bounding the garden. Together they create a coherent visual identity for the entire space.

The Case for Art Specifically

The Massachusetts Cultural Council exists, in part, because Massachusetts has recognized that equitably advancing creative expression in its most diverse communities is a public responsibility, not a cultural luxury. The demographics of Mystic River, 70% residents of color, significant populations with limited English proficiency, families under economic pressure, are precisely the populations MCC’s equity commitments describe. A mural that reflects the cultural histories of those families does something a paved surface cannot: it asserts that this community’s creative identity belongs in the public landscape of East Somerville.

The court gives the summer basketball program a home that honors what it has built. The Community Unity Basketball Game will have a space commensurate with what that event represents. Around Hear, which has brought 48 free concerts to the Mystic Activity Center's indoor space since 2017, will have an outdoor venue for warm-weather performances for the first time. The Mystic Community Picnic, which has marked the end of summer at Mystic River for more than 20 years, will have the outdoor campus it has always deserved and never had. Welcome Project community events, Mystic Learning Center programming kickoffs, and the informal gatherings that are the daily texture of community life will all have a shared outdoor space designed to welcome them. The fence art keeps residents engaged in the creative life of the project long after installation.

Measuring Impact

Impact will be measured through:

- Pre- and post-project resident surveys: Administered to a representative sample of residents within 3 months of award and following project completion, using the EOHLC-provided instrument, measuring perceived sense of community, frequency of outdoor space use, and feelings of safety and belonging.
- Event attendance tracking: Documentation of participation in the summer basketball program and Community Unity Game before and after the project, tracking youth enrollment, household attendance, and partner agency participation.
- Engagement activity logs: Monthly reporting on community engagement events, survey participation, and design input sessions, submitted to EOHLC via the CapHub system.
- Qualitative feedback: Resident interviews and focus groups conducted by the Resident Service Coordinator at key milestones, post-design selection and post-completion, to capture the narrative experience of change.

Section 3: Community Engagement Plan

Community engagement for this project began months before submission. The SHA conducted a resident survey, facilitated three structured focus groups in English, Spanish, and Haitian Creole, and is using the current summer basketball league as a live design input channel. The five-phase plan below formalizes that work through a structured, resident-led creative process built on the partnerships already in place at Mystic River.

Phase 1: Pre-Application and Summer Engagement (Already Begun through Month 2)

The SHA conducted a resident survey on outdoor space priorities, design preferences, and programming needs, and in June 2026 facilitated structured focus groups in English, Spanish, and Haitian Creole, reaching twelve residents across three groups. Survey results and focus group input feed directly into the artist call design brief. Court: residents asked that Mystic River tenants and youth drive the design with a professional artist executing the final work. Fencing: all three groups requested a minimum six-foot garden enclosure with designed fencing representing the space and their community. Programming: residents named family game nights, cultural celebrations, barbecues, arts and crafts for children, and walking club as the events they would most likely attend.

Georgina Barnes, the SHA's Resident Service Coordinator (RSC), has been engaged as a central partner in the engagement process from the outset and serves as the primary outreach link to the development's most isolated populations: elderly residents, residents with disabilities, and households with limited English proficiency. The RSC will coordinate listening sessions at times and in accessible formats that work for these populations, support multilingual survey administration, lead resident interviews at key milestones, and ensure that households least likely to engage through standard

outreach channels are specifically and consistently reached. The Welcome Project at the Mystic Activity Center provides a critical access point for mixed-status and undocumented families, who face barriers to formal programming but are actively reached through the Welcome Project's seven-days-a-week presence and its interpreter training program. All RSC involvement will remain in compliance with RSC program guidelines.

With the summer basketball league running June through August 2026, the SHA will use the season as a living engagement opportunity, inviting youth participants to share the symbols, colors, and imagery they want to see on the court. The SHA will also embed project engagement in the development's existing programming calendar: Mystic Learning Center program kickoffs, Welcome Project community events, Around Hear's concert series, and the Mystic Community Picnic will all serve as natural points of contact. Rather than creating new occasions to gather residents, this plan works with the occasions that already do.

Phase 2: Artist Call and Design Selection (Months 1–2, July–August 2026)

A public artist call will be issued through EOHLC and MCC channels, local networks, and the Somerville Arts Council, which has maintained a presence at Mystic River since 1997. MCC will promote the call through its network of local cultural councils per its role in this partnership. The call will be developed to reflect the design priorities residents identified and will specifically invite Massachusetts artists, culture bearers, and creative practitioners from diverse backgrounds whose work is rooted in community practice, including BIPOC artists and artists with direct experience working in public housing and immigrant communities. The demographic and cultural composition of Mystic River will be clearly communicated in the call so that artists who share or understand that background are encouraged to apply.

- A resident design review panel, including Mystic River youth and adult residents, will evaluate artist proposals and provide input on finalist selection.
- A public presentation of finalist designs will be held at the development, open to all residents, with a resident vote on the final selection.
- A groundbreaking event will mark the transition to construction and celebrate the community's investment in the process.

Phase 3: Construction (Months 3–4, September–October 2026)

- Court resurfacing and site preparation completed before the October ground-freeze window. Garden groundwork completed in the same period.
- Regular project update bulletins distributed to all households throughout construction.
- Volunteer opportunities offered for residents to participate in aspects of the garden installation and site preparation.
- A Mystic River resident will be hired as Tenant Coordinator, funded under a dedicated budget line per NOFA requirements. The Tenant Coordinator will conduct door-to-door outreach, distribute resident communications, track engagement activity, and serve as a consistent on-the-ground point of contact throughout the full grant period.
- The RSC will assist with outreach to elderly and isolated residents, ensuring this population is informed and included throughout the process, in compliance with RSC program guidelines.
- Garden fence installation in this phase (minimum six feet per community request), designed to accommodate artwork installation in Phase 5.

Phase 4: Winter Engagement and Design Finalization (Months 5–9, November 2026–March 2027)

With construction complete, this phase dedicates the winter months to deep community engagement and design finalization before the artist returns in spring. Listening sessions and coffee hours will be hosted at the times residents identified as preferred, late afternoons and weekends, in partnership with the Mystic River Tenant Organization as a formal outreach and design input partner, ensuring compliance with 760 CMR 6.09. In accordance with the SHA’s Language Access Plan, all materials and communications will be made accessible to residents with limited English proficiency, supported by the Welcome Project at the Mystic Activity Center, which operates seven days a week and houses a training interpreter program run in partnership with the local high school, a computer lab, daycare, and afterschool programming. The Welcome Project’s deep relationships with immigrant families will ensure engagement reaches households that traditional outreach often misses.

- Contractor procurement for mural installation completed.
- Design finalized with artist following community input sessions.
- Garden beds prepared for spring planting.
- Fence art and decorative fence art design process launched with resident participants, incorporating the seasonal rotating art concept raised in focus groups.

Phase 5: Mural Installation, Completion, and Activation (Months 10–15, April–September 2027)

- Artist mural installation on fully cured and settled court surface, April–May 2027.
- Collaborative design sessions with Mystic River youth to develop the court mural concept alongside the commissioned artist. MCC will serve as a connector between the SHA and local cultural councils and other community cultural organizations throughout this phase, per its post-award role in this partnership.
- Garden planting and installation completed alongside mural, spring 2027.
- Fence art installation completed, incorporating decorative fence art elements developed with resident participants during Phase 4.
- A community completion celebration will be held upon project completion, open to all residents, partner agencies, and neighbors.
- Court and garden formally open to residents, June 2027.
- Post-completion resident surveys administered immediately upon completion and finalized within 3 months per NOFA requirements.
- Community completion celebration and inaugural use by the Community Unity Basketball Game, the Mystic Community Picnic, and Around Hear’s outdoor concert series- traditions that have been waiting for a space worthy of them.

Surrounding Neighborhood Engagement

The Mystic Learning Center’s summer league draws a crowd. The Community Unity Basketball Game brings neighborhood residents, police, and public safety partners together on-site each fall. The fence art installation is visible from the street. The Somerville Arts Council’s 27-year presence and Groundworks Somerville’s networks extend the project’s reach well beyond the development. The Annual Provider Picnic will see around 20 agencies coming together in support of Mystic.

Section 4: How the Project Will Change the Lived Environment

Mystic River is a Chapter 200 state-aided development that has not been redeveloped through a mixed-finance project in the last 15 years and has no pending award for comprehensive redevelopment or replacement.

The project produces two permanent changes to the built environment: a fully resurfaced and artist-designed basketball court, and designed fencing for a new community garden. Both are on LHA-owned property within the Mystic River development and will be primarily used by its residents, in compliance with NOFA eligibility requirements.

Basketball Court Resurfacing and Artistic Design

The existing court surface is cracked and deteriorating. This project installs a new surface and commissions a resident-designed mural, with Mystic River youth generating the design concepts and a professional artist executing the final work. A preliminary cost estimate from Artists for Humanity (AFH) is included as a planning reference only; a public artist call will determine artist selection and final scope per NOFA procurement requirements.

Community Garden

The community garden will be designed, installed, and stewarded by Groundworks Somerville as a confirmed in-kind contribution of \$5,000, documented in a letter dated June 18, 2026 (Appendix L). Resident input from the focus groups shaped the garden design: smaller individual beds for broader household participation, a six-foot fence enclosure, and seating throughout.

Garden Fencing and Fence Art

The garden perimeter will carry a 3D sculptural art installation along 160 linear feet of new six-foot fencing, constituting the second major public art component of this project. Where the court mural speaks to the athletic and community gathering life of the development, the fence installation speaks to the garden: quieter in function, equally visible in impact, and designed through its own resident engagement process. The sculptural format, rather than a painted surface, creates dimensional, weather-resilient work that will register distinctly across seasons and remain legible from the street. Focus groups across all three language communities asked specifically for decorated fencing as an ongoing creative engagement opportunity. A preliminary cost estimate for the installation is \$69,430 (AFH, June 15, 2026).

A new fence structure is required because the garden is being relocated to optimize green space and the existing fence cannot be reused: it sits in the wrong location for the new footprint, its height falls short of the minimum residents specified, years of vegetation growth have compromised the structure, and the sculptural installation requires a sound substrate along the full 160-foot run. Fence structure cost: \$8,000.

Long-Term Impact on the Lived Environment

The summer basketball program, Community Unity Game, Mystic Community Picnic, Around Hear concert series, Welcome Project community events, and Mystic Learning Center programming kickoffs have all persisted through conditions that would have ended them elsewhere- and without the outdoor environment they deserved. A space that a community helped design is a space that community will use, program, and care for. The Somerville Housing Authority is grateful for that persistence. This award funds the court, the garden, and the fence. The community has built everything else, and we are thankful for the opportunity this would provide to keep them building.

SHA Management Capacity and Compliance

The Somerville Housing Authority is an experienced EOHL2026 grantee. The SHA currently holds an active EOHL2026 RSC award, which it has administered in good standing, and has a documented record of compliance with EOHL2026 programmatic, financial, and reporting requirements across that and prior grants. The SHA maintains timely budget submissions and certifications and complies with all applicable EOHL2026 financial management requirements, including Agreed Upon Procedures. Board meetings are held regularly and duly noticed; the Board of Commissioners voted 3-0 to authorize this application at a Special Meeting held June 3, 2026, with the required quorum present. Full PMR, AUP, budget compliance, and board attendance records are on file with EOHL2026 and available for review.

Closing Statement

Public housing is where some of the Commonwealth's most culturally rich communities live, places where creativity has persisted through conditions that would exhaust it elsewhere. Mystic River residents have sustained a basketball program, maintained a garden, and participated in professional youth arts programming every summer for nearly three decades. They have not been waiting for permission to have community life. They have been waiting for the investment that makes it permanent.

The creative place-making design principles established for this grant call for three things: community engagement with a wide range of stakeholders; art that rejuvenates spaces and addresses specific social issues; and celebrations of the unique characteristics of the local community. This project delivers on all three. Twelve residents participated in structured multilingual focus groups. The court mural and fence installation address the documented social isolation of a development whose residents are overwhelmingly Black, Hispanic, and immigrant. And the visual content, symbols, colors, and cultural imagery drawn from the residents who live here, will make the unique character of the Mystic River community visible in its own outdoor landscape in a way it has never been before.

When the Massachusetts Cultural Council describes its mission as equitably advancing creative expression in the Commonwealth's diverse communities, and when EOHL2026 commits capital to reduce social isolation in state public housing, this project sits precisely at that intersection. The Somerville Housing Authority respectfully requests the support of both agencies in making it real.

Appendix A: State-Aided Public Housing Unit Count

Program	Unit Count
Chapter 200	240
Chapter 667	100
Chapter 705	3
TOTAL	343

SHA Management Capacity and Compliance

The Somerville Housing Authority is an experienced EOHLC grantee. The SHA currently holds an active EOHLC RSC award, administered in good standing, and has a documented record of compliance with EOHLC programmatic, financial, and reporting requirements across that and prior grants. The SHA holds no strikes on the Performance Management Review and is in good standing with the Resident Service Coordinator program. The SHA maintains timely budget submissions and certifications and complies with all applicable EOHLC financial management requirements, including Agreed Upon Procedures. Board meetings are held regularly and duly noticed; the Board of Commissioners voted 3-0 to authorize this application at a Special Meeting held June 3, 2026, with the required quorum present. Full PMR, AUP, budget compliance, and board attendance records are on file with EOHLC and available for review.

Appendix B: Draft Budget

Cost Category	Description	Estimated Amount
Court Resurfacing and Site Preparation	Full demolition of existing surface, sub-base prep, new sport-court surface material, line markings. Contractor estimate.	\$80,000
Artist Commission and Mural Design	Artist call process, design development with resident panel, mural installation. Preliminary estimate (AFH model): 3 collaborative design sessions with Mystic River youth (\$2,600); materials (\$5,300); mural execution by AFH mentors and artists (\$24,500); POD storage 6 weeks (\$1,000); photo documentation (\$1,250); video documentation (\$1,800). Planning reference only; final cost subject to artist call.	\$36,450 (AFH preliminary estimate)
Garden Fence Installation and Fence Art	New fence structure required: garden relocated to optimize green space; existing fence incompatible with new footprint, height requirements, and fence art installation. Fence structure: \$8,000. Fence art (3D sculptural, 7'h x 160'w): design (\$4,000); fabrication (\$60,000); freight (\$620); installation (\$1,760); photo documentation (\$1,250); video documentation (\$1,800). Fence art total: \$69,430 excl. tax. Final pricing subject to design approval.	\$77,430 (\$69,430 art + \$8,000 structure)
Community Garden (Groundworks Somerville)	Garden design, installation, planting, soil, edging, irrigation, and signage. Confirmed in-kind contribution per Groundworks Somerville letter dated June 18, 2026.	\$5,000 (In-Kind)
Resident Engagement and Events	Groundbreaking event, design review sessions, resident vote, completion celebration, survey administration, resident bulletins, focus group facilitation. Funded through the 10% administrative fee.	\$8,000–\$12,000
Tenant Coordinator	A Mystic River resident will be hired as Tenant Coordinator to support outreach and engagement throughout the grant period. Responsibilities include door-to-door outreach, attendance tracking at engagement events,	\$7,500

Cost Category	Description	Estimated Amount
	distribution of resident communications, and serving as a point of contact for resident questions. Per NOFA, this cost is funded under a separate line and is in addition to the 10% administrative fee.	
LHA Administrative Fee (10%)	Per NOFA requirement; 10% of original construction contract budget (court resurfacing + mural + fence art + fence structure = \$193,880). Portion allocated to resident outreach and engagement.	\$19,388 (10% of \$193,880)
TOTAL GRANT REQUEST	Fixed request. Individual line items subject to contractor confirmation and artist call; total will not exceed this amount. Community garden contributed as in-kind by Groundworks Somerville (\$5,000 confirmed) and not included in grant request total.	\$231,000

Budget Notes

All construction figures are preliminary estimates subject to contractor confirmation and the artist call process. The AFH cost estimates for the court mural (June 3, 2026) and fence art installation (June 15, 2026) are provided for planning purposes only and do not predetermine vendor selection. The fence structure estimate of \$8,000 reflects a contractor quote for a new six-foot enclosure on the relocated garden footprint; the existing fence cannot be reused. The Groundworks Somerville in-kind contribution of \$5,000 covers full garden design, installation, and planting, as confirmed in their letter dated June 18, 2026.

At \$231,000 for 701 residents and two permanent public art installations, this project represents approximately \$330 per resident. The project produces a fully resurfaced and artist-designed court, a 3D sculptural installation along 160 linear feet of garden fencing, alongside a new community garden, all permanent improvements to LHA-owned property with no ongoing grant cost. The Groundworks Somerville in-kind garden contribution (\$5,000 confirmed), along with programming investments from the Mystic Learning Center, Somerville Arts Council, and Welcome Project, multiplies the effective value of the EOHLC award beyond what the grant line items reflect.

Ongoing maintenance of the court surface will be covered through the SHA's existing capital planning cycle. The fence and fence art will be maintained by SHA maintenance staff. The garden will be maintained by resident gardeners supported by Groundworks Somerville and the RSC program. No grant funds are required for post-completion maintenance of any project component.

Appendix C: Draft Project Timeline

Milestone	Key Activities
Month 1 (July 2026)	Project kick-off; issue artist call promoted via EOHL2026 and MCC channels; pre-project resident surveys administered (within 3 months of award per NOFA); form resident design review panel
Month 2 (August 2026)	Summer basketball league engagement: youth design input sessions, facilitated prompts during league activities; three collaborative mural design sessions with Mystic River youth (up to 20 per session, 1.5 hours each); artist proposals reviewed by resident panel; artist selected; design development begins; groundbreaking event held
Months 3–4 (Sept–Oct 2026)	Resident vote on final design; court resurfacing and site preparation completed before ground-freeze window; surface curing begins; garden groundwork completed; garden fence installation (minimum 6 feet per community request); regular resident update bulletins distributed
Months 5–7 (Nov 2026–Jan 2027)	Curing period continues; listening sessions and coffee hours; tenant organization engagement; Welcome Project and language access outreach; contractor procurement for mural installation; design finalized with artist; fence art and decorative fence art design process launched with resident participants
Months 8–9 (Feb–Mar 2027)	Final design review and approvals; community update bulletin; garden beds prepared for spring planting; artist mobilizes for installation
Months 10–11 (Apr–May 2027)	Artist mural installation on resurfaced court; garden planting and installation; ongoing resident communications; fence art installation completed
Month 12 (June 2027)	Project completion; punch list and quality review; community completion celebration; court and garden formally open to residents; post-project resident surveys administered immediately upon completion
Months 13–15 (Jul–Sep 2027)	Post-project resident surveys completed within 3 months of completion (per NOFA); inaugural Community Unity Basketball Game on new court; final quarterly impact report submitted to EOHL2026 via CapHub

This timeline reflects a deliberate two-phase approach. Phase 1 (Months 1–4) prioritizes deep community engagement alongside court resurfacing, taking advantage of the summer basketball league season for youth design input and completing construction before the October ground-freeze window. Phase 2 (Months 8–12) brings the artist back to install the mural on the cured, settled surface in spring 2027, when conditions are optimal for a high-quality, durable installation. This separation of resurfacing and mural installation is standard practice for projects of this type and ensures that the engagement process is not compressed, that the surface is properly prepared, and that the final result reflects the care and community investment this project deserves. Pre-project surveys will be administered within 3 months of award; post-project surveys within 3 months of completion, per NOFA requirements.

Appendix D: Metrics and Reporting Capacity

The Somerville Housing Authority has the systems, staff, and experience to meet all EOHLIC reporting requirements under this grant. We will utilize CapHub for monthly project completion updates and quarterly impact reports covering all required data elements. Pre- and post-project surveys will be administered in English, Spanish, and Haitian Creole, consistent with the SHA's Language Access Plan and the linguistic profile of Mystic River residents, ensuring survey participation is not constrained by language barriers. Survey administration will be supported by the Welcome Project's interpreter capacity and the RSC's established relationships with LEP and isolated households.

Georgina Barnes, Resident Service Coordinator, will serve as the primary data collection lead, administering pre- and post-project surveys, documenting engagement events, and maintaining attendance and participation records. Andrew Rocha, Director of Operations, will serve as the primary point of contact with EOHLIC throughout the grant period. Shannon Bennett, LCSW, Director of Resident Services, will provide oversight of all data collection and reporting activities. Executive Director Diane Cohen will provide executive oversight and ensure all grant obligations are met. All data will be maintained in accordance with applicable state and federal privacy requirements, including M.G.L. c. 66A, M.G.L. c. 93H, and 760 CMR 8.00.

The SHA is prepared to submit:

- Monthly project completion updates using the EOHLIC-provided update form
- Quarterly impact reports inclusive of all required data elements: project start and end dates, project cost, type of project, target populations, engagement event logs, and outreach type summaries
- Pre-project surveys within 3 months of award acceptance
- Post-project surveys within 3 months of project completion

CapHub data will be reviewed quarterly by the project team, which includes Andrew Rocha (project lead), Shannon Bennett (data oversight), and Georgina Barnes (RSC and primary data collector). Reviews will assess engagement participation against plan targets, identify households not yet reached, and generate strategy adjustments for the following quarter. Pre- and post-project survey results will be analyzed and reported to EOHLIC with SHA leadership's assessment of findings and intended responses. This process is active management, not compliance reporting.

Appendix E: Staff and Qualifications

Name	Title	Role and Qualifications
Diane Cohen	Executive Director	Executive oversight and signatory authority for the grant application and award.
Shannon Bennett, LCSW	Director of Resident Services	Primary data collection oversight. Licensed Clinical Social Worker with over 10 years at SHA. Helped establish and personally oversees SHA's partnerships with four concurrent grant agencies: EOHLC (RSC program), HUD (service coordination funding), Massachusetts Broadband Institute (MBI), and Metropolitan Area Planning Council (MAPC). Responsible for all programmatic reporting, grant compliance, and evaluation at the SHA. Oversees the Resident Service Coordinator.
Georgina Barnes	Resident Service Coordinator	Primary data collection lead. Administers surveys, documents engagement events, coordinates resident outreach - including outreach to elderly and isolated residents - and maintains participation records throughout the grant period. All RSC involvement in compliance with RSC program guidelines.
Arnaldo Velazquez	Director of Finance	Fiscal compliance oversight. Over a decade of PHA field experience. Responsible for budget management, grant drawdowns, and financial reporting.
Andrew Rocha	Director of Operations	Primary point of contact with EOHLC. Project lead. Construction and modernization oversight. Manages court resurfacing and garden groundwork, including contractor coordination and quality review.
Ryan Cummiskey	Modernization Coordinator	Subcontract management for all work completed under this grant, supported by Brian Langton, Modernization Director.
Brian Langton	Modernization Director	Senior oversight of modernization program. Supports Ryan Cummiskey in subcontract management and construction compliance review.
To Be Hired	Tenant Coordinator	Mystic River resident hired to conduct door-to-door outreach, distribute resident communications, track engagement participation, and serve as an on-the-

Name	Title	Role and Qualifications
		ground point of contact for residents throughout the grant period. Funded under a separate Tenant Coordinator budget line, in addition to the 10% administrative fee, per NOFA requirement.

Appendix F: Site Photos and Plan



Photo 1: Existing garden fence area, Mystic River development



Photo 2: Existing basketball court surface showing deterioration



Site Plan: Aerial view of Mystic River development showing basketball court and community garden locations

Appendix G: Evidence of Resident Engagement

The following documents demonstrate that residents have been given the opportunity to comment on this project proposal, in compliance with tenant participation regulations and 760 CMR 6.09:

Survey Instrument: Resident Needs + Interest Survey (May 2026)

Administered: May 2026 | Voluntary and Confidential | Available in English, Spanish, Haitian Creole, and Portuguese

SECTION A: Community Events + Art Project

We are exploring the possibility of applying for a grant to permanently beautify a shared outdoor space. Your contribution directly strengthens our application.

Q1. Which outdoor spaces would benefit most from an art project?

- Children's playground or play area
- Parking or perimeter fence
- Garden or green space
- Basketball Hoop (Court)
- Water feature
- Other

Q2. What is most important to you about the project?

- It reflects the cultures and histories of our community
- Children and young people help to create it
- It makes outdoor spaces feel safer and more inviting
- Create a meeting place for neighbors
- It involves local artists from our community
- Teaches skills (art, design, crafts)
- Other

SECTION B: Community Programming

The City of Somerville offers community programming grants for Community Engagement, Education + Training, and Diversity, Equity, Inclusion + Belonging (DEIB).

Q3. Which programs are you most interested in?

- Mentoring programs
- Cultural displays
- Resource guides
- Youth-led campaigns
- Creation of shared community spaces
- Workshops on tenants' rights
- Training for civic participation
- Restorative justice programming
- Other

SECTION C: Stay Connected (All responses optional and kept private)

Q4. Do you have children or young people (under 18) at home?

- Ages 0–5
- Ages 6–12
- Ages 13–17
- There are no children at home

Q5. What single thing would most improve the lives of families in this building?

[Open text response]

Q6. Would you like to receive our email newsletter?

[Contact information field]

Survey Results: Key Findings (n = 14 respondents)

Survey administered May–June 2026 to Mystic River residents. Results below reflect all 14 completed responses.

Category	Response	Respondents (n=14)
Outdoor space priorities for art project	Basketball Hoop (Court)	12
	Garden or green space	9
	Children's playground or play area	8
	Parking or perimeter fence	5
	Water feature	4
	Makes outdoor spaces feel safer and more inviting	11
	Children and young people help to create it	7
	Teaches skills (art, design, crafts)	7
	Reflects cultures and histories of community	6
	Creates a meeting place for neighbors	5
	Involves local artists from our community	5
	Ages 6–12	9
	Ages 0–5	3
	Ages 13–17	3
	No children at home	3
	Rodent and pest control	5
	Community building and safety	3
	Parking	2

Focus Group Summary - Mystic Community Outdoor Spaces Input Session (June 2026)

Mystic Community: Outdoor Spaces

Community Input Session: Feedback Summary

Somerville Housing Authority · 2026

Focus Groups Summary

Focus Group 1 (English Speaking) (Facilitator: Avi · Participants: 6)

Focus Group 2 (Spanish Speaking) (Facilitator: Graciela · Participants: 4)

Focus Group 3 (Haitian Creole Speaking) (Facilitator: Suze · Participants: 2)

This document summarizes participant feedback collected during the Mystic Community Outdoor Spaces input session. Feedback is organized by presentation topic and reflects input from all three focus groups.

Combined Group Summary

FG1 (English): Avi, 6 participants | FG2 (Spanish): Graciela, 4 participants | FG3 (Haitian Creole): Suze, 2 participants

Topic 1: Basketball Court & Mural

Slide 3 of the presentation

Key themes: Mixed-use court design · Community-sourced art · Mural aesthetics · Children's input

All three groups responded were positive about a mural concept. Focus Group 1 was open to a variety of designs including multi-game court surfaces (chess, hopscotch, tic-tac-toe, four squares), a meditative labyrinth walking path, or a community-designed concept developed with children from the MAC. Focus Group 2 specifically requested a mural featuring children playing basketball with soft colors, and noted the bright fire/basketball mural example shown looked great.

Notable idea: Crowd-source design concepts from MAC children and have an artist execute the final mural based on their ideas.

Topic 2: Community Garden Beds

Slide 4 of the presentation

Key themes: Bed size preference · Participation access · Pest & security concerns · Future expansion

Opinions on bed size leaned toward smaller across all three groups. In Focus Group 1, most participants favored smaller beds to allow more residents to participate, especially after one resident noted the garden could expand in the future. Some were open to larger shared beds but flagged concerns about potential conflicts. In Focus Group 2, three participants preferred larger beds (two of whom currently garden), while one preferred smaller beds for broader access and also requested a tall raised bed like the one pictured. Focus Group 3 was in full agreement: both participants wanted smaller beds so more people can participate. All groups raised concerns about pests and security: Focus Group 1 mentioned rodents and theft; Focus Groups 2 and 3 asked for at least a six-foot fence around the garden. Focus Group 3 also suggested adding benches so people can sit in and around the garden area.

Topic 3: Garden & Court Area Preliminary Plan

Slide 5 of the presentation

Key themes: Pedestrian flow · Shared space use · Gathering area · Walking path · BBQ grills

The preliminary site plan was well received across all groups. Focus Group 2 found it looked great overall. Focus Group 1 appreciated seeing all the projects together but raised questions about pedestrian flow and whether different user groups could comfortably share the space at the same time. Some felt the garden placement might interfere with game play. There was excitement about barbecue grills, with some questions about charcoal use. Focus Group 3 noted the design looks great and highlighted the importance of seating, suggesting benches in the garden and court area so residents can gather comfortably.

Notable ideas: A dedicated walking path to establish flow; planting rat-repellent flowers (such as lavender) along the outside of the garden fence

Topic 4: Garden Fencing

Slide 6 of the presentation

Key themes: Decorated fence · Community art project · Seasonal / rotating art · Mosaic · Fence height

All three groups hoped for a decorative fence as a community engagement opportunity. One participant from focus group 1 specifically suggested a mosaic as a way to involve children and create something lasting. Focus Group 3 agreed, saying art along the fence such as flowers would be a nice addition. On fence height, most of Focus Group 1 agreed 6 feet is appropriate, while a few felt 7 feet would be better. Focus Groups 2 and 3 both requested a minimum of 6 feet.

Key Takeaways

Strong agreement across all three groups:

- Smaller garden beds are preferred by most, so more residents can participate.
- The mural and court concept was positively discussed by all participants.
- A fence of at least 6 feet around the garden is wanted by all groups.
- Art and decoration along the garden fence is welcome.
- Benches and seating in the garden and court area are desired.

Points needing further discussion:

- Garden bed size: Focus Groups 1 and 3 clearly preferred smaller beds; Focus Group 2 was more split, with 3 of 4 preferring larger beds.
- Mural aesthetic: Focus Group 1 was open to labyrinth and meditative designs; Focus Group 2 specifically requested children playing basketball with soft colors.
- Fence height: Focus Group 1 discussed 6 vs 7 feet; Focus Groups 2 and 3 specified a minimum of 6 feet.

Standout ideas from participants:

- Involve MAC children in designing the mural concept, with an artist executing the final piece.
- Flower art (such as painted flowers) along the garden fence.
- Plant lavender or other rat-repellent flowers along the outside of the garden fence.

Appendix H: Focus Group Sign-In Sheet



MEETING SIGN IN SHEET			
(REGISTRARSE)			
Project:	MYSTIC COMMUNITY SPACES	Date:	6/11/26
Facilitator:	FEEDBACK MEET	Place/Room:	MYSTIC

NAME (Nombre)
Martha Amaya
MARIE R Pierre Louis
Rey Santana
Doreen Jenkins
AVIS
Ana Da Cruz
Roxana Flores
Elizabeth Tesada
Jeanne Mandy
Kanula da Cruz
Maryann Vb
KASSIE DOLERY

Appendix I: Letter of Support - Mystic Learning Center



Dear EOHL2026-64 Review Committee,

On behalf of the Mystic Learning Center, I am pleased to offer our strong support for the Somerville Housing Authority's application for the EOHL2026-64 Creative Place-Making Award (NOFA EOHL2026-64).

For many years, the Mystic Learning Center has partnered with residents and community organizations at Mystic River to provide youth programming, recreation, and educational opportunities. We operate the Mystic Basketball Program, which has utilized the Mystic River basketball court every summer as a safe, welcoming space for young people to develop athletic skills, build relationships, and strengthen their connection to the community.

The basketball court has long served as one of the most important gathering spaces within the Mystic River development. Unfortunately, its deteriorating condition has limited its ability to fully support the programming and community activities that residents deserve. The proposed resurfacing and artistic redesign of the court, combined with the creation of a new community garden, will transform this space into a vibrant community asset that reflects the identity, creativity, and aspirations of Mystic River residents.

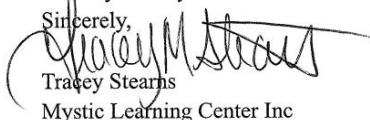
The Mystic Learning Center has a deep history of using sports to bring people together. Years ago, we organized the first annual Community Unity Basketball Game, an event designed to foster positive relationships among residents, youth, community organizations, and public safety partners. That tradition continues today and has become an important example of how recreation can strengthen community bonds. This project will provide a permanent and inspiring home for these activities while creating new opportunities for resident engagement and neighborhood pride.

We are particularly excited that youth voices will help shape the artistic design of the court. By incorporating imagery and themes selected by young residents, the project will ensure that the space is not only functional but also representative of the community it serves.

The Mystic Learning Center enthusiastically supports this application and respectfully urges the Committee to approve funding for this important project. We look forward to continuing our partnership with the Somerville Housing Authority and Mystic River residents to ensure this space remains a center for recreation, community building, and opportunity for years to come.

Thank you for your consideration.

Sincerely,



Tracey Stearns
Mystic Learning Center Inc

530 Mystic Avenue, Room 103, Somerville, MA 02145 • ph: 617-623-0110 • fax: 617-623-4750

info@mysticlearningcenter.org • www.MysticLearningCenter.org

This program is made possible in part by support from: Commonwealth of MA, City of Somerville, Somerville Housing Authority, Cummings Foundation, Tufts University, Somernova, Weezie Foundation, United Way of Massachusetts Bay, and private individuals.

Appendix J: Preliminary Cost Estimates - Artists for Humanity

The following preliminary conceptual cost estimates from Artists for Humanity (AFH) are included for budget planning and grant application purposes only. These estimates were prepared at the request of the Somerville Housing Authority and do not constitute a contract, commitment, or vendor selection. In accordance with EOHL2026 procurement requirements and applicable state regulations governing public housing authorities, including M.G.L. c. 149 and EOHL2026 modernization procurement guidelines, all contracts will be awarded through a public artist call and competitive procurement process. Final pricing will be determined following scope approval and vendor selection. The SHA's inclusion of these estimates reflects due diligence in cost planning and does not predetermine the outcome of any procurement.

Estimate 1: Potential Ground Mural - Basketball Court (June 3, 2026)



June 3, 2026

Prepared for: Somerville Housing Authority

Prepared by: Natalie Parsons, Project Manager

**Preliminary Conceptual Cost Estimate
Potential Ground Mural – Somerville, MA**

The following preliminary conceptual estimate is intended to support early project planning and grant discussions for a potential ground mural project on the basketball court at the Somerville Housing Authority. Final pricing will be determined following scope approval.

Scope Item	Description	Estimated Cost
Design Program	3 collaborative design sessions at AFH (1.5 hours each) to develop the mural concept with SHA teens. Participation capped at 20 teens.	\$2,600
Materials	Includes all paint, supplies, and materials required for the mural. SHA to ensure access to a water source within 100 ft. of the site.	\$5,300
Execution Time	Mural execution led by AFH mentors with support from AFH teen artists. Includes project management and on-site supervision.	\$24,500
POD Storage (6 weeks)	Includes delivery, rental, and pickup of on-site storage. SHA to identify a suitable location within 100 ft. of the court.	\$1,000
Restrooms	SHA to provide access to nearby restroom facilities for AFH staff and teens during painting days.	\$0.00
Photo Documentation	50 professionally edited photos documenting the mural process and final artwork.	\$1,250
Video Documentation	30-second edited highlight video capturing the mural process and community collaboration.	\$1,800
	Total	\$36,450.00

Estimate 2: Potential 3D Fence Installation - Community Garden (June 15, 2026)

June 15, 2026

Prepared for: Somerville Housing Authority

Prepared by: Natalie Parsons, Project Manager

**Preliminary Conceptual Cost Estimate
Potential 3D Fence Installation— Somerville, MA**

The following preliminary conceptual estimate is intended to support early project planning and grant discussions for a 3D project on the garden fence at the Somerville Housing Authority. Pricing assumes the existing fence is in good condition and suitable for artwork installation. Final pricing will be determined following scope approval.

Scope Item	Description	Estimated Cost
Design Fee	Includes three design rounds, including mentor and teen artist participation	\$4,000
Fabrication	Pricing based on 7' h x 160' w fence. Final pricing subject to design complexity, material selection, engineering requirements, and fabrication method.	\$60,000
Transportation + Freight	Final pricing to be determined following design approval and site confirmation	\$620
Installation	Final pricing to be determined following design approval and site confirmation. Ongoing maintenance of the completed artwork is not included. Client responsible for obtaining any required permits, landlord approvals, or municipal approvals unless otherwise noted.	\$1,760
Photo Documentation	50 professionally edited photos documenting the design and fabrication process and final artwork.	\$1,250
Video Documentation	30-second edited highlight video capturing the design and fabrication process.	\$1,800
	Total	\$69,430 (excludes any applicable tax)

Appendix K: Tenant Association Letter of Support



06/18/26

Dear EOHL2026 Review Committee,

We write on behalf of the Mystic Tenant Association in strong support of the Somerville Housing Authority's application for the EOHL2026 Creative Place-Making Award (NOFA EOHL2026-64).

As the tenant organization representing residents of Mystic River, we have been active partners in developing this application. We were notified of this application in advance of submission and given the opportunity to review and provide comment. We met with the Somerville Housing Authority and participated in the preliminary community survey in May, and provided comment from the residents we represent. This project reflects what our community has asked for.

The basketball court at Mystic River has long been a gathering point for residents of all ages. Its deteriorating condition has limited its ability to serve that purpose. A fully resurfaced and artistically designed court, developed alongside a new community garden and designed fence would create a welcoming outdoor space that all 240 units of residents can enjoy. The artistic designs will incorporate symbols and imagery chosen by Mystic River youth, ensuring the space reflects the people who live here.

The programming that will anchor this space, including the summer basketball league and the Annual Community Unity Basketball Game, already brings together residents, the Mystic Learning Center, and public safety partners each year. This project gives that programming a permanent, meaningful home.

The Mystic River Tenant Association enthusiastically supports this application and respectfully urges the Committee's approval. Thank you for your consideration.

Sincerely,

Ana Da Cruz

Ana Da Cruz, Treasurer
Mystic Tenant Association
(617)-996-0940
mystictenants@gmail.com

CC: Reyna Santana, President
Mystic Tenant Association
(617)-996-0940
rey.santana@mystictenants.org

Appendix L: Letter of In-Kind Support - Groundworks Somerville



June 18, 2026
Executive Office of Housing and Livable Communities
100 Cambridge Street
Boston, MA 02108

Re: Letter of In-Kind Support

To Whom It May Concern:

Groundwork Somerville is pleased to confirm our partnership with the Somerville Housing Authority (SHA).

Groundwork Somerville has worked alongside the SHA and the Mystic River community for several years, supporting resident-led gardening and green space programming at the development. This project represents a meaningful expansion of that work.

Groundwork Somerville commits to contributing to a new community garden on the Mystic River grounds. The total estimated value of in-kind contributions is \$5,000.

Groundwork Somerville's contribution is offered in support of the SHA's goal of creating a connected and creative outdoor environment that serves Mystic River residents of all ages and abilities.

Sincerely,

Kenzie Ballard

Kenzie Ballard
Co-Director, Climate Resilience Lead

337 Somerville Ave #2B, Somerville, MA 02143
Email: director@groundworksomerville.org
www.groundworksomerville.org

PUBLIC SAFETY REPORT							
Count of nature of complaint	Column Labels						
	Jan	Feb	Mar	Apr	May	Jun	Grand Total
2026 Year to Date							
alarm				1	1		2
alarm				1			1
Alleged breaking and entering				1		1	2
ANIMAL COMPLAINT-D405	1		1	2	2		6
ASSAULT AND BATTERY-A802		1					1
ASSault Dangerous Weapon				1			1
ASSIST NO ARREST-D109	19	13	22	20	23	14	111
ATTEMPTED B&E			1				1
B&E (UNKNOWN TIME)-B510	1					1	2
B&E DAY-B531					1	1	2
b&E niGHT-B532		2					2
CHECK CONDITION-D009	7	3	6	9	8	12	45
CITIZEN CONTACT-D021	15	11	9		6		41
COURT-D999	1	1					2
DIRECTED PATROL-F045	517	275	501	442	601	235	2571
dispute		1					1
DISTURBANCE APT/NOISE-C405	2	1	2	3	3	1	12
DISTURBANCE HALLWAY-C406	2	2	1				5
DISTURBANCE OUTSIDE-C407	1						1
domestic dispute			1		1		2
DOMESTIC DISPUTE				2			2
domestic disturbance		1					1
domestic disturbance					1		1
E911 HANGUP-D037	4	2	1	8	2	1	18
EVICTION-D027	1						1
fire alarm					2		2
FIRE INVESTIGATION-D902	2			1			3
follow up			1				1
harASSING CALLS-A648					2		2
HARASSMENT			2	1	2	2	7
hit and run			1	1			2
INVESTIGATION-D001	7	1	1	1			10
juvenile disturbance					2		2
JUVENILE DISTURBANCE					1		1
Larceny from mv						1	1
larceny under \$1200					7	1	8
LARCENY UNDER \$250-B620		1	1				2
larceny under 1200\$			1	1	2		4
LIGHTS OUT-D036	1						1
lobby and lot check		1					1
LOCKOUT-D030	9	6	8	6	3	3	35
LOST PROPERTY REPORTED-D406	1	3	2	1	1	2	10
lot and lobby check		1					1
MAINTENANCE PROBLEM-D035	1		1	2			4
malicious destruction of property				1			1
medical		1	5	1	1		8
medical		1	1	2	2		6
MEETING-D026	4	3	10	8	6	3	34
missing PERSON-D501		1	1	1	1		4
motor vehicle accident				1			1
mv citation		1					1
MV PROPERTY DAMAGE ACCIDENT-D106		1					1
MV VIOLATIONS-D800	14	14	7	4	1		40
noise complaint			1	2	1	1	5
Noise complaint			2		1		3
OFFICER WANTED-D137	15	13	4	1		3	36
PARK WALK & TALK						47	47
parking eNFORCEMENT			2				2
parking enforcement			1				1
PARKING VIOLATIONS-D810		10	27	12	6	3	58
psych emergency			1				1
RESTRAINING ORDER VIOL-C140	1						1
section 12A					2		2
sexual ASSAULT-E111				2			2
SHA NOTICE SERVICE-D025			1				1
SICK PERSON-D006	10	6	10	10	6	6	48
smoke odor		1					1
SUMMONS/RO SERVICE-D135				3			3
SUPPLEMENTAL-D139			2			1	3
susPICIOUS envelope					1		1
SUSPICIOUS PERSON-C607			1	1	1		3
threats to commit a crime					1		1
THREATS-A647	1			1			2
vandalism / harassment					1		1
VANDALISM-B401	1	1					2
verbal dispute			1				1
WELL BEING CHECK		2					2
well-being check			1				1
wellbeing check					1		1
(blank)							
Grand Total	638	381	641	554	703	339	3256

WORK ORDERS ISSUED FOR:

May-26

REQUESTED BY MANAGEMENT: 1057

REQUESTED BY TENANTS: 921

TOTAL WORK ORDERS ISSUED: 1972

DEV.	****		****			
	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE MAY	REQUESTED IN MAY				
031-1 Mystic Federal	343	102	5	348	102	246
031-9 Federal Elderly	373	98	6	379	108	271
200-1 Clarendon	1	0	0	1	0	1
200-2 Mystic State	368	211	4	372	180	192
667-1 Capen Court	180	48	4	184	120	64
667-2 Jaques Street	131	62	3	134	52	82
667-3 Properzi Manor	158	52	4	162	107	55
667-4 Bryant Manor	203	86	1	204	106	98
667-6 Ciampa Manor	91	22	2	93	93	22
400-C Monmouth, Broadway	1	1	0	1	1	0
689-2 Hagan Manor	82	34	3	85	63	22
705-1 Sycamore, Fountain Ave	14	8	1	15	11	4
TOTAL	1945	724	33	1978	921	1057

***The number of work orders may be revised upon future submittal of completed work orders during the reporting month

Somerville Housing Authority					
Modernization Contract Log					
Active Jobs June 2026					
Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Contractor/A/E
Corbett Concret Stairs Replacement	Pre-Construction	State Capital Fund 2024	Design	\$33,880.00	GCG Associates
Bryant Manor Unit Modernization	Construction	Bryant Reserves	Design	\$42,500.00	Reverse Architecture
Mystic Development Window Replacement	Pre-Bid	Grant Funding	Design	\$94,132.51	EHA Design
Bryant Manor Parking Lot Improvements	Design	Bryant Reserves	Design	\$14,900.00	GCG Associates
Mystic River Roof Replacement 7	Pre-Construction	State Capital Fund 2024	Design	\$31,500.00	Socotec
Mystic River Concrete Repairs 3	Pre-Construction	State Capital Fund 2024	Design	\$32,200.00	Socotec
Bryant Manor Guarails Replacement	Design	Bryant Reserves	Design	\$35,000.00	Reverse Architecture
Bryant Manor Vestibule Improvements	Pre-Construction	Bryant Reserves	Design	\$38,800.00	Reverse Architecture
Hagon Manor Parking Lot Improvement	Pre-Construction	Hagan Reserves	Design	\$14,900.00	GCG Associates
Highland Garden Elevator Replacement	Pre-Construction	Federal Cap Fund 2025	Design	\$116,030.00	NV5 Engineering
Weston Manor Rooftop Exhaust Fans	Construction	Federal Cap Fund 2024	Design	\$19,900.00	Norian Soriani
Mystic River Roof Replacment 7	Pre-Construction	State Capital Fund 2024	Construction	\$235,000.00	Corolla Construction
Bryant Manor Unit Modernization	Construction	Bryant Reserves	Construction	\$275,000.00	TM Construction Management
Mystic River Concrete Repairs 3	Construction	State Capital Fund 2024	Construction	\$407,907.50	Ace Restoration Co. Inc
Weston Manor HVAC Controls Replacement	Pre-Bid	Federal Cap Fund 2024	Design	\$14,400.00	CA Crowley
Capen Court HVAC Controls Replacement 2	Pre-Construction	Capen Reserves	Design	\$12,100.00	CA Crowley
Capen Court HVAC Controls Replacement 2	Pre-Construction	Capen Reserves	Construction	\$120,000.00	Davison Co., INC
Bryant Manor Panelboard Replacement 2	Construction	Bryant Reserves	Construction	\$251,599.00	Jupiter Electric Inc
Bryant Manor Panelboard Replacement 2	Construction	Bryant Reserves	Design	\$9,810.00	Nangle Engineering
Properzi Manor Intercom Replacement	Design	Federal Cap Fund 2025	Design	\$14,465.00	Nangle Engineering
Brady+Highland Storm Door Replacement	Pre-Construction	Federal Cap Fund 2024	Design	\$28,000.00	Socotec
Weston Manor Rooftop Exhaust Fans	Construction	Federal Cap Fund 2024	Construction	\$70,900.00	Stallion Plumbing,Heating,Cooling
Bryant Manor Boiler Replacement	Design	Bryant Reserves	Design	\$24,000.00	Norian Soriani
Corbett Concret Stairs Replacement	Pre-Construction	State Capital Fund 2024	Construction	\$298,920.00	MJS Construction, Inc
Highland Garden Elevator Replacement	Pre-Construction	Federal Capital Fund 2025	Construction	\$853,265.00	Enterprise Equipment
Hagon Manor Parking Lot Improvement	Pre-Construction	Hagan Reserves	Construction	\$109,900.00	Oakridge Construction
Bryant Manor Parking Lot Improvements	Pre-Construction	Bryant Reserves	Construction	\$100,900.00	Oakridge Construction