

The Minutes of the Public Hearing of the Somerville Housing Authority (SHA) duly called and held on December 11, 2025.

The Public Hearing of the Somerville Housing Authority was held in-person at Capen Court at One Capen Court, Somerville on Thursday, December 11, 2025, at 4:30 PM.

The Executive Director Diane L. Cohen called the roll at 4:35 PM. Upon roll call Commissioners present and absent were as follows:

PRESENT

Chairman Capuano

Comm. Mannion

Comm. Lemard

Comm. Rances

ABSENT

Vice-Chairman Zamer

Others in Attendance: Adam Garvey, Deputy Director; Arnaldo Velazquez, Director of Finance & Administration; Matt Lincoln, Director of Leased Housing; Brian Langton, Director of Modernization; Shannon Bennett, Director of Resident Services; Andrew Rocha, Director of Operations; Billy Rymill; Public Safety Officer; Charlie Femino, Public Safety Consultant; Lisa Taylor; Director of Admissions, Occupancy and Compliance; Charlie O’Leary, Maintenance Supervisor; Emily Eschmann, Executive Secretary; Charlie Snyder, Brady Towers Tenant Association President; Capen Court residents.

1. COMMUNITY INPUT/RESIDENT COUNCILS

No comments were made.

2. NEW BUSINESS

(a) Approval of the FY 2026 Federal Annual Plan.

Director of Operations Andrew Rocha presented an overview of the Federal Annual Plan, including SHA’s goals, policy updates, 5-year Capital Plan, and performance reviews. Public input was solicited through a 45-day comment period and meetings with the Resident Advisory Board and Tenant Associations.

A. Rocha highlighted key accomplishments and upcoming initiatives. Phase 1 of the Clarendon Hill Redevelopment now includes 38 project-based vouchers, with 16 more to be added, and Waterworks II is ready for occupancy. SHA has reorganized its Resident Services team and relocated offices to improve resident engagement and service delivery.

Infrastructure and technology improvements include collaboration with the City of Somerville on e-bike and EV charging stations, Wi-Fi installation at Properzi Manor and Weston Manor, new mobile work-order and boiler monitoring systems, and development of building-specific

emergency plans with wayfinding signage. Two turnover teams have accelerated unit readiness, and SHA has applied for two grants, including a federal Emergency Solutions Grant.

A. Rocha stated that one significant addition to the Annual Plan will include renewal of the Designated Housing Plan (DHP). He explained that the SHA is currently re-evaluating its DHP for submission to the U.S. Department of Housing and Urban development (HUD). The DHP is a five-year administrative plan governing waiting list selection practices for elderly and non-elderly disabled households, intended to support deconcentration and ensure assistance reaches those with the greatest need. SHA has operated under a HUD-approved plan since 2017, with two approved extensions. A new plan or extension request is required for CY 2026, and the review process is being conducted collaboratively with the City of Somerville and MAPPLAN Partners. Recommendations will be incorporated before submission to HUD.

Commissioner Mannion made a motion to approve the FY 2026 Annual Plan. Commissioner Rances seconded the motion.

All in favor: 4-0

(b) Approval of the FY 2027 State Annual Plan.

A. Rocha provided an overview of the State Annual Plan, noting that it is driven largely by findings from the most recent audit. He explained that maintenance processes remain a high priority, with a strong focus on occupancy rates, Tenant Accounts Receivables, timeliness of responses, capital improvement planning and spending, and improved tracking of work orders and inspections. Many elements mirror the initiatives outlined in the Federal Annual Plan. The State Plan also addresses how SHA receives and processes housing applications. A. Rocha reported that a new inspector has been hired, which will enhance the Authority's ability to track inspections and work orders more effectively. He added that SHA is working more closely with property managers to address compliance issues and ensure timely corrective actions.

Commissioner Lemard made a motion to approve the FY 2027 State Annual Plan.

Commissioner Mannion seconded the motion.

All in favor: 4-0

3. ADJOURNMENT

Commissioner Lemard made a motion to adjourn at 4:51 p.m. Commissioner Mannion 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 Public Hearing on 12/11/2025.

- Agenda
- New Business 2(a): Memo: Federal Annual Plan for Fiscal Year Beginning 4/1/2026 & Federal PHA Plan
- New Business 2(b): Memo: State Annual Plan for Fiscal Year Beginning 4/1/2027 & State Annual Plan