

The Minutes of the Special Meeting of the Somerville Housing Authority (SHA) duly called and held on January 8, 2026.

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The Special Meeting of the Somerville Housing Authority was held remotely via GoToMeeting on Thursday, January 8, 2026, at 12:00 PM.

The Executive Director Diane L. Cohen called the roll at 12:02 PM. Upon roll call Commissioners present and absent were as follows:

PRESENT

Chairman Capuano

Comm. Lemard

Comm. Rances

Comm. Zamer

ABSENT

Comm. Mannion

Others in Attendance: Adam Garvey, Deputy Director; Andrew Rocha, Director of Operations; Lisa Taylor; Director of Admissions, Occupancy and Compliance; Shannon Bennett, Director of Resident Services; Emily Eschmann, Executive Secretary; Andrew Daniels, MAPPLAN Partners Consultant; Denise Lauers, Mystic Tenant Association (MTA) President; Rey Santana, MTA Vice-President.

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## 1. NEW BUSINESS

### (a) Approval of the SHA Designated Housing Plan. **(Roll Call)**

Deputy Director Adam Garvey stated that MAPPLAN consultant Andrew Daniels assisted SHA in reviewing its current Designated Housing Plan (DHP). The existing allocation plan, which remains in effect through March 2026, designates housing at 80% elderly and 20% young disabled for SHA's Federal Elderly properties.

A. Garvey explained that SHA was presented with two options: extending the current plan for an additional two-year period or submitting a new Designated Housing Plan for a five-year renewal. Following discussions with Cambridge and Somerville Legal Services (CASLS) and the City of Somerville's Office of Housing Stability (OHS), and based on data indicating minimal impact on currently served populations, SHA elected to submit a new five-year DHP.

The proposed plan expands eligibility to include individuals aged 55–61, a population identified by CASLS and OHS as among the most underserved. The revised Designated Housing Plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) by the January 10, 2026, deadline.

Commissioner Lemard made a motion to approve the SHA Designated Housing Plan with an expanded definition of elderly to include persons fifty-five years of age and older. Commissioner Rances seconded the motion.

All in favor: 4-0

**Roll Call Vote:**

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

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

3. ADJOURNMENT

Commissioner Zamer made a motion to adjourn at 12:07 p.m. Commissioner Lemard seconded the motion.

All in favor: 4-0

**Roll Call Vote:**

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

*Diane L. Cohen*

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Diane L. Cohen  
Executive Director

ATTEST

A True Copy

Documents presented during the Somerville Housing Authority Special Meeting on 1/8/2026.

- Agenda
- New Business 1(a): Memo: HUD Designated Housing Plan (DHP)
- New Business 1(a): Memo: New Designated Housing Plan (DHP) Submission