

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

Financial Resources.

The SHA will explore financial resources with HUD with respect to any funding shortfall mitigation.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Project Based Vouchers.

The SHA will continue to seek project-based vouchers for phase II of the Clarendon Redevelopment project, pending HUD funding and subsequent approval.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

The Somerville Housing Authority has completed the first year of the 5-year plan for FY 2025-2029. In 2025, the SHA established goals to redevelop and modernize housing programs and improve communication and services for the agency's residents. The SHA streamlined communication and operations in our Division of Leased Housing Department through digitization of tenant files and expanded use of digital communication strategies to collect resident information. MAINTENANCE & ENERGY The Maintenance Department has installed “smart” metering technology within our multi-family properties to increase boiler efficiencies. Efforts will continue in 2026 to improve efficiency, and processes for building and system maintenance. Furthermore, the agency has utilized collaborative working groups to streamline vacancy turnover and maintenance work order

processes. This includes the use of a mobile work order system through the agency’s public housing management system, which will continue to be used to improve vacant unit turnover. The Maintenance Department continues to make operational improvements. During the past year the SHA maintenance staff has hired 1 Working Foreman, 1 Electrician, 1 Carpenter, 3 Mechanics, 1 Mechanic Aide and 1 Mechanic II. With the addition of these new additions to our team the maintenance staff is now operating at 100% staffing levels.**CLARENDON REDEVELOPMENT** The SHA continues with the redevelopment of the Clarendon Hill Apartment Development. This project will create 54 family project-based units, which will replace 216 state-aided public housing units. This project is expected to be completed by October 2025.**WATERWORKS II** The SHA has completed construction of the Waterworks II building. All units have adaptive features for occupancy by persons with mobility impairments or hearing, vision or other sensory impairments. At initial lease-up of the project, seventy percent (70%) of the units will be subject to the Local Residency preference for families who live, work, have been hired to work in Somerville or who have been displaced from their dwelling unit in Somerville and have not obtained permanent replacement housing. The building is currently undergoing air quality testing and awaiting a certificate of occupancy. The agency anticipates leasing in the fall or winter of 2025, pending results. **MODERNIZATION**The Authority will continue efforts to modernize public housing units, including accessible units, through contracted unit rehabs and ADA modifications. **STABILIZATION OF TENANCY**Efforts were made in 2025 to provide more visible access for support service coordination. Our resident services team is now centrally located within our family developments. The agency’s Director of Resident Services, FSS Coordinator, and ROSS Coordinator have office space within our Mystic View property, which services 215 federal families. The agency also has a Resident Service Coordinator to serve our multi-family properties. SHA will continue Family Self Sufficiency (FSS) efforts in leased and public housing programs. To date, the SHA has 20 public housing residents and 59 Section 8 participants enrolled in the FSS Program. There are currently 16 families enrolled in our homeownership program. The SHA will work with partner agencies to stabilize tenancies through participation in emergency rental assistance programs and by improving eviction prevention measures with area service providers. The SHA has established service contracts with Somerville/Cambridge Elder Services at three SHA sites. The agency has also sought to improve communication between housing management and resident services departments. See Exhibit 3 attached resident services program summary for additional program details. **PUBLIC SAFETY**SHA will expend available resources to improve and preserve our housing stock. Please see attached for full report.

B.4 Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

Please see the Somerville Housing Authority's CFP approved in EPIC on 11/19.

B.5 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) have comments to the PHA Plan?

Y N

(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

The Mystic Tenant Association had questioned the language regarding wi-fi installation in terms of determining eligible households for this project. The differences in grant awards were explained and this section was re-written to provide greater clarity. Report of the data presented at the Resident Advisory Board meeting held on

	October 21, 2025 is provided as an attachment for the submission of the plan.
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 5.26 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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