**Arlington Housing Authority**
**Regular**

**Minutes**

**September 16, 2026, at 7:30 PM**

## Call to Order

The virtual meeting was called to order at 7:35 P.M. by Mr. Connor.

## Roll Call

| | |
|---|---|
| Present: | Brian Connor, Nicholas Mitropoulos, Gaar Talanian, Jo Anne Preston and Fiorella Badilla |
| Also Present: | John Nagle, Executive Director and John Greco |

## Notice to Town Clerk

Notice of this meeting was delivered electronically September 14, 2026 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

## Executive Director's Report

Mr. Nagle provided capital project updates to the Board of Commissioners.

He indicated that the Fire Alarm Upgrade Project at Winslow Towers is underway. As part of the project the main office will be closed this Friday. Main office staff still be available working from home.

The final coat of pavement and line striping for the Parking Lot Repavement project at Drake Village was completed this week.

The Menotomy Manor Window Air Source Heat Pump, & Electrification of DHW & Stoves pilot project is out to bid. This project will take place at one building at Menotomy Manor as a means to better understand the best way to electrify gas systems at this development.

Mr. Nagle indicated that they anticipate being able to put the Entry Door Upgrade Project at Chestnut Manor, and the Public Bathroom Accessibility improvement Project at the Hauser Building out to bid in the next month or so.

The Elevator Upgrade Project at Chestnut Manor is currently paused due to funding. Mr. Nagle indicated that the AHA is waiting for a decision on its HILAPP grant request for this project.

Mr. Nagle also updated the Board that EOHLC has indicated that due to fiscal constraints and rising program costs, there will not be an increase in the Allowable Non-Utility Expense Level (ANUEL) for FY 2027.

He also indicated that EOHLC has announced the awards for the Creative Placemaking grant. The Arlington Housing Authority's grant application for Creative Placemaking funding at Winslow Towers was not selected.

Mr. Nagle indicated that the AHA sent out the Annual Rent Recertifications packets to Menotomy Manor residents in July and that the new rents will be effective 11/1/2026.

He also indicated the AHA will have a booth at Town Day again this year.

Mr. Nagle also said that the Council on Aging held its first flu clinic today at Drake Village and that they will be holding flu clinics at our other Senior Public Housing sites over the coming month.

He indicated that AFD held Narcan and CPR training this past month. AFD will be continuing this training as well as conducting Emergency Preparedness training.

Digital Navigation courses and support continue to be provided to residents at each development through the MBI grants.

He also said that the AHA held a back-to-school drive last month at Menotomy Manor.

Mr. Nagle also indicated that the AHA has hired a Human Resources Generalist. She will be starting in the next couple of weeks.

Also, that the AHA will be posting the open Maintenance Aide position in the coming weeks.

**Approval of the inclusion of Arlington Housing Authority-owned properties within the Town of Arlington's Affordable Housing Overlay District (AHOD)**

This was tabled.

**Approval to adopt the amended Section 8 (Housing Choice Voucher) Administrative Plan as presented, effective in accordance with the dates set forth therein, and authorize the Executive Director to take all actions necessary to implement the Plan**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve to adopt the amended Section 8 (Housing Choice Voucher) Administrative Plan as presented, effective in accordance with the dates set

forth therein, and authorize the Executive Director take all actions necessary to implement the Plan

| | **Yes** | **No** |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval to adopt the amended Family Self-Sufficiency (FSS) Program's FSS Action Plan as presented, effective in accordance with the dates set forth therein, and authorize the Executive Director to take all actions necessary to implement the Plan.**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve to adopt the amended Family Self-Sufficiency (FSS) Program's FSS Action Plan as presented, effective in accordance with the dates set forth therein, and authorize the Executive Director to take all actions necessary to implement the Plan.

| | **Yes** | **No** |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval to authorize the Executive Director to apply for and administer HUD Foster Youth to Independence (FYI) vouchers and execute all documents necessary to implement the program in accordance with HUD requirements**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve to authorize the Executive Director apply for and administer HUD Foster Youth to Independence (FYI) vouchers and execute all documents necessary to implement the program in accordance with HUD requirement.

| | **Yes** | **No** |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval of the MOU with the Department of Children and Families for participation in the Foster Youth to Independence (FYI) Program and authorize execution by the Executive Director**

Upon a motion made by Ms. Preston and seconded by Ms. Badilla it was unanimously voted in favor to Approve the MOU with the Department of Children and Families for participating in the Foster Youth to Independence (FYI) Program and authorize execution by the Executive Director.

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval of the Responsive and Responsible Bidder and Award of Contract to P.J. Dionne Co., Inc for On Call Plumbing Services with a One-Year Contract and an Option for Two One-Year Extensions at the Sole Discretion of the Arlington Housing Authority**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted to Approve of Responsive and Responsible Bidder and Award of Contract to P.J. Dionne Co., Inc for On Call Plumbing Services with a One-Year Contract and an Option for Two One-Year Extensions at the Sole Discretion of the Arlington Housing Authority.

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval of John Murphy Jr. Electrical Construction & Engineering, Inc. Designer Services Contract in the amount of $68,750.00 for the Hauser Building, 667-4, Federal Pacific Switch Board Replacement Project, EOHLC Project #010148**

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve of John Murphy Jr. Electrical Construction & Engineering, Inc. Designer Services Contract in the amount of $68,750.00 for the Hauser Building, 667-4, Federal Pacific Switch Board Replacement Project, EOHLC Project #010148.

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval to Return Affordable Housing Trust Funds Awarded for c. 689 Special Needs Home Creation Project in the Affordable Housing Trust**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve to Return Affordable Housing Trust Funds Awarded for c. 689 Special Needs Home Creation Project in the Affordable Housing Trust.

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval of Affordable Housing Trust Application for Drake Village Redevelopment's Pre-Development Costs**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve of the Affordable Housing Trust Application for Drake Village Redevelopment's Pre-Development Costs

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval of DOER Affordable Housing Decarbonization Technical Assistance Program Application for a Study at the Donnelly House (689-1)**

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve of DOER Affordable Housing Decarbonization Technical Assistance Program Application for a Study at the Donnelly House (689-1).

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval to Return Community Preservation Act Funds Awarded for c. 689 Special Needs Home Creation Project to the Community Preservation Act Committee**

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve to Return Community Preservation Act Funds Awarded for c. 689 Special Needs Home Creation Project to the Community Preservation Act Committee.

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval of Community Preservation Act Application for Winslow Towers Window Replacement Project**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve of Community Preservation Act Application for Winslow Towers Window Replacement Project.

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval of Community Preservation Act Application for Drake Village Redevelopment Project**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve of the Community Preservation Act Application for Drake Village Redevelopment Project.

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval to Accept EOHLC Compliance Reserve Funds for the Accessibility Alterations to Common Bathrooms Project, EOHLC Project #010149, in the amount of $233.482.35.**

Upon a motion made by Ms. Preston and seconded by Mr. Talanian it was unanimously voted in favor to Approve to Accept EOHLC Compliance Reserve Funds for the Accessibility Alterations to Common Bathrooms Project, EOHLC Project #010149, in the amount of $233,482.35.

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | X | |

**Approval of Regular Meeting Minutes of 8/19/2026**

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Regular Meeting Minutes of 8/19/2026.

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |
| Fiorella Badilla | Abstained | |

## Public Participation

a. Local Tenants Organizations – Presidents Report on Tenant Activities

Doreen Curley, President of Winslow Towers Tenant Association, said that activity planning has been held off due to the Fire Alarm Project. They are planning a Halloween Party and will use Jersey Mikes.

She also indicated that tenants will be writing letters about the AHA not be selected for the Creative Placemaking Grant.

Mr. Connor asked if CPA could help fund the project.

Mr. Nagle said he is not certain, but that he will look into this.

Ms. Preston asked if Tricia may be able to assist.

Mr. Nagle said that he was disappointed that we were not chosen for the award.

Mr. Connor said that a landscaping company may be able to provide feedback on the area.

Roxanne Young, President of Chestnut Manor Tenant Association, said that she is working hard.

She said that they had a tenant meeting to approve the Budget.

She also indicated that they had an ice cream party.

Mr. Nagle said that he received all the paperwork for the Board to recognize the Chestnut Manor Tenant Association and that he will have this on the agenda for next month's meeting.

## General Public

NONE

## Motion to Adjourn

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to adjourn the meeting.

| | Yes | No |
|---|---|---|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |

| | |
|---|---|
| Gaar Talanian | X |
| Jo Anne Preston | X |
| Fiorella Badilla | X |

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Next Meeting is October 21, 2026