

Housing Authority of the Town of Somers
Meeting January 21, 2026
71 Battle Street
Meeting Minutes

1. Call to Order

The meeting was called to order at 1:00

2. Attendance

Marylou Hastings, Terri Schmidt, John Nefelt, David Pinney, Brook Hawkins, Maureen Corley

3. Discussion with individual residents

A resident was noting that recent snow clearing events have gone smoothly

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I: two vacancies, one with application under review. Phase II has one vacancy

4.1.1.1. Review plans and prospects for retaining 25% units in Phase I

One of the vacancies is a legacy unit where the rent had been approximately half of the 50% rate. We will seek to occupy it with an applicant who exceeds 25% income but doesn't have enough to meet the criteria for a standard 50% rate.

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed maintenance activity. An accident involving a car hitting a utility pole disrupted power supply causing several issues.

4.1.3. Review Financial Condition

Maureen had presented financial reports ahead of the meeting. Both Phases ended the 2025 fiscal year in the black. The auditors will be in soon to begin collecting the info they need. Phase I still needs a full audit to submit to April Housing, but after this year there should be options for a more limited review.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed Fran's report. It highlighted the ongoing work she does as well as the added involvement with snow removal activity.

4.2. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from December 17, 2025

Terri moved, Marylou seconded, and it was unanimously agreed to accept the minutes as presented

7. Resident Questions/Concerns

Nothing raised

8. Adjournment

The meeting adjourned at 1:50

Respectfully submitted,

David Pinney, chair