

**Arlington Housing Authority
State Annual Plan Hearing**

Minutes

July 15, 2026, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:07 P.M. by Mr. Connor.

Roll Call

Present: Brian Connor, Nicholas Mitropoulos, Gaar
Talanian, Jo Anne Preston and Fiorella Badilla

Absent:

Also Present: John Nagle, Executive Director

Notice to Town Clerk

Notice of this meeting was delivered electronically July 10, 2026 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

State Annual Plan Hearing

Mr. Nagle provided an overview of the State Annual Plan including the Capital Improvement Plan..

Chris Partridge, Director of Maintenance and Modernization provided a presentation on the maintenance department, modernization projects, and other updates within his department.

Mr. Nagle indicated that the AHA scored very well in its Performance Management Review from EOHLC this past year. This includes the administrative and maintenance team. He also cited the tenant survey data, which showcased great work within the maintenance department compared to previous scores as well as to other housing authorities of similar size across the Commonwealth.

Ms. Preston wanted to know if broadband improvements were possible for Menotomy Manor. She also praised the new windows at Menotomy Manor.

Mr. Nagle confirmed that these improvements will be taking place there too.

Mr. Shepherd provided an update on new staff members within his department as well as updates within property management, admissions and resident services.

He provided an update on vacancies and the tenant selection process.

Ms. Preston asked if the digital bootcamp is for seniors and whether family residents also have access to it.

Mr. Shepherd confirmed that the digital navigation and boot camp are available to family housing and senior housing residents.

Ms. Badilla said that she appreciates everything that the Arlington Housing Authority does.

Approval of 2027 Annual Plan

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the 2027 Annual Plan.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

Motion to Adjourn

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Adjourn the meeting.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	