



Cathy Sheehan, Executive Director

Main Office and Public Housing Department
27 Charter Street, Salem, MA 01970

Section 8 Department & Procurement/Modernization
136 Canal Street, Suite 2, Salem, MA 01970

Telephone: 978-744-4431 Fax: 978-744-9614
Website: www.salemha.org

2026 FEB 19 AM 11:11

CITY CLERK
SALEM, MASS

February 19, 2026

Ilene Simons, City Clerk
Office of the Clerk
City Hall, 93 Washington Street
Salem, MA 01970

Dear Ms. Simons:

In accordance with Chapter 30A, Section 20 of the General Laws, as amended, Notice of an **SPECIAL ANNUAL MEETING** immediately followed by a **SPECIAL MEETING** of the **SALEM HOUSING AUTHORITY** to be held on **WEDNESDAY, FEBRUARY 25, 2026 at 6:00 p.m.** at the office of the Authority located at 27 Charter Street, Community Room, Salem, Massachusetts is hereby posted.

Hybrid Meeting Notice: Members of the public are welcome to attend this in-person at the Salem Housing Authority's 27 Charter Street, Community Room, Salem, MA or via the remote zoom webinar invite provided below. Please note that the in-person meeting will not be suspended or terminated if technological problems interrupt the remote connection.

Zoom Webinar Link:

When: Feb 25, 2026 06:00 PM Eastern Time (US and Canada)

Topic: Special Annual Meeting and Special Meeting of February 25, 2026 at 6:00 p.m.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/89736619816?pwd=bA0DFt6VBekzdVAwiIp9VSiGwWaMu9.1>

Passcode:024300

Phone one-tap:

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Join via audio:

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This notice posted on "Official Bulletin Board"

City Hall, Salem, Mass. on FEB 19 2026

at 11:11 AM in accordance with MGL Chap. 30A, Sections 18-25.



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Webinar ID: 897 3661 9816
Passcode: 024300
International numbers available: <https://us02web.zoom.us/j/kc9xQNbYgs>

The Chair anticipates that the matters outlined in the agendas below will be addressed, as well as any other unforeseen business that may lawfully come before it.

**AGENDA FOR THE
SEVENTY-SEVENTH (77TH) SPECIAL ANNUAL MEETING
WEDNESDAY, FEBRUARY 25, 2026**

- I. Call Meeting to Order**
- II. Roll Call**
- III. Election of Officers**
 - Office of Chair (The term limit is 2 years per SHA By-laws for the current Chair. The Chair, Aaron Paternoster's term will expire in August of 2027)
 - Office of Vice-Chair
 - Office of Second Vice-Chair
 - Office of Treasurer
 - Office of Assistant Treasurer
- IV. Board Member Signature Stamp -Paper Check Signers with Alternates (The current signature stamps – Romell Kidd and Aaron Paternoster)**
 - Designate Check Signers and Alternates
- VI. Release of Executive Session Minutes**
- VII. Presentation of By-Laws**
- VIII. Order of Voting for Roll Call Votes**
- IX. Adjournment into Regular Meeting**

**AGENDA FOR THE
SPECIAL BOARD OF DIRECTORS' MEETING
WEDNESDAY, FEBRUARY 25, 2026
6:00 p.m.**

- I. Call Meeting to Order**
- II. Roll Call**
- III. Acceptance of the Minutes of Previous Meeting(s)**
 - Acceptance of Minutes of the Regular Meeting of January 14, 2026;
- IV. Tenant/Public Engagement**
- V. Report of the Executive Director**
 - Executive Director Report – February 2026
- VI. Communications**
 - Updated Waitlist
 - SHA Department Reports (Move In, Move Out, State and Federal, CHAMP Report, State Self-Sufficiency Report (Future Forward), Modernization Report, Voucher Report, Family Self-Sufficiency Program Report (Quarterly), Resident Service Coordinator Reports and Completed Work Orders for Month of January 2026) Section 8 Management Assessment Program
 - (SEMAP) Score The over all Section 8 Management Assessment Program score is 97%. The Authority is designated as a High Performer
 - Housing AI – SHA’s New 24/7 Housing Assistant
 - Women’s Money Matters – Financial Wellness Programs
 - Women’s Money Matters – The Heart of WMM Programs – Volunteers, Coaches and Presenters
- VII. Reports of the Committees**
- VIII. Recommendations of the Chair**
- IX. Report of the Treasurer**
 - Bills for the period January 1, 2026 to January 31, 2026
 - Balance Sheet and Statements of Revenues and Expenses for month ending December 31, 2025

X. Unfinished Business

XI. New Business

- Management Services Agreement Amendment with Marblehead Housing Authority
- New Hire – Director of Operations
- Budget Presentation – Fiscal Year Ending September 30, 2026
- Executive Director Calculation Sheet
- Vote to Elect Patricia Morsillo as a Director of Housing Opportunities of Salems, Inc.
- Change Order #1 for Project Low-Slope Roof Replacement at 292 Essex Street

XII. Other Business /Late Communications

XIII. Adjournment

Very truly yours,


Cathy Sheehan
Executive Director (em)

Copy: SHA Board Members
Charter Street Tenants Association
Pioneer/Bertram Terrace Tenants Organization
Dalton House Tenants Organization
Rainbow Terrace Tenants Organization

19 de febrero de 2026

2026 FEB 19 AM 11:11

Ilene Simons, Secretaria Municipal
Oficina de la Secretaria
Ayuntamiento, 93 Washington Street
Salem, MA 01970

CITY CLERK
SALEM, MASS

Estimada Sra. Simons:

De conformidad con el Capítulo 30A, Sección 20 de las Leyes Generales, y sus enmiendas, se publica la convocatoria para una REUNIÓN ANUAL EXTRAORDINARIA, seguida inmediatamente de una REUNIÓN EXTRAORDINARIA de la AUTORIDAD DE VIVIENDA DE SALEM, que se celebrará el miércoles 25 de febrero de 2026 a las 18:00 h en la oficina de la Autoridad, ubicada en 27 Charter Street, Sala Comunitaria, Salem, Massachusetts.

Aviso de reunión híbrida: El público puede asistir presencialmente en la Sala Comunitaria de la Autoridad de Vivienda de Salem, ubicada en 27 Charter Street, Salem, MA, o a través de la invitación al seminario web remoto por Zoom que se proporciona a continuación. Tenga en cuenta que la reunión presencial no se suspenderá ni finalizará si problemas tecnológicos interrumpen la conexión remota.

Enlace del seminario web de Zoom:

Fecha: 25 de febrero de 2026, 18:00 h, hora del este (EE. UU. y Canadá)
Tema: Reunión Anual Extraordinaria y Reunión Extraordinaria del 25 de febrero de 2026 a las 18:00 h.

Únase desde PC, Mac, iPad o Android:

<https://us02web.zoom.us/j/89736619816?pwd=bA0DFt6VBeKzdVAwiIp9VSiGwWaMu9.1>

Código de acceso: 024300

Un toque en el teléfono:

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City Hall, Salem, Mass. on FEB 19 2026
at *William* in accordance with MGL Chap. 30A,
Sections 18-25.

I. Apertura de la Reunión.

II. Llamada Nominal.

III. Aprobación del Acta de la Reuniones previas

- Aceptación del acta de la reunión ordinaria del 14 de enero de 2026;

IV. Participación de inquilinos/público

V. Informe del Director Ejecutivo

- Informe del Director Ejecutivo – Febrero de 2026

VI. Comunicaciones

- Lista de espera actualizada
- Informes de los departamentos de la SHA (Ingreso, Salida, Estatal y Federal, Informe CHAMP, Informe de Autosuficiencia Estatal (Futuro), Informe de Modernización, Informe de Vales, Informe del Programa de Autosuficiencia Familiar (Trimestral), Informes del Coordinador de Servicios para Residentes y Órdenes de Trabajo Completadas para el mes de enero de 2026). Programa de Evaluación de la Gestión de la Sección 8
- Puntuación (SEMAP). La puntuación general del Programa de Evaluación de la Gestión de la Sección 8 es del 97 %. La Autoridad está designada como de Alto Rendimiento.
- Asistente de Vivienda (AI) – Nuevo Asistente de Vivienda 24/7 de la SHA
- Asuntos Financieros para Mujeres – Programas de Bienestar Financiero
- Mujeres Asuntos Financieros – El Corazón de los Programas de WMM – Voluntarios, Entrenadores y Presentadores

VII. Informes de los Comités

VIII. Recomendaciones del Presidente

IX. Informe del Tesorero

- Facturas del período del 1 al 31 de enero de 2026
- Balance General y Estados de Ingresos y Gastos del mes que finaliza el 31 de diciembre de 2025

X. Asuntos Pendientes

XI. Nuevos Asuntos

- Modificación del Contrato de Servicios de Gestión con la Autoridad de Vivienda de Marblehead

- Nueva Contratación: Director de Operaciones
- Presentación del Presupuesto – Año Fiscal que finaliza el 30 de septiembre de 2026
- Hoja de Cálculo del Director Ejecutivo
- Votación para la Elección de Patricia Morsillo como Directora de Oportunidades de Vivienda de Salems, Inc.
- Orden de Cambio n.º 1 para el Proyecto de Reemplazo de Techo de Pendiente Baja en 292 Essex Street

XII. Otros Asuntos/Comunicaciones Atrasadas

XIII. Levantamiento de la sesión

Atentamente,



Cathy Sheehan
Directora Ejecutiva

Copia: Miembros de la Junta Directiva de SHA
Asociación de Inquilinos de Charter Street
Organización de Inquilinos de Pioneer/Bertram Terrace
Organización de Inquilinos de Dalton House
Send feedback
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