

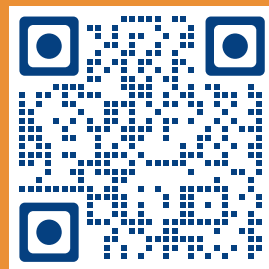


Transforming Public Housing



Building on success

The CHA transformed public housing with the redevelopment of our Innes/DUO community, which reached full occupancy in 2025. We continued building on that success with the start of our Fitzpatrick and Prattville redevelopment project, submitting project designs for city approvals at year's end. We are again investing in resilient, inclusive, community-enhancing projects that transform aging properties into vibrant, mixed-income neighborhoods. The excitement is building too as our major goal of improving residents' quality of life is becoming reality.



CHECK OUT THE VIDEO!

Message from the Executive Director

Dear Stakeholders:

What a year 2025 was, as we began the transformation of the CHA with the completion of the Duo apartments project and all our Innes residents moved into their new homes and now begin the Fitzpatrick and Prattville redevelopment project. Exciting times as the CHA once again partners with the Joseph J. Corcoran Co. and the John M. Corcoran Co. on our next endeavor for the 198 families in Fitzpatrick and Prattville. The redevelopment team is working closely with the City of Chelsea to create an innovative mixed-income community that will transform the entire neighborhood.

The creative vision of the CHA was on full display throughout 2025 as we received multiple awards for our digital equity project that brought Wi-Fi to our families in Prattville as we also applied for and received a grant to focus on low-cost high-speed fiber optic internet to an additional 566 units in the CHA portfolio. As we work hard planning our future, we continue our commitment to resident inclusion as we successfully assisted in multiple events and new elections of our resident councils at all sites as well as upgrading our current properties with over \$6 million in capital improvement projects. The CHA proudly displays the great success of our self-sufficiency programs at both our Federal and State programs with 7 State/SSP and 8 Federal/FSS residents graduating in 2025 and so many more working hard to improve their lives and become economically independent. In 2025 we honor our FSS coordinator Carmen Torres for her courageous battle to beat breast cancer for the 2nd time as you will see with our PINK out for our staff pictures. Carmen, your positive attitude and strength are an inspiration to us all!

As we enter 2026, it is with great confidence that with the support and leadership of the CHA Board of Commissioners, CHA staff and strength of our residents the CHA remains committed and creative as we continue our transformational work to better serve our residents and community.

Respectfully,

Paul Nowicki

Paul Nowicki, Executive Director



Board of Commissioners

To the Chelsea Community:

On behalf of the Board of Commissioners, I would first like to express our sincerest gratitude and admiration for the work of the authority's staff and leadership team, all CHA residents, and our community for their engagement and support as we work together to move into the future.

This has been a year of exciting growth and transition as we saw the DUO project come to its completion just as we started up the process of redeveloping the Prattville and Fitzpatrick sites. We will take what we have learned over the past few years as we move forward in our mission to update our portfolio for our residents and enhance the whole community. The Board is fully supportive of this new chapter and looks forward to working once again with the Corcoran team. We are dedicated to seeing this amazing new project through as the CHA once again blazes a trail into the future of housing.

We have also seen great success through the day-to-day operations of the housing authority. A point of pride for all of us is to see the success of the SSP and FSS graduates, and this year we had 15 residents complete the 2 programs by working through their goals with our dedicated team. In addition, the CHA was awarded multiple awards in 2025. We look forward to an amazing 2026.

Thank you.

Juan R. Vega

Juan R. Vega, Chairman of the Board



L-R: Ray Morales, Sharon Caufield, Juan Vega, Betzaida Acevedo, Antonio Hernandez.



Enhanced living at the Fitzpatrick/Prattville redevelopment project

Our Promise.

- ✓ Guaranteed Right to Return
- ✓ No-cost Relocation
- ✓ Resident Advisory Committee



In 2025 we began building upon the success of the completed and occupied DUO apartment project with the Fitzpatrick/Prattville redevelopment project, another quality, diverse community that enhances the lives of residents and neighbors.

WELL ON OUR WAY IN 2025

With designs submitted for government approvals last year, the project will create a mixed-income community comprised of the sites' current 198 public housing families plus market and workforce development housing.

TRANSFORMING THE HOUSING EXPERIENCE

Beyond infrastructure, the Fitzpatrick/Prattville project, like DUO before it, will bring together inclusive living environments, support services, ample open space and recreation opportunities, and community engagement for a thriving and vibrant community where everyone feels at home. The project empowers residents to seek self-sufficiency and independence, and also provides market opportunities for local businesses.

A COMMUNITY PARTNERSHIP

Communication is key, and the CHA will stay connected with our residents and surrounding neighborhoods throughout the construction process. A dedicated website is the hub providing project information and news with regular updates.

BACKGROUND

Constructed in 1949 for returning WWII veterans, the Fitzpatrick Apartments' 12 two-story townhouse structures feature 70 two- and three-bedroom apartments. The 128-unit Prattville Apartments, built in 1951, also offer two- and three-bedroom apartments and sit on over 10 acres of land. The transformation of these sites will at long last solve the many physical issues impacting resident quality of life that are beyond the CHA's capital fund program to address.

OUR MISSION

To revitalize and enhance the living experience, collaborating with our residents and partners to create a sustainable, safe, and welcoming environment that fosters growth and well-being for all. Want to learn more? Visit theprattchelsea.org.

A look to the past to envision the future

The DUO/Innes project provides the perfect example of what to expect with the Fitzpatrick/Prattville project. Like DUO, our latest initiative will be a state-of-the-art development that enhances quality of life for residents tangibly and intangibly. Beyond assets of concrete, steel and glass, Fitzpatrick/Prattville is being designed to create a community that is woven into the city's social fabric, enhancing residents' sense of belonging and creating public housing that enables access to opportunities available to the rest of the community. *Connection* is foundational.



DUO kitchen/living room space – modern, attractive and practical.



DUO made great use of outdoor space; Fitzpatrick/Prattville will too.



Fitzpatrick/Prattville residents tour the new DUO residences for a taste of what's to come.



“I really appreciate the fast internet – it’s a big help for a single mom.”

– Aliana

Prattville fiber-optic initiative now up to speed

MORE HOOK-UPS IN 2025 FOR THIS AWARD-WINNING PROGRAM



We began the installation of high-speed internet to Prattville Apartment residents in 2023. Last year, the project that is bringing low-cost, high-speed internet to residents was in full swing.



The Colon family kids practice their keyboard skills.

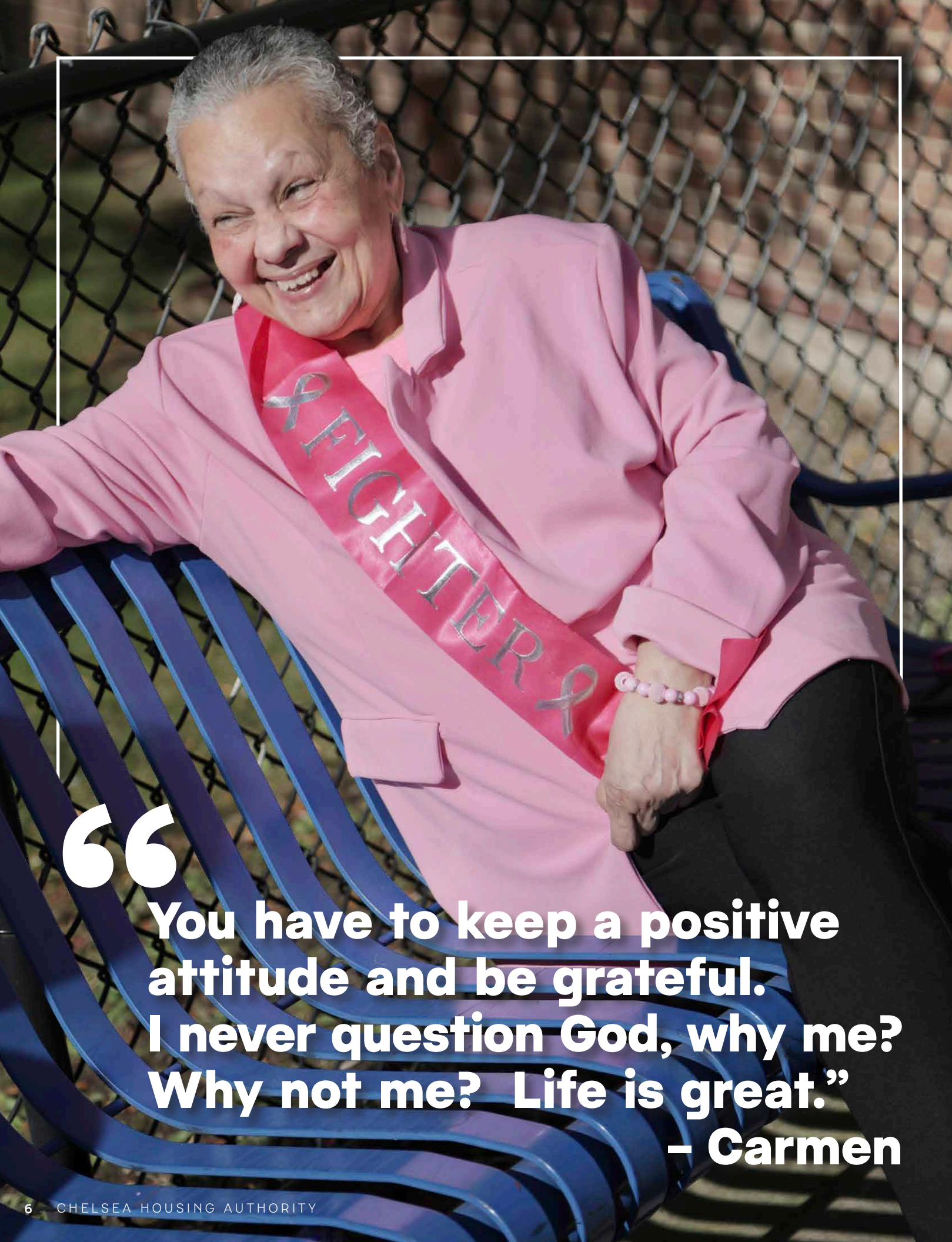
As the first housing authority in Massachusetts to install a free wi-fi network for its residents, the CHA earned a Gateway Cities Innovator Award from MassINC in 2024. (Pictured above, l-r: Massachusetts Secretary of Housing and Livable Communities Edward Augustus and CHA Director of Operations Matt Frank.)

The benefits of fast internet go beyond just social media and surfing. Capabilities like accessing knowledge for school projects and education in general, paying bills online, improved job opportunities such as remote work, and better access to essential services such as healthcare and government resources all improve quality of life.

We asked resident Aliana Colon what high-speed internet has meant for her and her two kids’ lives. The single mom said, “I don’t have a car, and I have to maintain mental health therapy for my son, so things like last-minute school closures and sudden therapy needs can be challenging. I really appreciate the fast internet. It helps me keep my job and work remotely as needed, helps with mental health services, helps with online math and science education for my kids – and it helps keep them entertained. It’s a big help for a single mom.”

For Aliana Colon, high-speed internet has been a tremendous blessing.





“
 You have to keep a positive
 attitude and be grateful.
 I never question God, why me?
 Why not me? Life is great.”
 – Carmen

The CHA team is all about support that transforms lives

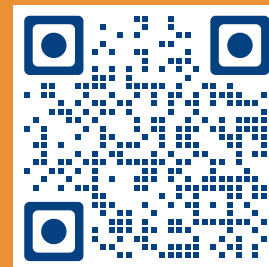
Carmen Torres employee profile

Carmen Torres has certainly earned a profile recognition. Serving CHA residents for 30 years is just the start. Positive in attitude, friendly in personality and strong in character, Carmen is always willing to go out of her way to help. All this while battling breast cancer for multiple years, including a second bout over the past year. Many would quit, but not Carmen. Currently our FSS Coordinator, she continues to show up every day, demonstrating courage, strength and that indefatigable positivity as she helps residents reach financial and education goals through the Family Self-Sufficiency program.

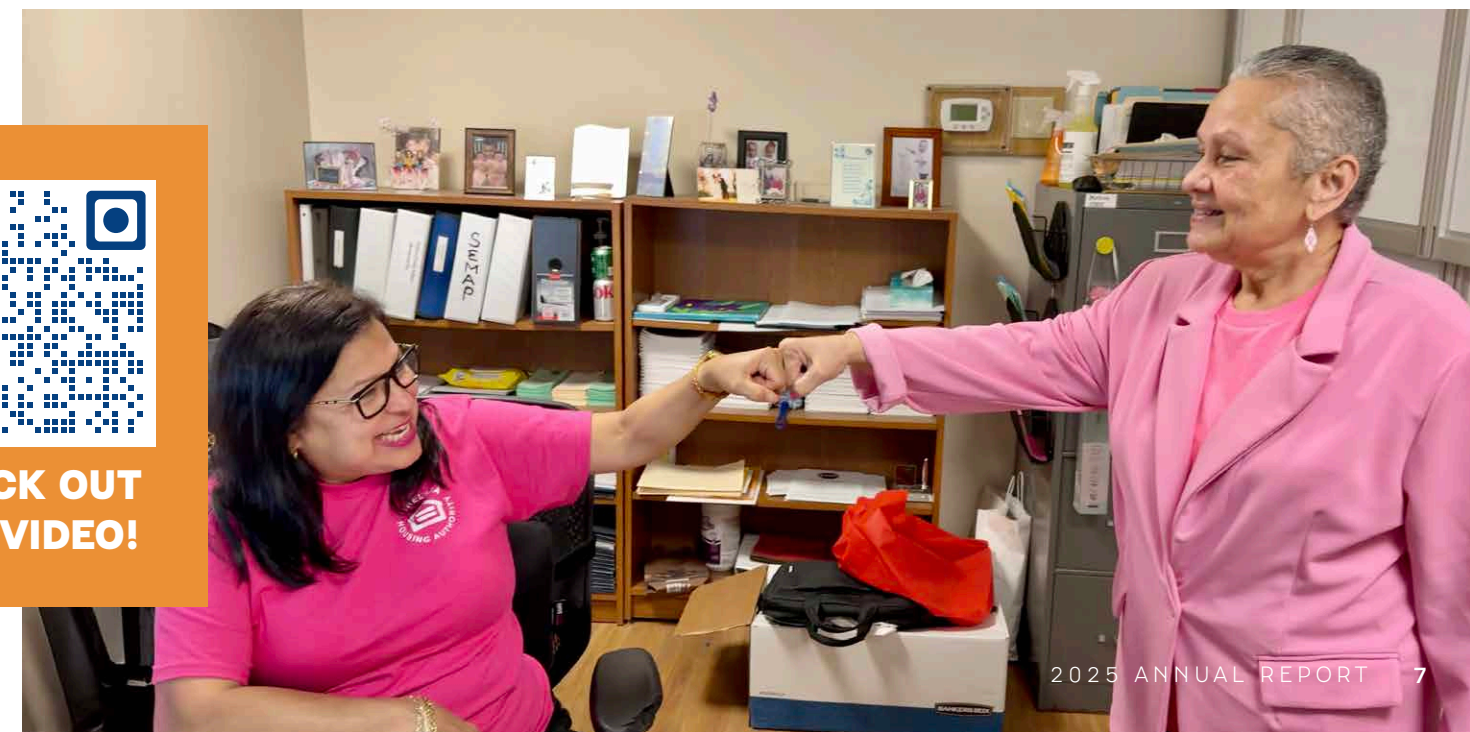
In addition to two daughters, plus a grandson and granddaughter, Carmen’s work family gives her fantastic support. She says, “Thanks to them, I’m still here. They made my life better and keep me going. I make them laugh; I love when they laugh at my jokes. They’re my support team.”

She is a motivator, a coach, even a drill sergeant in her coordinator position. To FSS participants she will say, “You need to do something so we can graduate you! And they do. Some are like my kids; you have to hound them and push them.” And in the end, “I love when they graduate, and what they accomplish.”

That’s real satisfaction for a woman who makes a habit of challenging herself daily.



CHECK OUT
 THE VIDEO!





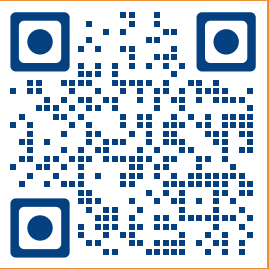
“
**Join the program
 because it is very good.
 I highly recommend it!**”
 – Tania

Tania Zelaya, Resident of Year

Enrolled in the SSP program since 2021, Tania graduated in January 2025. She has been a CHA resident since 2018 and decided to enroll because she wanted to get better with money. SSP financial coaches helped her reach twin goals of managing debt and saving money for her children. Now she is in control, and focused on working her jobs with an eye on the next big dreams – buying a home and putting her children through college.

Gilda Cerna, SSP Coordinator, said that Tania “goes and gets what she proposes to do for herself and family. She has a native curiosity and a vibrant personality. She is also is hard-working, but always with the time and willingness to help out her neighbors when needed.”

Tania brings together admirable personal traits and ambition, making her a great pick for our 2025 Resident of the Year.



**CHECK OUT
 THE VIDEO!**

Helping FSS/SSP participants become graduates

Both self-sufficiency programs (federal Family Self-Sufficiency and state Self-Sufficiency Program) are all about helping public housing residents reach their educational and/or financial and homeownership goals – with the ultimate goal of leaving public assistance and becoming financially independent. The CHA is all in!

FEDERAL FAMILY SELF-SUFFICIENCY GRADUATES

Eight CHA residents graduated from our federal FSS program last year: Lydia Perez, Jillian Romero, Janice Henriquez, Ashley Hernandez Garcia, Dalia Perez de Alicea, Faisa Sharif, Michelle Skalski, and Cristian Garcia. Carmen Torres, FSS Coordinator, called last year’s graduates “dedicated women who were inspired to do better, providing excellent role models for family and friends.”

STATE SELF-SUFFICIENCY PROGRAM GRADUATES

Seven graduated from our state program in 2025: Tania Zelaya, Amarilis Andrade, Nahomy Williams, Rosa Portillo, Carleice Walton, Luz Avilez and Amparo Erazo. Gilda Cerna, the state program’s coordinator said, “Goal setting, knowledge and dedication pay off, and these five proved it.”



State Self-Sufficiency program graduate Tania Zelaya and Edily Vasquez, TND Connect Financial Coach, SSP Program.



“We show up, we help out, we speak up...advocating for fairness and providing a sense of belonging for all of us.”

– Joan

Partner of the Year, Chelsea Black Community

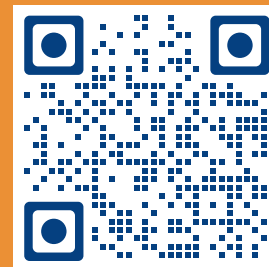
The CHA’s relationship with the Chelsea Black Community (CBC) organization goes back many years. Headed by Joan Cromwell, the CBC is a very influential organization in the city focused on societal transformation and on running numerous community events that bring the city together – including CHA staff and residents.

The organization is dedicated to transforming the economic, social, educational, health, and safety landscapes for all in the Greater Boston area by fostering inclusive initiatives and building strategic partnerships. As Joan says, “We show up, we help out, we speak up, and we continue to be our sisters and brothers keepers, advocating for fairness ... and providing a sense of belonging for all of us.”

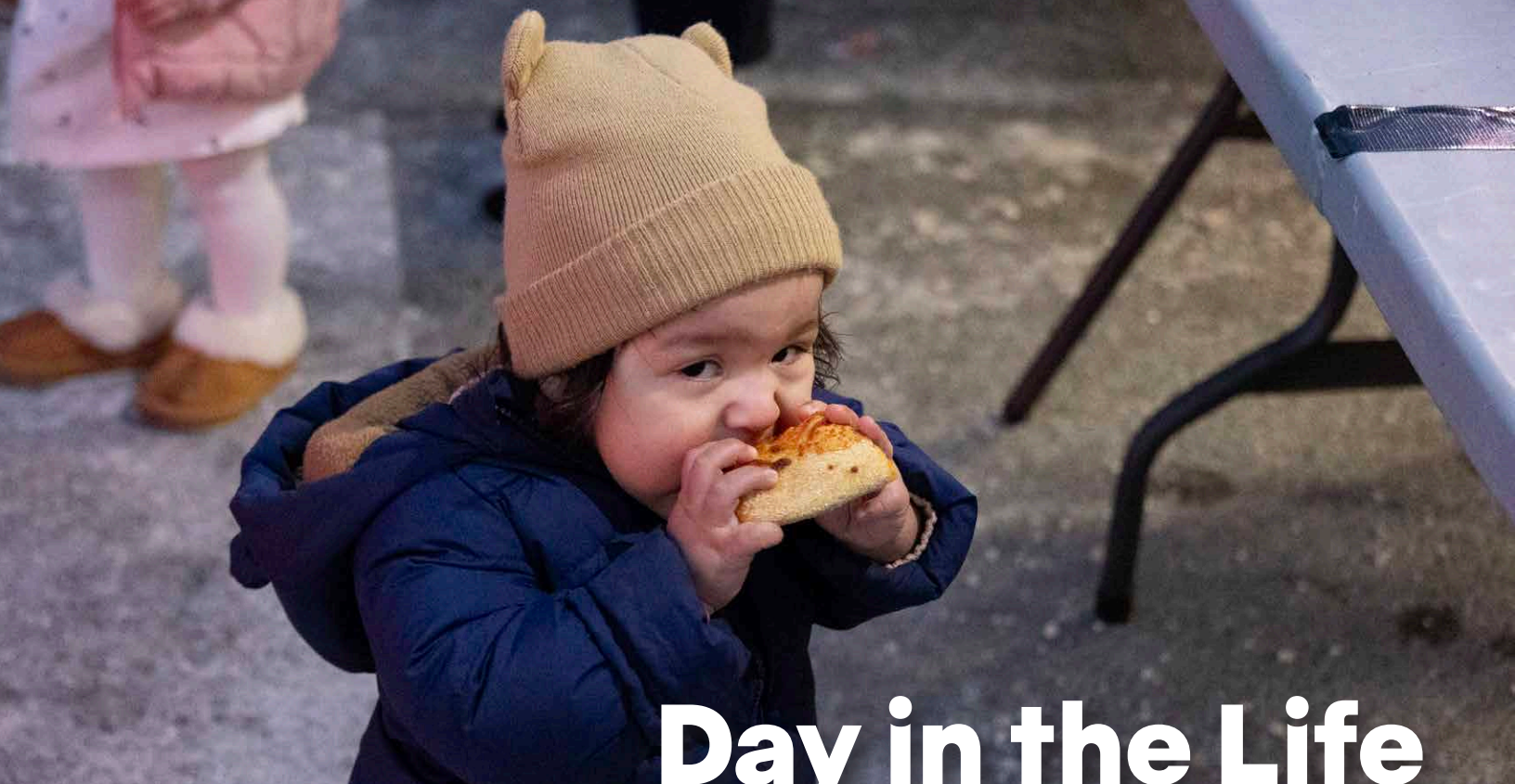
CHA staff and residents take part in many CBC events such as COVID-19 vaccine clinics, Black History Month events, Juneteenth celebrations, Black Lives Matter protests, and Thanksgiving food gift basket distributions.

CHA Executive Director Paul Nowicki said, “Joan and the Cromwell family have been friends for over 40 years, and they are true Chelsea. Her commitment to the city has been invaluable, and she does not back down from tough topics in the best interest of the city.”

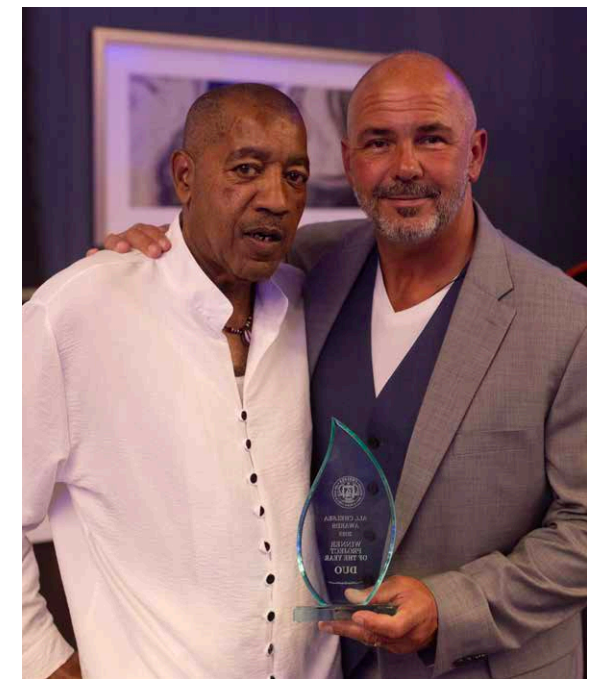
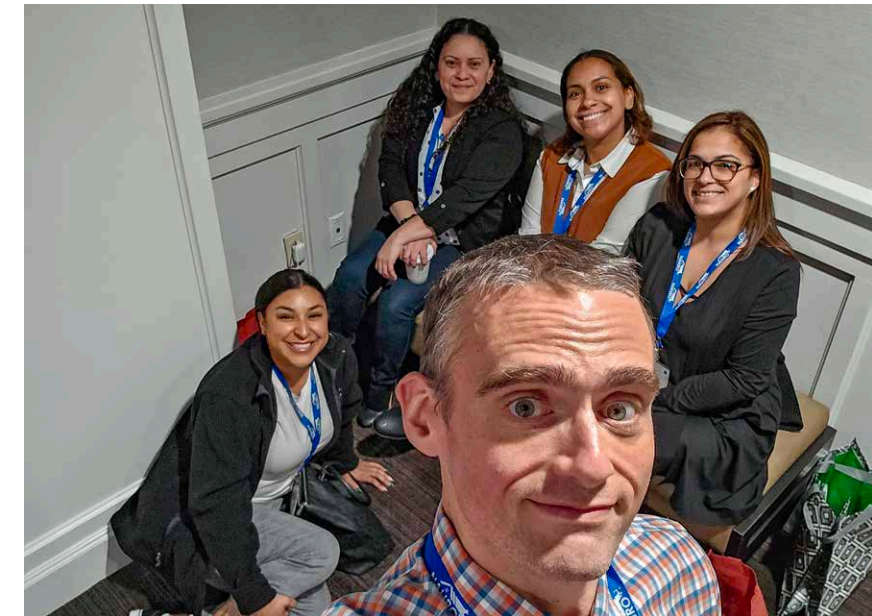
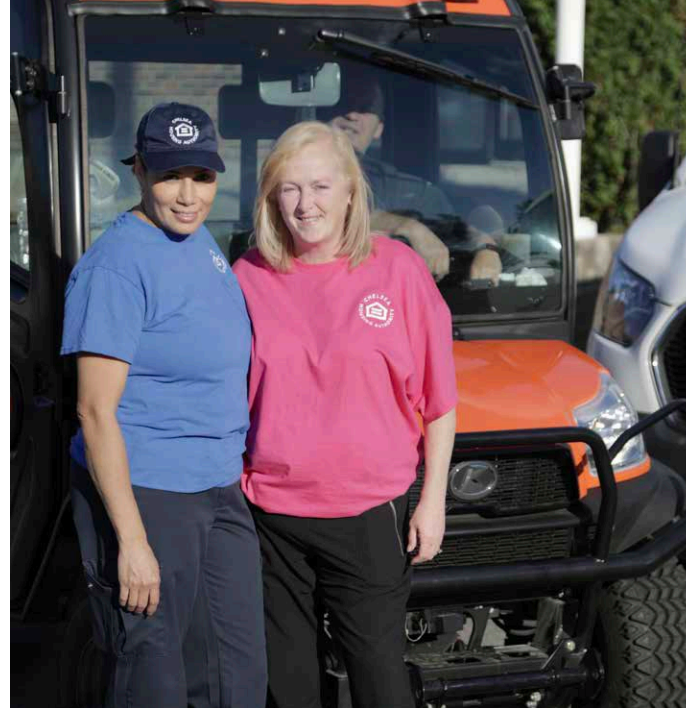
Of this recognition Joan said, “Thank you for honoring CBC as Partners of the Year. This recognition speaks volumes about our shared commitment to collaboration, advocacy, and inclusion for all members of our community.”



CHECK OUT THE VIDEO!



Day in the Life



Staff by department



EXECUTIVE DEPARTMENT

Paul Nowicki, *Executive Director*
 Yolanda Velazquez, *Deputy Director*
 Matt Frank, *Director of Operations*
 Josue Velez-Soto, *Office Coordinator*



PROPERTY MANAGEMENT DEPARTMENT

Alexandra Jimenez, *Property Manager*
Margolis, Buckley and Union Park
 Carmen Ortega, *Property Manager Prattville and Fitzpatrick*
 Jackie Matos, *Property Manager Scrivano and Mace*
 Chantal Cueves, *Recertification Specialist*



FINANCE DEPARTMENT

Leslie Morales, *Accounting and Human Resources Manager*
 Raja Khallaayoun, *AP/AR Clerk*
 Eda Cardenas, *AP/AR Clerk*



OCCUPANCY DEPARTMENT

Ineudira Barbosa, *Director of Occupancy, Admissions and Compliance*
 Krystina Sunsini, *Occupancy Coordinator*
 Yahilin Rivera-Miranda, *Occupancy Specialist*
 Christina Nowicki, *Occupancy and Marketing Admin Assistant*



LEASED HOUSING DEPARTMENT

Iris Perez-Feliciano, *Director of Leased Housing*
 Chyneatha Perry, *Program Representative*
 Celina Hernandez, *Program Representative*
 Chimia Shepard, *Program Representative*
 Muskaan Jilla, *Program Representative*



SUPPORTIVE SERVICES DEPARTMENT

Carmen Torres, *FSS Coordinator*
 Gilda Cerna, *Supportive Services Coordinator*



MAINTENANCE AND MODERNIZATION DEPARTMENT

James Krasco, <i>Director of Maintenance and Modernization</i>	Jim Granara, <i>Mechanic/Electrician</i>
Anthony DiChiara, <i>Maintenance Supervisor and Training Officer</i>	Sean Landry, <i>Carpenter/Mechanic</i>
Eric Montefusco, <i>Working Foreman/Mechanic</i>	Ibro Omeragic, <i>Carpenter/Mechanic</i>
Wayne Brooks, <i>Procurement Coordinator</i>	Ana Chirinos, <i>Grounds Keeper/Custodian</i>
Diane Goodrich, <i>Maintenance Coordinator</i>	Guillermo Romero, <i>Grounds Keeper/Custodian/Mechanic</i>
Tony Tiro, <i>Clerk of the Works/Inspections Coordinator</i>	David Fitzpatrick, <i>Grounds Keeper/Custodian</i>
Dennis Bankus, <i>Mechanic/Painter</i>	Roberto Figueroa, <i>Grounds Keeper/Custodian/Mechanic</i>
Keithen McKoy, <i>Mechanic/Painter</i>	Mark Thompson, <i>Grounds Keeper/Custodian/Mechanic</i>
Song Soung, <i>Maintenance Mechanic</i>	John Martin, <i>Grounds Keeper/Custodian</i>
George Travis, <i>Maintenance Mechanic</i>	Vinicius De Sa, <i>Grounds Keeper/Custodian</i>
Helios Sunsini, <i>Maintenance Mechanic</i>	Giovanni Robles, <i>Grounds Keeper/Custodian</i>
Francis Jankowski, <i>Mechanic/Plumber</i>	Dante Otero, <i>Grounds Keeper/Custodian</i>

By wearing PINK, CHA staff honored our team member Carmen and her meaningful and inspiring fight with cancer.



Resident council collaboration is a staple at the CHA

In 2025, our resident councils continued giving a voice to our residents. Each CHA residence has a council, and each is made up of volunteers who work with CHA leadership for the betterment of their fellow residents.



Capital Improvements

A list of projects completed in 2025 and those expected to be completed in 2026.

2025 FEDERAL

- Margolis balcony door replacement, \$742,000
- Margolis roll-in shower conversion, \$199,400
- Margolis/Scrivano/Mace window replacement, \$2,454,800
- Margolis roof restoration, \$250,000 (\$85k from CDBG, the balance from HUD cap improvement fund)

2025 STATE

- Prattville floodproofing, \$641,213
- Buckley fire alarm upgrade, \$1,650,000
- Buckley main electrical panel retrofit, \$8300
- Buckley intercom replacement, \$14,788
- Prattville emergency sewer lining, \$11,320
- Buckley elevator pit waterproofing, \$22,430

2025 FEDERAL AND STATE

- Margolis and Buckley community room HVAC replacement, \$157,820. (CDBG)

2026 FEDERAL

- Margolis/Scrivano/Mace comprehensive modernization (electrical, plumbing, ventilation, doors)

2026 STATE

- Buckley valve replacement
- Buckley facade and column repair
- Union Park fence replacement and extension
- Union Park roof, fascia and gutter replacement
- Buckley HVAC/window/door
- Buckley water heaters
- Union Park water heaters
- Buckley entryway improvements
- Union Park resiliency feasibility Study
- Buckley resiliency feasibility Study





54 Locke Street, Chelsea, MA 02150 • 617.409.5310 • www.chelseaha.com

Special thanks to Matt Frank for his stellar photography.