

**NEEDHAM HOUSING AUTHORITY  
& HIGH ROCK HOMES LLC  
BOARD OF COMMISSIONERS  
MONTHLY MEETING**

**Thursday, November 21, 2024, 5:00 PM**

**NOTE: THIS WILL BE A “HYBRID” MEETING**

**34 SEABEDS WAY, NEEDHAM, MA 02494**

**[Click here for the Zoom Meeting Attendee Link](#)**

Or use your browser and go to [Zoom.us](#) and join the meeting at:

**Zoom Meeting ID: 843 6992 9437**

*Pursuant to Chapter 107 of the Acts of 2022, “An Act Relative to Extending Certain State of Emergency Accommodations,” public bodies may continue to hold meetings remotely without a quorum of the public body physically present at a meeting location as long as they provide “adequate, alternative” public access to such remote meetings. On March 29, 2023, Governor Healey signed into law a supplemental budget bill that extends the remote public meeting provisions pertaining to the Open Meeting Law to March 31, 2025.*

*Accordingly, the NHA Board will hold this as an in-person meeting, with the option for Commissioners and the public to attend in person or virtually via Zoom.*

**ROLL CALL TO CONVENE THE REGULAR NHA & HRH LLC MEETINGS**

**COMMISSIONERS:**

Reginald C. Foster, Chair  
Jim Flanagan, Vice-Chair  
Ed Scheideler, Treasurer  
Penny Kirk, Commissioner  
Janice Bennett, Commissioner

**NHA STAFF:**

Cheryl Gosmon, Executive Director & Secretary

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on November 15, 2024, setting forth the date, time, and place. Said notice was filed with the Clerk of the Town of Needham and provided to people requesting it.

**AGENDA**  
**REGULAR NHA BOARD & HRH LLC MEETINGS**  
**Thursday, November 21, 2024**

**ANNOUNCEMENTS FROM THE CHAIR**

(Including matters that could not be reasonably anticipated in advance of the meeting):

**RESIDENT/COMMUNITY INPUT**

Cook's Bridge Tenant Association (CBTA)  
Linden Chambers Resident Association (LCRA)

**DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC**

**A. Review & Approve:**

- |  |               |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant     | \$ 780,764.74 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 30,946.89  |

**B. Review & Approve -- Board Meeting Minutes**

1. NHA Regular Board Meeting Minutes – 9/19/2024
2. NHA Special Board Meeting Minutes – 10/28/2024

**C. Executive Director 2024 Goals and Performance Evaluation: 2025 Goal Setting**

- Discussion
- Schedule

**D. Public Housing Agency (PHA) Five-Year and Annual Plan**

1. PIH Notice 2015-18 (HA)
2. Draft HUD Annual PHA Plan
3. Draft HUD Five-Year PHA Plan
4. Deconcentration Policy
5. Draft HUD Capital Fund Program (CFP) Five-year Action Plan

**E. Information & Discussion: Executive Director's Report**

- Monthly Financial Report
- Monthly Management Report
- Draft Pet Policy – **Review**
- Draft Grievance Policy State and Federal – **Review**
- Draft Prohibited Recreational Equipment Policy – **Review**
- Draft Deceased Tenant Policy – Placeholder
- Any other issues/updates of NHA

**F. Discussion Creating a Consent Agenda**

- Draft Policy
- Best Practices

**G. Status Updates and Approvals – Preservation & Redevelopment Initiative (PRI) (R. Foster)**

**1. Linden Street Redevelopment Project**

Status Update

NHA Development Corporation -- **Approve**

**2. Seabeds/Cook Preservation & Modernization Project**

**3. Community Preservation Act Funding Applications -- Review & Approve:**

- Preservation of Seabeds Way and Captain Robert Cook Drive

**4. Monthly Reports**

- Cambridge Housing Authority
- AHSC Peabody Developer LLC

**5. Administrative**

PRI Budget Update

**H. Status Update -- Internal Initiative**

Cook's Afterschool Program – Update

**I. New Business –**

Review & Approval - Section 8 Utility Allowance

**J. Adjournment of the Regular NHA & HRH LLC Meetings**

**Informational Items**

- Letter from Ben Stone, Undersecretary, Division of Public Housing & Rental Assistance, EOHLIC – Subsidy Agreement Renewal
- Utility Vehicle Quote

**Next NHA Board Meeting Dates:**

Thursday, December 12, 2024, 5 pm	Seabeds Way Community Room	FY2025 Budget Meeting
Thursday, December 19, 2024, 5 pm	Linden Chambers Community Room	Regular Monthly Meeting
Thursday, January 16, 2024, 5 pm	Seabeds Way Community Room	Regular Monthly Meeting