

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

Thursday, September 19, 2024, 5:00 PM

NOTE: THIS WILL BE A “HYBRID” MEETING

ATTEND IN PERSON:

**Linden Chambers Community Room
5 Chambers Street, Needham, MA 02492**

THE PUBLIC MAY ATTEND IN PERSON OR ON A VIRTUAL BASIS:

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

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

Zoom Meeting ID: 895 7790 2417

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

GUESTS:

Betsy Collins, Peabody Properties
Mike Mattos, Affordable Housing Services
Collaborative (AHSC)

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on September 16, 2024, setting forth the date, time, and place of this meeting. Said notice was filed with the Clerk of the Town of Needham and provided to people requesting it.

AGENDA
2025 STATE ANNUAL PLAN PUBLIC HEARING
&
REGULAR NHA BOARD & HRH LLC MEETINGS
Thursday, September 19, 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
Residents/Community Comments

PUBLIC HEARING - NHA's State-aided Public Housing 2025 Annual Plan

- 1) Overview and Certification
- 2) Capital Improvement Plan (CIP)
- 3) Maintenance and Repair Plan
- 4) Operating Budget
- 5) Narrative responses to PMR Findings
- 6) Policies

Review & Approval: NHA's State-aided Public Housing 2025 Plan

1. Discussion and Vote

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approve:

- | | |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant | \$ 929,525.53 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 42,024.24 |

B. Review & Approve -- Board Meeting Minutes

1. NHA Regular Board Meeting Minutes – 8-15-2024

2. NHA Special Board Meeting Minutes – 9-5-2024

C. Introduction to Developer Partner – Linden Street Redevelopment Project

1. AHSC Peabody Developer LLC

D. Local Tenant Organization Recognition

1. Review Written Request for LTO Recognition Letter and Bylaws

E. Information & Discussion: Executive Director’s Report

1. Monthly Financial Report
2. Monthly Management Report
3. Draft NHA Audit Report
4. Draft Pet Policy – **Review and Approval**
5. Draft Grievance Policy – **Review and Vote**
6. Draft Prohibited Recreational Equipment Policy – **Review and Approval**
7. Draft Deceased Tenant Policy – Placeholder
8. HOTMA (Housing Opportunity Through Modernization Act) – Update
9. Public Housing Notice 2024-08 – Amendments to State-Aided Public Housing Lease and Lease Addendum
10. Fire Alarm Upgrades 689- (1415 Great Plain Avenue) Bid Status - Update
11. Any other issues/updates of NHA

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

1. Linden Street Redevelopment Project
 - Upcoming Public Hearing: 9/24/24 -- Planning Board Site Plan Review
2. Seabeds/Cook Preservation & Modernization Project
 - See CHA Monthly Report
3. Community Preservation Act Funding Applications -- Due 11/1/2024
4. Administrative
 - Section 22 Repositions
 - PRI Budge Update
 - CHA Monthly Report - Questions?

G. Status Update -- Internal Initiatives

1. Cook's Afterschool Program -- Update
2. Site Improvements -- SBW/CRCO Paving Update

H. New Business –

I. Adjournment of the Regular NHA & HRH LLC Meetings

Informational Items

- HUD FY2025 Fair Market Rent Documentation System
- HOTMA Resident Fact Sheet
- Springwell Septemberer Calendar

Next NHA Board Meeting Dates:

Thursday, October 17, 2024, 5 pm	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, November 21, 2024, 5 pm	Linden Chambers Community Room	Regular Monthly Meeting
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