

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

Thursday, October 17, 2024, 5:00 PM

NOTE: THIS WILL BE A "HYBRID" MEETING

CHANGE OF MEETING LOCATION

**THE NHA BOARD MEETING
THIS EVENING WILL BE AT
5 CHAMBERS STREET, NEEDHAM, MA 02492**

[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: **820 6098 2007**

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 October 11, 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
REGULAR NHA BOARD & HRH LLC MEETINGS
Thursday, October 17, 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
Linden Chambers Resident Association

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Seabeds/Cook Preservation & Modernization Project

- **Approve:** RAD/Section 18 Application Submission
- **Approve:** CPA Funding Application for Preservation of SBW/CRCD

B. Discuss 2023 NHA and High Rock Homes LLC Audits with Marcum

C. Review & Approve:

- | | |
|--|--------------|
| 1. NHA Bill Schedule/Check Warrant | \$762,907.98 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 37,096.65 |

D. Review & Approve -- Board Meeting Minutes

1. NHA Regular Board Meeting Minutes – 9-19-2024

E. Information & Discussion: Executive Director's Report

- Monthly Financial Report
- Monthly Management Report
- Draft Pet Policy – **Review and Approval**
- Draft Grievance Policy – **Review and Vote**
- Draft Prohibited Recreational Equipment Policy – **Review and Approval**
- Draft Deceased Tenant Policy – Placeholder

Any other issues/updates of NHA

F. Discussion Creating a Consent Agenda

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

- 1. Linden Street Redevelopment Project**
 - Planning Board Site Plan Review
- 2. Seabeds/Cook Preservation & Modernization Project**
 - **Approve:** RAD/Section 18 Application Submission
- 3. Community Preservation Act Funding Applications -- Review & Approve:**
 - Preservation of Seabeds Way and Captain Robert Cook Drive (see above)
 - High Rock Estates -- Affordable Housing Land Use Study
- 4. Monthly Reports**
 - Cambridge Housing Authority
 - AHSC Peabody Developer LLC
- 5. Administrative**
 - PRI Budget Update

H. Status Update -- Internal Initiatives

- Cook's Afterschool Program – Update

I. New Business –

- **Review & Approval** -- Letter to Town Meeting Members supporting MBTA Communities Act Warrant Articles

J. Adjournment of the Regular NHA & HRH LLC Meetings

Informational Items

- Family Self-Sufficiency Quarterly Report
- Resident Opportunity Self-Sufficiency Quarterly Report
- Letter from Ed Augustus, Housing Secretary, EOHLC
Thank you Letter to Roche Bros.

Next NHA Board Meeting Dates:

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