

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

Thursday, August 15, 2024, 5:00 PM

NOTE: THIS WILL BE A “HYBRID” MEETING

ATTEND IN PERSON:

**Seabeds Way Community Room
34 Seabeds Way, Needham, MA 02494**

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: 856 3752 5150

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
Margarita Morales, Asst Exec Director

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on August 12, 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.

**REGULAR NHA BOARD & HRH LLC MEETINGS
AGENDA
Thursday, August 15, 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

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approve:

- | | |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant | \$ 676,190.80 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 32,450.13 |

B. Review & Approve -- Board Meeting Minutes

1. NHA Regular Board Meeting Minutes – 7-9-2024
2. NHA Regular Board Meeting Minutes – 7-18-2024

C. Information & Discussion: Executive Director's Report

1. Monthly Financial Report
2. Monthly Management Report
3. Quarter End Tenant Account Receivables
4. Quarterly Operating Statements (400-1 & 689)
5. Draft Pet Policy – Review
6. Draft Deceased Tenant Policy - Review
7. Draft Grievance Policy - Review
8. Draft Prohibited Recreational Equipment Policy - Review
9. Public Housing Notice 2024-12 Cyber Security Alert
10. Annual Inspections Linden & Chambers - Update
11. Any other issues/updates of NHA

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

1. **Developer Partner RFP**
 - Update -- Proposal Review
 - Schedule -- Special Board Meeting week of Aug. 26, 2024
2. **Linden Street Redevelopment Project**
 - Upcoming Meetings
 - 8/19/24 -- Design Review Board
 - 9/13/24 -- Conservation Commission Public Hearing

- 9/24/24 -- Planning Board Site Plan Review Public Hearing
- PHIUS Passive House Registration Fee

3. Update: Seabeds/Cook Preservation & Modernization Project

- 50% Schematic Design Review Completed
- Authorization to proceed: 100% Schematic Design

4. Administrative

- Section 22 Repositioning
- Approval: Excess Capital Reserve Cash Withdrawal from HRH, LLC
- CHA Intergovernmental Agreement Amendment
- PRI Budget Update
- CHA Monthly Report - Questions?

E. Status Updates – Internal Initiatives

1. Unit 42 – CRCDD - Update
2. Cook’s Afterschool Program – Update
3. Roof Replacement Project (HRE)- Update
4. Site Improvements (Paving SBW/CRCDD) - Update

F. New Business –

G. Adjournment of the Regular NHA & HRH LLC Meetings

Information Items:

- Financial Assistance for Utility Cost
- Youth & Family Services – Community-Based Clinicians

Next NHA Board Meeting Dates:

August ??, 2024	Linden/Chambers Community Room	Special Board Meeting to Select Linden Street Developer Partner
Thurs. September 19, 2024, 5:00 PM	Seabeds Way Community Room	Regular Monthly Meeting
Thurs. October 17, 2024, 5:00 PM	Linden Chambers Community Room	Regular Monthly Meeting