

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

Thursday, April 18, 2024, 7:00 PM

**NOTE: THIS WILL BE A “HYBRID” MEETING
ATTEND IN PERSON**

34 Seabeds Way Community Room

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

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

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

Zoom Meeting ID: 893 9237 0645

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

Ed Scheideler, Treasurer

Janice Bennett, Commissioner

Jim Flanagan, Commissioner

Penny Kirk, Commissioner

NHA STAFF:

Cheryl Gosmon, Executive Director & Secretary

Margarita Morales, Assistant Exec Director

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated April 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.

AGENDA

REGULAR NHA BOARD & HRH LLC MEETINGS

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. Welcome and Introduction -- New NHA Commissioner

B. Review & Approve:

- | | |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant | \$ 776,374.35 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 55,199.55 |

C. Review & Approve -- Board Meeting Minutes

1. NHA Monthly Meeting – 3-19-24

D. Information & Discussion: CORI Policy

E. Review & Re-Approve Executive Director Salary

F. Accept Donation from Needham Bank

1. Needham Bank \$4000.00

G. Information & Discussion: Executive Director's Report

1. Monthly Financial Report – March 2024
2. Monthly Management Report
3. Waiting List Report
4. Staffing Update
5. Community Room and Shared Spaces Policy – Placeholder
6. Initiative to take HRH LLC Management back In-house – Placeholder
7. Resident Service Coordinator Quarterly Report
8. Family Self-Sufficiency Coordinator Report
9. Resident Opportunity Self-Sufficiency Coordinator Report
10. Any other issues/updates of NHA

H. Status Updates – Preservation & Redevelopment Initiative (PRI) (R. Foster)

1. Linden/Chambers Redevelopment Project
2. Seabeds/Cook Preservation & Modernization Project
3. Development Partner RFP
 - Review: Chapter 30B-compliant competitive procurement process
 - Approve: Chapter 30B Process Consultant
 - Discuss: Appointment of Selection Committee
4. Report on PRI-related matters considered by Town Boards and Committees
 - May 6, 2024 Town Meeting Warrant Articles
5. CHA Monthly Report – Questions?
6. PRI Budget Update

I. Status Updates – Internal Initiatives

1. Paving Project at SBW/CRCO Update
2. Linden/Chambers – Placeholder
3. Unit 42 – CRCO
4. Cooks Afterschool Program Update

J. New Business

1. Status Update - NHA 2024 State Capital Improvement Plan
2. Date of NHA May 2024 Regular Meeting & Annual Meeting

L. Adjournment of the Regular NHA & HRH LLC Meetings

Next NHA Board Meeting Dates:

Thurs. April 18, 2024 @ 5:00 PM	Seabeds Way Community Room	Reg. Monthly Meeting
Thurs. May 9, 2024 @ 5:00 PM	Linden Chambers Community Room	Reg. Monthly Meeting NHA Annual Meeting
Thurs. June 20, 2024 @ 5:00PM	Seabeds Way Community Room	Reg. Monthly Meeting