

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

Thursday, March 20, 2025, 5:00 PM

**NOTE: THIS WILL BE A “HYBRID” MEETING
5 CHAMBERS STREET, NEEDHAM, MA 02494**

[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: 819 5822 5153](#)

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 March 14, 2025, 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, March 20, 2025

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 | \$637,853.82 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$44,757.73 |

B. Consent Agenda

1. NHA Special Board meeting 2/4/2025, NHA & HRH LLC Regular Meeting Minutes 2/25/2025 (rescheduled meeting)
2. Milne, Shaw & Robillard, PC Monthly Management Report Accountant's Report
3. NHA Monthly Vacancy & Workorder Report
4. NHA Tenant Accounts Receivable Report
5. NHA Tenant Accounts Receivables & Aging Report

C. Executive Director's Report

1. Assistant Executive Director Job Search – Update
2. Draft - Tenant Participation Policy
3. Additional Reporting

D. Preservation & Redevelopment Initiative (PRI) (J. Flanagan)

1. **Linden Street Redevelopment Project**
2. **Seabeds 1st Cooks 2nd Preservation & Modernization Project**
3. **FY '26 CPA Funding Applications**
 - Seabeds 1st Cook 2nd Preservation & Modernization
 - High Rock Estates Affordable Housing Land Use Study
4. **Monthly Reports**
 - Cambridge Housing Authority
 - AHSC Peabody Developer LLC
5. **Administrative**

E. Status Update -- Internal Initiatives

- Cook's Afterschool Program – Update
- High Rock Estates (HRE) Homework Program – Update

F. New Business –

Honoring Ed. Scheideler

Change June 19, 2025, meeting.

Informational Items

Next NHA Board Meeting Dates:

Thursday, April 17, 2025, 5 pm	Linden Chambers Community Room	Regular Monthly Meeting
Thursday, May 15, 2025, 5 pm	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, June 19, 2025, 5 pm	Linden Chambers Community Room	Regular Monthly Meeting