

MINUTES

**NEEDHAM HOUSING AUTHORITY
SPECIAL MEETING
WEDNESDAY MAY 30, 2018 7:30 P.M.
34 SEABEDS WAY ~~5 CHAMBERS STREET~~ COMMUNITY ROOM**

ROLL CALL TO CONVENE THE REGULAR MEETING

COMMISSIONERS PRESENT:

Chairman Scott Brightman
Vice Chair Karen Hughey
Treasurer Reginald Foster
Commissioner Peter Pingitore
Commissioner Penelope Kirk

NHA STAFF PRESENT:

Paul Dumouchel, Executive Director
Sandra Amour

RESIDENTS AND OTHERS PRESENT: Janet Young, Ross Donald, Kalpana Shah, Elizabeth Lee, Ilene Hoffman, Karen McKinney, Kathy Flanagan, Helen Giragosian, Joanne Every, Patricia Milano, Jill Rutherford, and David Shubow

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated May 25, 2018 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 persons requesting it.

Commissioner Brightman thanked everyone present for their cooperation in switching venues to the Seabeds Way Community Room when it was found that the Chambers Street community room was double booked.

DISCLOSURE WITH RESPECT TO RESIDENT COMMISSIONER: Chairman Brightman noted that Commissioner Hughey has been duly elected NHA Commissioner by the Town of Needham and serves as the NHA's resident commissioner in conformance with state/DHCD policy and the policy of the NHA Board. Commissioner Hughey has disclosed that she is a resident of the Chambers Street facility. She is also the past President of the Linden Chambers Resident Association and her son-in-law is employed as Residential Services Coordinator for the Wellesley Housing Authority. As such, substantially all of the proceedings of the NHA Board could be construed to have an indirect effect on Commissioner Hughey's interests. Commissioner Hughey commented that she would recuse herself from any NHA Board discussion or action that directly affected her interests, but intended to otherwise fully participate in any other Board discussions or actions, including representing the views and options of the NHA residents in her capacity as Resident Commissioner. Chairman Foster asked if any Board, Staff or public attendees at tonight's meeting had any objection to Commissioner Hughey's participation in the remainder of the Board meeting. Hearing none, he proceeded to the remainder of the agenda.

DISCUSSION ITEM

- Preliminary Findings and Observations for the Linden and Chambers Developments – David Eisen and Michael Jacobs
- Housing Authority input and guidance for finalizing recommendations

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Needham Housing Authority
May 17, 2018

The Abacus team of David Eisen and Michael Jacobs reviewed a PowerPoint presentation with those present which covered various scenarios concerning the Linden and Chambers Elderly and Disabled properties, from the option of tearing down of 8 single family homes making way for 152 studio units to modernization options. Tenants responded with input ranging from disapproval of studio apts because they are too small to votes of approval of the units, keeping them just as they are. Mike Jacobs spoke about the funding options available and mentioned that priorities need to be looked at and decisions made to best utilize funding sources such as CPC monies.

It was decided that Abacus should continue and should check in at the next board meeting and deliver a draft of their final product in June.

MOTION TO ADJOURN:

Upon a motion duly made by Chairman Brightman and seconded by Commissioner Hughey, the motion to adjourn was approved by the following vote: 5-0

MEETING ADJOURNED: 9:00pm

UPCOMING MEETINGS

Thursday	June 21, 2018	7:30 pm	Regular Meeting	34 Seabeds Way
Thursday	July 19, 2018	7:30 pm	Regular Meeting	5 Chambers Street