

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

Thursday, November 9, 2023, 7:30 PM

NOTE: THIS WILL BE A “HYBRID” MEETING

ATTEND IN PERSON:

**Linden Chambers Community Room
5 Chambers Street, Needham, MA 02492**

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: 895 9362 4871

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 public attendance in person or virtually via ZOOM.

ROLL CALL TO CONVENE THE REGULAR NHA & HRH LLC MEETINGS

COMMISSIONERS:

Reginald C Foster, Chair
Eleanor Evans, Vice-Chair
Ed Scheideler, Treasurer
Penny Kirk, Commissioner
Janice Bennett, Commissioner

NHA STAFF:

Cheryl Gosmon, Executive Director & Secretary
Margarita Morales, Acting Asst 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 November 6, 2023, 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. Review & Approval:

- | | |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant | \$ 361,661.33 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 43,733.56 |

B. Information & Discussion: Executive Director's Report

1. Monthly Financial Report – September 2023
2. Monthly Management Report
3. Staffing Update
4. HUD and EOHLC Updates
5. Wage Match
6. NHA Federal 5-Year Plan - Submitted
7. Seabeds/Cook Repositioning Applications - Submitted
8. NHA Salary Survey Update
9. Smoke-Free Building Policy - Placeholder
10. Any other issues/updates of NHA

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

1. Linden/Chambers Redevelopment Project
2. Seabeds/Cook Preservation & Modernization Project
3. Development Partner Negotiation
4. PRI Budget Update
5. coUrbanize – Community Engagement Platform Program
6. CHA Monthly Report – Questions?

D. Status Update – Internal Initiatives

1. Paving Project at SBW/CRCO and Linden/Chambers – Placeholder
2. Unit 42 – CRCO – Update
3. Cook’s Afterschool Program Update

E. New Business-

1. Appoint Needham Housing Authority Representative to the Needham Council on Aging Board

I. Adjournment of the Regular NHA & HRH LLC Meetings

Next Scheduled NHA Board Meetings:

Thurs. December 7, 2023, 7:30 PM	Seabeds Way Community Room	Meeting to review/approve NHA 2024 Budget
Thurs. December 14, 2023, 7:30 PM*	Seabeds Way Community Room	Regular Monthly Meeting
Thurs. January 11, 2024, 7:30 PM*	Linden Chambers Community Room	Regular Monthly Meeting
Thurs. February 8, 2024, 7:30 PM*	Linden Chambers Community Room	Regular Monthly Meeting

* **Note:** December Board meeting is on 2nd Thursday of the month.