

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

Thursday, June 15, 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 Needham Housing Authority June 15, 2023, Board Meeting](#)

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

Zoom Meeting ID: 858 1514 6913

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 which, among other things, 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
Nayda Sanchez, Leasing and Occupancy

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated June 9, 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.

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REGULAR NHA BOARD & HRH LLC MEETINGS

AGENDA

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 Input - discussion

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approval:

- | | |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant | \$ 403,271.22 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 32,441.28 |

B. Review & Approval -- Board Minutes:

1. 4/27/2023 NHA Special Board Meeting
2. 5/2/2023 NHA Special Board Meeting
3. 5/18/2023 NHA & HRH Regular Board Meeting & NHA Annual Meeting

C. NAHRO Salary Studies – Pay & Compensation: What you need to know

D. Information & Discussion: Executive Director's Report

4. Monthly Financial Report – May 2023
5. Monthly Management Report
6. NHA 5 Year PHA Plan for HUD - Update
7. Hiring a Family Self-Sufficiency (FSS) Coordinator – Informational Item
8. Needham Housing Authority 75th Anniversary – Update
9. Any other issues/updates of NHA

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

10. Linden/Chambers Redevelopment Project
11. Seabeds/Cook Preservation & Modernization Project
12. PRI Budget - Sources & Uses of Funds
13. CHA Monthly Report - Questions?

F. Status Update – Internal Initiatives

1. Roofing Replacement Project at CRCD – Update
2. Paving Project at SBW & CRCD – Update
3. Cook's Afterschool Program - Update
4. Unit 42 – CRCD - Update

G. New Business

14. Executive Director Goals -- April - December 2023

H. Adjournment of the Regular NHA & HRH LLC Meetings

Next Scheduled NHA Board Meetings:

Thursday, July 20, 2023, 7:30 PM	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, August 17, 2023, 7:30 PM	Linden/Chambers Community Room	Regular Monthly Meeting
Thursday, September 21, 2023, 7:30 PM	Seabeds Way Community Room	Regular Monthly Meeting