

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

Thursday, May 9, 2024 5:00 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 May 9, 2024, Board Meeting](#)

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

Zoom Meeting ID: 827 7379 4054

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
Janice Bennett, Commissioner
Ed Scheideler, Treasurer
Penny Kirk, Commissioner
Jim Flanagan, Commissioner

NHA STAFF:

Cheryl Gosmon, Executive Director & Secretary
Margarita Morales, Assistant Executive Director

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated May 3, 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.

REGULAR NHA BOARD & HRH LLC MEETINGS AND ANNUAL MEETING

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 | \$ 576,059.84 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 28,011.69 |

B. Review & Approval -- Board Minutes:

3. 4/18/2024 NHA/HRH LLC Regular Board Meeting

C. Executive Director 2024 Salary

D. Draft Admissions and Continued Occupancy Policy (ACOP) – Review

E. Review and Approve: CORI Policy

F. Executive Director's Report

1. Monthly Financial Report
2. Monthly Management Report
3. Waiting List Report
4. Community Room and Shared Spaces Policy – Placeholder
5. Initiative to take HRH LLC Management back In-house – Placeholder
6. Any other issues/updates of NHA

G. Status Updates and Approvals – Preservation & Redevelopment Initiative (PRI) (R. Foster)

1. Linden/Chambers Redevelopment Project
 - Town Meeting Warrant Article
 - Project update
2. Developer Partner RFP
 - Status Update
 - Appointment of Evaluation Committee
3. Seabeds/Cook Preservation & Modernization Project
4. PRI Budget Update -
5. CHA Monthly Report - Questions?

H. Status Update – Internal Initiatives

1. Paving Project at SBW & CRCD – Update
2. Cook’s Afterschool Program - Update
3. Unit 42 – CRCD - Update

I. . New Business

J. Adjournment of the Regular NHA & HRH LLC Meetings

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ANNUAL MEETING

AGENDA

1. Annual Meeting call to order
2. Election of the 2024 Officers: Chair, Vice-Chair & Treasurer
3. Approval:
 - Renewal of Tenant-Commissioner Annual Waiver 4.
 - Resolution authorizing that two Commissioners sign checks
5. Information on NHA Appointees to:
 - Community Preservation Committee, Reg Foster
 - Council on Aging, []
6. Presentation & Discussion: Annual Report by the Executive Director
7. Adjournment of the Annual Meeting

Next Scheduled NHA Board Meetings:

Thursday, June 20, 2024, 5:00 PM	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, July 18, 2024, 5:00 PM	Linden/Chambers Community Room	Regular Monthly Meeting
Thursday, August 15, 2024, 5:00 PM	Seabeds Way Community Room	Regular Monthly Meeting