

**NEEDHAM HOUSING AUTHORITY
SPECIAL BOARD MEETING MINUTES**

Thursday, April 27, 2023

COMMISSIONERS PRESENT:

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

NHA STAFF PRESENT:

Cheryl Gosmon, ED (remote)
Steve Merritt, Consultant (remote)

GUEST: Nathalie Janson, Senior Project Manager, Cambridge Housing Authority
Christopher Moyer, Project Manager, Cambridge Housing Authority

Chair Foster called the meeting to order at 6:00 pm. He called the roll of Commissioners with all reporting present on Thursday, April 27, 2023, for the Needham Housing Authority (NHA) Special Board meeting. He stated that adequate notice of this meeting had been provided by the Secretary of the NHA by preparing a Public Notice dated April 25, 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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ANNOUNCEMENTS FROM THE CHAIR:

(Including matters that could not be reasonably anticipated in advance of the meeting)

Chair Foster summarized the purpose of the meeting and welcomed Nathalie Janson and Chris Moyer. Chair Foster invited them to present an update on the Preservation and Redevelopment Initiative Budget.

A. Preservation and Redevelopment Initiative (PRI) - Related Matters

1. **Review and approve the PRI Budget**

Nathalie Janson presented an overview of the new and updated PRI Budget: She summarized the budget for Planning and Development Services from CHA which reflects Task Order #1 and Task Order #2. She also provided a high-level summary of the budget for Captain Robert Cook Drive and Seabeds Way, which reflects Task Order #3. She summarized Linden and Chambers Redevelopment Project related to Task Order #4. Ms. Janson noted that the NHA Board approved and committed funding is \$2,765,359, and the overall PRI budget is \$4.5 million. A comprehensive discussion followed.

Motion and Vote.

Upon a motion duly made by Commissioner Scheideler and seconded by Commissioner Evans that the NHA Board of Commissioners provisionally approve the PRI Budget subject to updating the first quarter actual expenditures.

Chair Foster called the roll of Commissioners in favor of this motion:

Commissioner Foster votes, aye; Commissioner Evans votes, aye; Commissioner Scheideler votes, aye; Commissioner Kirk votes, aye; and Commissioner Kirk votes, aye.

The motion carried. The vote was unanimous, 5-0.

2. Discussion

- **Completion of the HUD, PHA Five-year Plan**

Chair Foster led the discussion on this item. He explained the importance of completing the PHA Five-year Plan before submitting the RAD/Section 18 Blend for the repositioning of the NHA's federal properties. He described the process for posting the draft plan, public comment, and submitting the plan to HUD for approval. A general discussion followed. Ms. Gosmon noted that a Resident Advisory Board (RAB) had been formed, and they will help inform the creation of the five-year plan.

- **Timing for Submission of Repositioning Applications**

Chair Foster pointed out that the Board cannot authorize the repositioning application submission until after HUD has approved the PHA Five-year Plan. He stated that, unfortunately, this is a four-month delay in submitting the repositioning application.

Nathalie Janson described the process that the NHA needs to go through for the RAD/Section 18 and the final financing plan to HUD. She noted that the final financing plan would now be submitted in 2024, which may leave too little time for HUD to go through its process to be able to close at the end of the year 2024 for Seabeds Way and Captain Robert Cook Drive. Ms. Janson also described the process for issuing a tax-exempt bond allocation. A general discussion followed.

3. Approve the Issuance of the Seabeds/Cook A/E Designer Services RFP

The Board agreed to postpone this item and to convene a Special Board Meeting to discuss the matter. The Board will discuss a specific time later in the meeting.

4. Update: Zoning changes needed for the L/C Redevelopment Project via Fall 2023 Town Meeting

Chair Foster led the discussion on this item. He summarized the work ahead relative to zoning articles for the Linden and Chambers redevelopment project and the options available to the NHA.

Chair Foster opened the floor for public comment and yielded the floor for comments from Sue Biasizzo.

Sue Biasizzo stated that residents of Seabeds Way and Captain Robert Cook Drive had been promised repaving work and cannot wait two or three years to get it done. She noted that the paving is very dangerous to persons with disabilities, both physical and visual. Sue Biasizzo also noted that residents have anxiety about potential relocation that could result from the repositioning of Seabeds Way and Captain Robert Cook Drive.

The conversation veered to a discussion on scheduling a Special Board Meeting. It was the consensus of the Board to meet on Tuesday, May 2, 2023, at 4:00 pm to discuss the Issuance of the Seabeds/Cook A/E Designer Services RFP.

B. Adjournment

Motion and Vote

Upon a motion duly made by Commissioner Bennett and seconded by Commissioner Kirk to adjourn the NHA Special Board meeting of April 27, 2023, at approximately 7:53 pm.

Chair Foster called the roll of Commissioners in favor of this motion:

Commissioner Foster votes, aye; Commissioner Evans votes, aye; Commissioner Scheideler votes, aye; Commissioner Kirk votes, aye; and Commissioner Bennett votes, aye.

The motion carried. The vote was unanimous, 5-0.

Respectfully Submitted by:

Cheryl Gosmon
April 27, 2023