

NEEDHAM HOUSING AUTHORITY

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Chairman: Reginald Foster
Vice Chairwoman: Eleanor Evans
Treasurer: Ed Scheideler
Commissioner: Penelope Kirk
Resident Commissioner: Janice Bennett
Interim Executive Director; Stephen W. Merritt

SPECIAL MEETING AGENDA

TO: Needham Housing Authority Commissioners
FROM: Reginald Foster, Chairman

September 29, 2022

There will be a Special Meeting of the Needham Housing Authority on Monday October 3, 2022 at 7:30pm.

Pursuant to Chapter 107 of the Acts of 2022, meetings of public bodies may be conducted virtually provided that adequate access is provided to the public

NOTE: THIS WILL BE A ZOOM MEETING ONLY

Said meeting will be held via electronic link through the ZOOM platform. The public is invited to attend the meeting via zoom or to listen to the meeting via phone, computer, laptop, or tablet by accessing the following ZOOM link:

[Click Here](#)

Or: use your browser to connect to www.zoom.us. On the Zoom home screen, click the “Join a Meeting” button (top right of the screen). Enter the Meeting ID number: **851 8152 1700**

Access is also available via phone by dialing the following number then entering the meeting Access Code. United States: + Or One tap mobile:

US: +13017158592,,85181521700#,,,,*676958# or +13092053325,,85181521700#,,,,*676958#

Or Telephone: US: +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799

The meeting will be called to order at 7:30 P.M. The Chair anticipates discussion of the following:

Announcements from the Chair:

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

- Roll Call

New Business:

I: Update from Cambridge Housing Authority Team re: Federal Portfolio Options

1 Update on repositioning process since we last met in fall 2022 (5 min):

- a. Hiring an A/E firm to produce the PCRs
- b. Receiving first draft of the reports
- c. Refining strategies
- d. Currently finalizing PCRs and doing additional testing for High Rock Estates

2 Brief refresher on repositioning options and Faircloth Authority (15 min)

3 The repositioning options that we are zeroing in on for NHA (15 min)

- a. Option 1: RAD/Section 18 Blend for Cook & Seabeds & Section 18 for High Rock Estates
 - i. Option 1.5 RAD/Section 18 Blend for all three federal properties if High Rock Estates isn't approved for Section 18
- b. Option 2: Section 22 for full portfolio
- c. Pros and cons for options 1 and 2 and questions/issues that need to be considered

4 Next steps (5 min):

- a. Finalizing PCR reports (Cook & Seabeds in October; High Rock likely in December)
- b. Continued discussions with NHA staff

5 Board/public attendee questions

Comments on NHA's draft response to Housing Plan Working Group

II: BOARD AWARD RESOLUTION

Kitchen Upgrade at Matthews House, 1415 Great Plain Avenue (689-1 Development)

III. Extension of Contract with Stephen Merritt, Interim Executive Director

IV: Adjournment