

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

Thursday, January 16, 2025, 5:00 PM

REVISED AGENDA

NOTE: THIS WILL BE A “HYBRID” MEETING

34 SEABEDS WAY, NEEDHAM, MA 02494

[Click here for the Zoom Meeting Attendee Link](#)

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

[Zoom Meeting ID: 834 0954 5576](#)

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 the public to attend in person or virtually via Zoom.

ROLL CALL TO CONVENE THE REGULAR NHA & HRH LLC MEETINGS

COMMISSIONERS:

Reginald C. Foster, Chair

Jim Flanagan, Vice-Chair

Ed Scheideler, Treasurer

Penny Kirk, Commissioner

Janice Bennett, Commissioner

NHA STAFF:

Cheryl Gosmon, Executive Director & Secretary

GUEST:

Daniel Kane, CPA, Director CBIZ

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on January 10, 2025, setting forth the date, time, and place. 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
Thursday, January 16, 2025

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 (CBTA)
Linden Chambers Resident Association (LCRA)

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approve:

- | | |
|--|--------------|
| 1. NHA Bill Schedule/Check Warrant | \$803,519.88 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$28,113.12 |

B. Consent Agenda

- | | |
|--|------------|
| 1. NHA Special Board Meeting Minutes | 12/2/2024 |
| 2. NHA Special Board Meeting Minutes | 12/12/2024 |
| 3. NHA & HRH LLC Regular Meeting Minutes | 12/19/2024 |
| 4. Milne, Shaw & Robillard, PC Monthly Management Report Accountant's Report | |
| 5. NHA Monthly Vacancy & Workorder Report | |
| 6. NHA Tenant Accounts Receivable Report | |
| 7. NHA Tenant Accounts Receivables & Aging Report | |

C. Public Hearing – Public Housing Agency (PHA) Five-Year and Annual Plan

1. Draft HUD Annual PHA Plan
2. Draft HUD Five-Year Plan
3. Draft Deconcentration Policy – **Review & Approve**
4. Draft Pet Policy - **Review & Approve**
5. Draft Prohibited Recreational Equipment Policy – **Review & Approve**
6. Draft Grievance Policy – **Review**
7. Amended Rent Collection Policy - **Review & Approve**

D. Executive Director's Report

1. Cabot Risk Strategies – Update on 2025 Insurance Policies
2. Marcum + CBIZ – Presentation
3. Budget Certifications – Board Signatures Needed
4. Sunshine Paving Corporation – Certificate of Final Completion

5. Final Executive Director’s Goal Statement

E. Preservation & Redevelopment Initiative (PRI) (R. Foster)

1. Linden Street Redevelopment Project

- Implications of the January 14 Referendum
- **Review & Approve:** NHA & NDC Agreements with AHSC to Facilitate Linden Terrace Predevelopment Cashflow

2. Seabeds/Cook Preservation & Modernization Project

- Status Update

3. FY '26 CPA Funding Applications

- \$5.6 million for Seabeds/Cook Preservation/Modernization
- \$150,000 for High Rock Estates Affordable Housing Land Use Study

4. Monthly Reports

- Cambridge Housing Authority
- AHSC Peabody Developer LLC

5. Administrative

- PRI Budget Update

F. Status Update -- Internal Initiatives

- Cook's Afterschool Program – Update
- Resident Service Coordinator – Quarterly Report
- FSS Coordinator - Quarterly Report
- ROSS Coordinator - Quarterly Report

G. New Business –

- Review & Approve Continued Use of 2024 Payment Standards

Informational Items

- Springwell’s January Newsletter

Next NHA Board Meeting Dates:

Thursday, February 20, 2025, 5 pm	Linden Chambers Community Room	Regular Monthly Meeting
Thursday, March 20, 2025, 5 pm	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, April 17, 2025, 5 pm	Linden Chambers Community Room	Regular Monthly Meeting

