

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

Thursday, August 17, 2023, 7:30 PM

NOTE: THIS WILL BE A “HYBRID” MEETING

ATTEND IN PERSON:

**Linden and Chambers Community Room
5 Chambers Street, Needham, MA 02494**

THE PUBLIC MAY ATTEND IN PERSON OR ON A VIRTUAL BASIS:

[Click here Needham Housing Authority August 17, 2023, Board Meeting](#)

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

Zoom Meeting ID: 831 0755 1425

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 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 August 14, 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.

=====

AGENDA

NHA REGULAR BOARD & HRH LLC MEETINGS

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 Comments

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approval:

- | | |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant | \$ 573,541.35 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 39,520.41 |

B. Review & Approval -- Board Minutes:

1. 6/15/2023 NHA & HRH Regular Board Meeting Amended Minutes

C. 2024 Draft State Annual Plan - Update

D. Information & Discussion: Executive Director's Report

1. Monthly Financial Report – July 2023
2. Monthly Management Report
3. Needham Housing Authority 75th Anniversary – Update
4. NHA Federal 5-Year Plan - Update
5. NHA State 2024 Capital Plan – Information
6. PMR Draft Corrective Action Plan - Update
7. 2022 NHA Audit – Placeholder
8. Any other issues/updates of NHA

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

1. Linden/Chambers Redevelopment Project
2. Seabeds/Cook Preservation & Modernization Project
 - Approval of A&E Designer Services Firm for the Project
3. Approval of Legal Counsel – Negotiation for Development Partner Agreement
4. PRI Budget Update
5. CHA Monthly Report – Questions?

F. Status Update – Internal Initiatives

1. Roofing Replacement Project at CRCD and Linden/Chambers– Update
2. Paving Project at SBW, CRCD and Linden/Chambers – Update
3. Unit 42 – CRCD – Update
4. Resident Opportunity & Self-Sufficiency Service Coordinator (ROSS-SC) Grant– Update
5. Family Self-Sufficiency Service Coordinator Grant - Update

J. New Business- TBD

K. Adjournment of the Regular NHA & HRH LLC Meetings

Next Scheduled NHA Board Meetings:

Thursday, September 21, 2023, 7:30 PM	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, October 29, 2023, 7:30 PM	Linden Chambers Community Room	Regular Monthly Meeting
Thursday, November 16, 2023, 7:30 PM	Seabeds Way Community Room	Regular Monthly Meeting