

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR AND STATE
ANNUAL PLAN MEETING
& HIGH ROCK HOMES LLC MEETING**

Thursday, September 21, 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 September 21, 2023, Board Meeting](#)

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

Zoom Meeting ID: 839 0596 5749

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 September 15, 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
2024 STATE ANNUAL PLAN MEETING
&
REGULAR NHA 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

Legislative & District Update
Representative Denise Garlick

Public Hearing - NHA's State-aided Public Housing 2024 Annual Plan

- 1) Overview and Certification
- 2) Capital Improvement Plan (CIP)
- 3) Maintenance and Repair Plan
- 4) Operating Budget
- 5) Narrative responses to PMR Findings
- 6) Policies

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approval:

- | | |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant | \$ 510,015.38 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 25,593.37 |

B. Review & Approval -- Board Minutes:

1. 7/20/2023 NHA & HRH Regular Board Meeting Minutes
2. 8/17/2023 NHA & HRH Regular Board Meeting Minutes

C. Revisions to the NHA Smoke Free Policy

D. Donation of the NHA High-Roof Large Van for Community Outreach Program

E. Information & Discussion: Executive Director's Report

1. Monthly Financial Report – August 2023

2. Monthly Management Report
3. Staffing Update
4. Needham Housing Authority 75th Anniversary – Update
5. NHA Federal 5-Year Plan - Submitted
6. 2022 NHA Draft Audit Report
7. Family Self-Sufficiency (FSS) 2024 Application Submitted
8. Any other issues/updates of NHA

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

1. Linden/Chambers Redevelopment Project
2. Seabeds/Cook Preservation & Modernization Project
 - Introduction to BH+A Team
3. Approval of Development Partner Negotiation Committee
4. PRI Budget Update
5. CHA Monthly Report – Questions?

G. Status Update – Internal Initiatives

1. Roofing Replacement Project at CRCD - 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

H. New Business- TBD

I. Adjournment of the Regular NHA & HRH LLC Meetings

Next Scheduled NHA Board Meetings:

Thursday, October 19, 2023, 7:30 PM	Linden Chambers Community	Regular Monthly Meeting
Thursday, November 16, 2023, 7:30 PM	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, December 14, 2023, 7:30 PM	Linden Chambers Community Room	Regular Monthly Meeting