

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONTHLY MEETING & HIGH ROCK HOMES LLC MEETING
Thursday, July 16, 2026, 5:00 PM**

---REVISED AGENDA---

NOTE: THIS WILL BE A “HYBRID” MEETING

**ATTEND IN PERSON:
Seabeds Way Community Room
34 Seabeds Way
Needham, MA 02494**

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

Please use your browser and go to [Zoom.us](https://zoom.us) and join the meeting at:

Zoom Meeting ID: 850 2862 6248

On March 28, 2025, Governor Maura Healey signed a new law for the purpose of extending the temporary provisions pertaining to the Open Meeting Law until June 30, 2027. This extension will allow the COVID-19 enacted measures allowing remote participation for board members to continue. This is the second time these popular provisions have been extended, allowing public bodies to continue holding meetings remotely without a quorum of the public body physically present at a meeting location, and to provide “adequate, alternative” access to remote meetings.

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:

Reg Foster, Chair
Jim Flanagan, Vice Chair
Amanda Berman, Treasurer
Janice Bennett, Resident Commissioner
Geoff Engler, Commissioner

NHA STAFF:

Cheryl Gosmon, Executive Director & Secretary
Michael Thorstad, Deputy Executive Director

GUESTS:

Margaret Donnelly Moran, Deputy Exec. Director of Dev., Planning and Development, CHA
Franny Xi Wu, Project Manager, Planning and Development, CHA

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on Friday, July 10, 2026, 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 those who requested it.

AGENDA
REGULAR NHA BOARD & HRH LLC MEETINGS
Thursday, July 16, 2026

ANNOUNCEMENTS FROM THE CHAIR

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

RESIDENT/COMMUNITY INPUT

Residents/Community Input – discussion

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review and Approve:

- | | |
|--|--------------|
| 1. NHA Bill Schedule/Check Warrant | \$545,490.35 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$43,735.76 |

B. The Consent Agenda:

- | | |
|--|-----------|
| 1. NHA & HRH LLC Monthly Board Meeting Minutes | 6/18/2026 |
| 2. NHA Annual Board Meeting Minutes | 6/18/2026 |
| 3. Monthly Financial Report – CBIZ | |
| 4. NHA Monthly Vacancy & Workorder Report | |
| 5. NHA Tenant Accounts Receivable & Aging Report | |

C. Review and Discuss:

1. NHA Reasonable Accommodation Policy

D. Review and Approve:

1. Draft NHA Parking Policy for Linden/Chambers

E. Executive Director's Report

1. HUD NSPIRE Inspections - Corrective Action – Update
2. Housing Opportunity Through Modernization Act (HOTMA) – Update Relative to the **Approved Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program**
3. **CRCD pumping station – Update**
4. **Newton Community Development Foundation (NCDF) – Status Update**
5. **New Director of Finance Position – Status Update**
6. **Draft NHA Parking Policy for Captain Robert Cook Drive, Seabeds Way, and High Rock – Placeholder**
7. Draft NHA Comprehensive Maintenance Program & Operations Plan – Placeholder

F. Status Updates and Approvals: Preservation & Redevelopment Initiative (PRI)

1. Seabeds Way Preservation Project
 - Project Update by CHA
 - CHA-NHA Intergovernmental Agreement – Review & Approve
 - **Mass Housing Partnership (MHP) Commitment Letter – Review & Approve**
2. Linden Terrace Phase 1A Redevelopment Project
 - Project Update by Peabody & AHSC
3. Monthly Reports:
 - Cambridge Housing Authority
 - AHSC Peabody Developer LLC
4. HRE Community Planning Grant
5. Administrative

G. Status Update – Internal Initiatives

1. NHA end-of-summer Cookout for Seabeds Way only on August 20th, 2026, from 12:30 - 2:30 PM.
2. NHA end-of-summer Pizza Party for Captain Robert Cook Drive on August 26th, 2026, at 4:00 - 6:00 PM.
3. Linden/Chambers Cookout on September 10th, 2026
4. RSC Quarterly Report
5. FSS Quarterly Report

H. New Business –

1. 2025 Audits – Placeholder
2. Certificate of Final Completion for Alpha Design Build, Inc. – project #203100
3. Annual Report by Executive Director
4. Cost Allocation Plan for the HCV Program
5. Rent Collection Policy Amendment

I. Adjournment of the Regular NHA & HRH LLC Monthly Meetings

Informational Item

- **Engagement for legal services letter - Casey Lundregan Burns, P.C. Attorneys at Law**

Next Scheduled NHA Board & HRH LLC Meeting Dates:

Thursday, August 20, 2026 @ 5:00 PM	Seabeds Way Community Room	Monthly Meeting
Thursday, September 17, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting
Thursday, October 22, 2026 @ 5:00 PM	Seabeds Way Community Room	Monthly Meeting