

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONTHLY MEETING & HIGH ROCK HOMES LLC MEETING
Thursday, September 17, 2026, 5:00 PM
---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: 815 5780 3682

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 Moran, CHA Dep. Exec. Director of P & D
Matthew Martin, CHA Dep. Dir. of Planning
Franny Xi Wu, CHA Project Manager, P & D
Besty Collins, V.P. of Dev., Peabody Properties
Mike Mattos, President & Exec. Dir., AHSC

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The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on Friday, September 11, 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, September 17, 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 | \$365,355.55 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$29,596.65 |

B. The Consent Agenda:

- | | |
|--|-----------|
| 1. NHA & HRH LLC Monthly Board Meeting Minutes | 8/20/2026 |
| 2. Monthly Financial Report – CBIZ | |
| 3. NHA Monthly Vacancy & Work Order Report | |
| 4. NHA Tenant Accounts Receivable & Aging Report | |

C. Review and Approve:

1. Director of Financial Operations Position

D. Executive Director's Report

1. HUD NSPIRE Inspections - Corrective Action – Update
2. Newton Community Development Foundation (NCDF) – Status Update
3. Draft NHA Section 8 Program Administrative Plan – Placeholder
4. Draft NHA Comprehensive Maintenance Program & Operations Plan – Placeholder
5. Draft NHA Reasonable Accommodation Policy – Placeholder
6. Draft NHA Cyber Security Policy – prepared by TeamLogicIT – Placeholder

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

1. Seabeds Way Preservation Project
 - Project Update by CHA
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 - Placeholder
5. Administrative

F. Status Update – Internal Initiatives

G. New Business –

1. 2025 Audits - HRH Draft – Placeholder

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

Informational Items

- NHA letter; Re: Linden Terrace Phase 1A Development Announcement
- EOHLC – Public Housing Notice 2026-11: FY27 LHA Budget Guidelines (8/31/26)
- NHA Public Participation Policy in NHA & HRH LLC Board of Commissioners Meetings

Next Scheduled NHA Board & HRH LLC Meeting Dates:

Thursday, October 22, 2026 @ 5:00 PM	Seabeds Way Community Room	Monthly Meeting
Thursday, November 19, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting
Thursday, December 10, 2026 @ 5:00 PM	Seabeds Way Community Room	NHA Annual Budget Meeting
Thursday, December 17, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting