

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONTHLY MEETING & HIGH ROCK HOMES LLC MEETING
Thursday, August 20, 2026, 5:00 PM**

---AGENDA---

NOTE: THIS WILL BE A “HYBRID” MEETING

**ATTEND IN PERSON:
Linden/Chambers Community Room
5 Chambers Street
Needham, MA 02492**

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: 839 9602 9977

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
Amanda Berman, Treasurer
Janice Bennett, Resident Commissioner
Jim Flanagan, Vice Chair
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

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on Thursday, August 13, 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, August 20, 2026

ANNOUNCEMENTS FROM THE CHAIR

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

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review and Discuss – Public/Tenant Participation Policies & Regulations that apply to NHA Board Meetings:

1. Current Regulations & NHA Policies in Effect:
 - a. NHA Board Rules of Procedure For Board Agenda, Packet Preparation, & Proposing Agenda Items and/or Motions (approved 3/17/22)
 - b. NHA Roles & Responsibilities Playbook - Final (adopted 7/21/22)
 - c. NHA Public Participation Policy at NHA Board Meetings (approved 4/20/23)
 - d. 760 CMR 6.00 – Resident Participation, Grievance & LTO Revocation Regulations (revised 6/7/24)
 - e. Tenant Participation Policy (approved 4/17/25)
2. Policy for Public Participation in Needham Select Board Meetings (adopted 10/12/21)
3. Next Steps

B. Revocation of Recognition – Linden/Chambers Local Tenant Organization

1. **Review and Discuss** – track record in the past 1-2 years
2. **Review** – Requirements of 760 CMR ¶6.09(g)
3. Next Steps

RESIDENT/COMMUNITY INPUT

Residents/Community Input – discussion

C. Review and Approve:

- | | |
|--|--------------|
| 1. NHA Bill Schedule/Check Warrant | \$646,381.73 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$39,723.39 |

D. The Consent Agenda:

1. NHA & HRH LLC Monthly Board Meeting Minutes 7/16/2026
2. Monthly Financial Report – CBIZ
3. Quarterly Financial Report – CBIZ
 - i. Quarterly Operating Statements - 400-1
 - ii. Quarterly Operating Statements - 689-1
 - iii. Tenant Accounts Receivable (TAR)
 - iv. Voucher Management System (VMS) Report
4. NHA Monthly Vacancy & Work Order Report
5. NHA Tenant Accounts Receivable & Aging Report

E. Review and Approve:

1. Draft NHA Parking Policy for Captain Robert Cook Drive
2. Draft NHA Parking Policy for Seabeds Way
3. Draft NHA Parking Policy for High Rock Estates
4. Revised NHA Work Order Policy & Procedures with Exhibit A: Chart of Work Order Priority Classifications/Categories

F. Review and Discuss:

1. Director of Financial Operations Position

G. Review and Discuss:

1. Draft NHA Reasonable Accommodation Policy
2. Draft NHA Cyber Security Policy – prepared by TeamLogicIT
3. Draft NHA Section 8 Program Administrative Plan – Table of Contents
4. Draft NHA Comprehensive Maintenance Program & Operations Plan

H. Executive Director's Report

1. HUD NSPIRE Inspections - Corrective Action – Update
2. Memo to the NHA Board on amendment to approved Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program
3. Memo to the NHA Board on the CRCD pumping station – Status Update
4. Newton Community Development Foundation (NCDF) – Status Update

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

1. Seabeds Way Preservation Project
 - Project Update by CHA
 - Review and Approve – Updated Temporary Tenant Relocation Plan
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

J. Status Update – Internal Initiatives

K. New Business –

1. Discuss and Approve: Annual Report by Executive Director
2. Discuss and Approve: EOHLC Amendment #10 for \$312,073.88 to the Contract for Financial Assistance (CFA)
3. Discuss and Approve: Contract between NHA and Northshore Exterior Experts Inc. for window and siding replacement - Matthews House (Project#203096)
4. 2025 Audits – Placeholder

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

Informational Item

NHA Board Meeting Agenda
August 20, 2026

Next Scheduled NHA Board & HRH LLC Meeting Dates:

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
Thursday, November 19, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting