

**NEEDHAM HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
MONTHLY MEETING & HIGH ROCK HOMES LLC MEETING  
& NHA ANNUAL MEETING**

**Wednesday, May 20, 2026, 5:00 PM**

**NOTE: THIS WILL BE A “HYBRID” MEETING**

**AGENDA**

**ATTEND IN PERSON:**

**Captain Robert Cook Community Room  
28 Captain Robert Cook Drive  
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: 851 0770 6145**

*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:**

Betsy Collins, VP of Development, Peabody Properties  
Mike Mattos, President and Executive Director, AHSC  
Matt Zajac, Deputy Director, Planning and Development, Cambridge Housing Authority (CHA)  
Christian Abney, Project Manager II, Planning and Development, CHA

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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, May 15, 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 people requesting it.

**AGENDA**  
**REGULAR NHA BOARD & HRH LLC MEETINGS**  
**Wednesday, May 20, 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     | \$747,847.97 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$38,548.77  |

**B. The Consent Agenda:**

- |                                                  |           |
|--------------------------------------------------|-----------|
| 1. NHA & HRH LLC Regular Monthly Meeting Minutes | 4/15/2026 |
| 2. NHA Special Board Meeting Minutes             | 5/11/2026 |
| 3. Monthly Financial Report – CBIZ               |           |
| 4. NHA Monthly Vacancy & Workorder Report        |           |
| 5. NHA Tenant Accounts Receivable & Aging Report |           |

**C. 2026 Performance Management Review (PMR) – Update**

**D. HUD Public Housing Assessment System (PHAS) Score Report for Interim**

**E. Review and Approve: Draft NHA Work Order Policy and Procedures**

**F. Review and Discuss: Draft NHA Preventative Maintenance Plan**

**G. Executive Director's Report**

1. Deputy Executive Director's Goals
2. HUD NSPIRE Inspections - Corrective Action – Update
3. Memo to the NHA Board regarding sewer backup at CRCDD
4. Memo to the NHA Board on agency activities
5. New Director of Finance Position – Placeholder
6. Draft NHA Parking Policy for Linden/Chambers – Placeholder
7. Draft NHA Parking Policy for Captain Robert Cook Drive, Seabeds Way, and High Rock – Placeholder
8. Housing Opportunity Through Modernization Act (HOTMA) – Placeholder

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

1. Seabeds Way Preservation Project
  - Update by CHA
  - Colantonio Inc. Construction Manager Agreement – Review & Approve

2. Linden Terrace Phase 1A Redevelopment Project
  - Update by Peabody & AHSC
3. Monthly Reports:
  - Cambridge Housing Authority
  - AHSC Peabody Developer LLC
4. Administrative
5. New Business: HRE Community Planning Grant

**I. Status Update – Internal Initiatives**

1. Homework Club
2. Residents - Computers

**J. New Business –**

1. 2025 Audits – Placeholder

**K. Adjournment of the Regular NHA & HRH LLC Monthly Meetings**

**Informational Items**

1. Asphalt paving - 667-3 Scope of Services (Project #203105)
2. Mass Union of Public Housing Tenants - know your rights meeting flyer

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**ANNUAL MEETING**  
**AGENDA**

1. Annual Meeting call to order
2. Election of the 2026 Officers:
  - Chair
  - Vice-Chair
  - Treasurer
3. Approval:
  - Resolution authorizing that any two Commissioners sign checks
4. NHA Appointee to:
  - Community Preservation Committee
  - Council on Aging
5. 2026-2027 Date/Times for Regular Board Meetings – Review & Confirm
6. Presentation & Discussion: Annual Report by the Executive Director
7. Adjournment of the Annual Meeting

NHA Board Meeting Agenda  
May 20, 2026

**Next Scheduled NHA Board & HRH LLC Meeting Dates:**

|                                      |                                |                 |
|--------------------------------------|--------------------------------|-----------------|
| Wednesday, June 17, 2026 @ 5:00 PM   | Seabeds Way Community Room     | Monthly Meeting |
| Wednesday, July 15, 2026 @ 5:00 PM   | Linden/Chambers Community Room | Monthly Meeting |
| Wednesday, August 19, 2026 @ 5:00 PM | Seabeds Way Community Room     | Monthly Meeting |