

**NEEDHAM HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR MONTHLY NHA & HIGH ROCK HOMES LLC MEETINGS**

**This meeting is rescheduled from Wednesday, February 25, 2026**

**Monday, March 2, 2026, 3:45 PM**

**NOTE: THIS WILL BE A “VIRTUAL” ONLY MEETING  
AGENDA**

**THE PUBLIC MAY ATTEND ON A VIRTUAL BASIS:**

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

**Zoom Meeting ID: 890 6962 3944**

*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 a virtual meeting, with NO option for attendance in person.***

**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:**

Michael P. Guyder, CPA, CBIZ  
Matt Zajac, CHA  
Christian Abney, CHA  
Betsy Collins, Peabody Properties  
Mike Mattos, AHSC

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on Thursday, February 26, 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 people requesting it.

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**AGENDA**

**REGULAR NHA BOARD & HRH LLC MEETINGS**

**Monday, March 2, 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     | \$621,809.73 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$64,483.89  |

**B. The Consent Agenda:**

1. NHA & HRH LLC Regular Monthly Meeting Minutes 1/21/2026
2. NHA Monthly Vacancy & Workorder Report
3. NHA Tenant Accounts Receivable & Aging Report

**C. Review and Discuss:**

1. Quarterly Financial Reports – CBIZ

**D. Review and Approve:**

1. FY 2026 Budget Certifications

**E. Update and Approve: Independent Public Audit Services**

1. Engagement Letter with Audit Firm Dooley & Vicars for Auditing Services

**F. Policy Update – Review and Approve:**

1. NHA Procurement Policy

**G. Policy Update – Review and Discuss**

1. NHA Maintenance, Work Order Response and Completion Policy

**H. Review and Approve: Admissions and Continued Occupancy Policy (ACOP)**

1. Executive Summary Presentation

**I. Executive Director's Report**

1. HUD NSPIRE Inspections – Update
  - Incomplete Deficiency Report for HRE/CRCD/SBW
2. Development of a Maintenance Plan
3. New Director of Finance Position

4. NHA Parking Policy for Linden, Chambers, Captain Robert Cook Drive, and Seabeds Way – Placeholder
5. Housing Opportunity Through Modernization Act (HOTMA) – Placeholder
6. New Business

**J. Status Updates and Approvals – Preservation & Redevelopment Initiative (PRI)**

1. Seabeds Way Preservation & Modernization Project
  - General Update
    - Project Status
    - Temporary Tenant Relocation Plan
    - General Contractor RFP
  - Review & Approve
    - Ground Lease
    - LISC Predevelopment Loan
    - JP Morgan due diligence fees letter
2. Linden Terrace Phase 1A Redevelopment Project
  - General Update
  - Faircloth Unit LOA w/ Taunton Housing Authority
  - Board Approval of LIHTC & PHI Program Funding Applications
3. Monthly Reports
  - Cambridge Housing Authority
  - AHSC Peabody Developer LLC
4. Administrative

**K. New Business**

1. Executive Director 2026 Goals Presentation
2. High Rock Homes, LLC Draft 2026 Budget

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

**Informational Item –**

- Family Self-Sufficiency (FSS) Program – Established Administrative Procedures

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

|                                     |                                |                                   |
|-------------------------------------|--------------------------------|-----------------------------------|
| Wednesday, March 18, 2026 @ 5:00 PM | Seabeds Way Community Room     | Monthly Meeting                   |
| Wednesday, April 15, 2026 @ 5:00 PM | Linden/Chambers Community Room | Monthly Meeting                   |
| Wednesday, May 20, 2026 @ 5:00 PM   | Seabeds Way Community Room     | Monthly Meeting<br>Annual Meeting |