

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

Wednesday, November 19, 2025, 5:00 PM

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

-- REVISED--

ATTEND IN PERSON:

**Linden/Chambers Community Room
5 Chambers Street
Needham, MA 02492**

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

Zoom Meeting ID 823 2910 0488

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 meeting in person, with the option for Commissioners and the public to attend in person or virtually via Zoom.

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:

Dan Chen, Principal, Bargmann Hendre + Archetype, Inc (BH+A)
Ben Wilson, Bargmann Hendre + Archetype, Inc (BH+A)
Matthew Zajac, Deputy Director, Planning and Development, (CHA)
Christian Abney, Project Manager, Planning and Development, (CHA)

d

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on November 14, 2025, setting forth the date, time, and place of this meeting. The 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

Wednesday, November 19, 2025

ANNOUNCEMENTS FROM THE CHAIR

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

RESIDENT/COMMUNITY INPUT

Linden Chambers Resident Association (LCRA)
Residents/Community Input - discussion

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approve:

- | | |
|--|--------------|
| 1. NHA Bill Schedule/Check Warrant | \$543,762.68 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$32,824.95 |

B. The Consent Agenda:

1. NHA & HRH LLC Regular Monthly Meeting Minutes 10/16/2025
2. NHA Special Board Meeting Minutes 10/29/2025
3. Milne, Shaw & Robillard, PC Monthly Accountant's Report
 - Tenant Accounts Receivable Quarterly Report
 - NHA 400-1 September 2025 Quarterly Statement
 - NHA 689-1 September 2025 Quarterly Statement
 - NHA September 2025 Modernization Cost Report
4. NHA Monthly Vacancy & Workorder Report
5. NHA Tenant Accounts Receivable Report
6. NHA Tenant Accounts Receivable & Aging Report

C. Review and Discussion: Recent Hazmat Reports

1. Linden/Chambers (Dan Chen)
2. Seabeds/Cook (Ben Wilson)

D. NHA Policies:

1. **Review & Approve:** Draft NHA Common Areas Policy
2. **Review & Discuss:** Draft NHA Private Use of Community Room Policy
3. **Review & Approve:** Draft NHA Community Room Harmony Guidelines

E. Executive Director's Report

1. Introduction of NHA' Deputy Executive Director, Michael Thorstad

2. Update on proposed IT contractors
 - TeamLogic IT, Robert Mungovan
 - bnmc, Roger Michelson
 - Tech Wave Group, Ryan Brathwaite
3. Draft - NHA Parking Policy for Linden, Chambers, Captain Robert Cook Drive, and Seabeds Way – Placeholder
4. Draft - Admissions and Continued Occupancy Policy (ACOP) and Housing Opportunity Through Modernization Act (HOTMA) – Placeholder
5. Housing Opportunity Through Modernization Act (HOTMA) – Placeholder

F. Financial Services Updates

1. Fee Accounting Services Update
2. Auditor Services Update

G. Status Updates: Preservation & Redevelopment Initiative (PRI)

1. Seabeds Way Preservation & Modernization Project (CHA)
2. Linden Terrace Phase 1A Redevelopment Project
3. \$788k CPA Funding Grant Application
4. Monthly Reports
 - Cambridge Housing Authority
 - AHSC Peabody Developer LLC
5. Administrative

H. New Business

1. Approve Affirmative Action Goal in Tenant Selection in state-aided public housing
2. 2025 Executive Director Performance Review Process and Schedule

I. Adjournment of the Regular NHA & HRH LLC Meetings

Informational Item

- NHA Website – Signed Proposal

Next Scheduled NHA & HRH LLC Board Meeting Dates:

Wednesday, December 10, 2025 @ 5:00 PM	Seabeds Way Community Room	2026 Budget Meeting
Wednesday, December 17, 2025 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting
Wednesday, January 21, 2026 @ 5:00 PM	Seabeds Way Community Room	Monthly Meeting
Wednesday, February 18, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting