

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MONTHLY NHA & HIGH ROCK HOMES LLC MEETINGS
Wednesday, March 18, 2026, 5:00 PM**

NOTE: THIS WILL BE A “HYBRID” MEETING

AGENDA

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: 849 1889 5591

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:

Matthew Zajac, Deputy Director, Planning and Development, (CHA)
Christian Abney, Project Manager II, Planning and Development, (CHA)
Betsy Collins, VP of Development, Peabody Properties
Mike Mattos, President, Affordable Housing & Services Collaborative (AHSC)

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

AGENDA

REGULAR NHA BOARD & HRH LLC MEETINGS

Wednesday, March 18, 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 | \$393,746.06 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$40,013.07 |

B. The Consent Agenda:

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

C. Review and Approve: Independent Public Audit Services

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

D. Policy Update – Review and Discuss

1. Draft NHA Maintenance Work Order Response and Completion Policy
2. Draft NHA Parking Policy for Linden/Chambers

E. Executive Director's Report

1. HUD NSPIRE Inspections – Update
 - Incomplete Deficiency Report for HRE/CRCDD/SBW
2. Development of a Maintenance Plan – Placeholder
3. New Director of Finance Position – Placeholder
4. NHA Parking Policy for Captain Robert Cook Drive, Seabeds Way, and High Rock – Placeholder
5. Housing Opportunity Through Modernization Act (HOTMA) – Placeholder
6. New Business

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

1. Seabeds Way Preservation & Modernization Project (CHA)
 - General Update
 - Project Status
 - Temporary Tenant Relocation Plan

NHA Board Meeting Agenda
March 18, 2026

2. Linden Terrace Phase 1A Redevelopment Project
 - General Update
3. Monthly Reports
 - Cambridge Housing Authority
 - AHSC Peabody Developer LLC
4. Administrative

G. Status Updates – Internal Initiatives:

1. Homework Club Update

H. New Business

1. Executive Director 2026 Goals Presentation

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

Informational Item –

- Email from HUD – PIH Office of Capital Improvements: RE: FY 2026 Public Housing Capital Fund Emergency Safety and Security Grant Program (ESSG)

Next Scheduled NHA Board & HRH LLC Meeting Dates:

Wednesday, April 15, 2026 @ 5:00 PM	Seabeds Way Community Room	Monthly Meeting
Wednesday, May 20, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting Annual Meeting
Wednesday, June 17, 2026 @ 5:00 PM	Seabeds Way Community Room	Monthly Meeting