

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

TUESDAY, FEBRUARY 25, 2025, 5:00 PM –

Rescheduled from Thursday, February 20, 2025

**NOTE: THIS WILL BE A “HYBRID” MEETING
5 CHAMBERS STREET, NEEDHAM, MA 02494**

[Click here for the Zoom Meeting Attendee Link](#)

Or use your browser and go to [Zoom.us](#) and join the meeting at:

[Zoom Meeting ID: 853 8950 7797](#)

Pursuant to Chapter 107 of the Acts of 2022, “An Act Relative to Extending Certain State of Emergency Accommodations,” public bodies may continue to hold meetings remotely without a quorum of the public body physically present at a meeting location as long as they provide “adequate, alternative” public access to such remote meetings. On March 29, 2023, Governor Healey signed into law a supplemental budget bill that extends the remote public meeting provisions pertaining to the Open Meeting Law to March 31, 2025.

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:

Reginald C. Foster, Chair

Jim Flanagan, Vice-Chair

Ed Scheideler, Treasurer

Penny Kirk, Commissioner

Janice Bennett, Commissioner

NHA STAFF:

Cheryl Gosmon, Executive Director & Secretary

GUEST:

Matt Zajec, CHA

Chris Moyer, CHA

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on February 21, 2025, setting forth the date, time, and place. 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
Tuesday, February 25, 2025

ANNOUNCEMENTS FROM THE CHAIR

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

RESIDENT/COMMUNITY INPUT

Cook's Bridge Tenant Association (CBTA)
Linden Chambers Resident Association (LCRA)

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approve:

- | | |
|--|--------------|
| 1. NHA Bill Schedule/Check Warrant | \$561,761.98 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$50,995.62 |

B. Consent Agenda

1. NHA & HRH LLC Regular Meeting Minutes 1/19/2025
2. Milne, Shaw & Robillard, PC Monthly Management Report Accountant's Report
3. NHA Monthly Vacancy & Workorder Report
4. NHA Tenant Accounts Receivable Report
5. NHA Tenant Accounts Receivables & Aging Report

C. Executive Director's Report

1. Capital Fund Emergency Safety & Security Grant – Update
2. Assistant Executive Director Job Search – Update
3. Draft - Tenant Participation Policy
4. Draft – Human Resources Policy

D. Preservation & Redevelopment Initiative (PRI) (R. Foster)

1. Linden Street Redevelopment Project

- General Status Update
- Project Basing Section 8 Vouchers
- **Review & Approve:**
 - i. Release of Restrictions Agreement w/ Town
 - ii. No Payment in Lieu of Taxes Agreement w. Town
 - iii. \$5.5 million Construction Funding CPA Grant Agreement w/ Town
 - iv. Land Disposition & Development Agreement w/ AHSC Peabody Developer LLC

2. Seabeds/Cook Preservation & Modernization Project

- General Status Update
- Phased Funding & Implementation

3. FY '26 CPA Funding Applications

- Seabeds/Cook Preservation & Modernization
- High Rock Estates Affordable Housing Land Use Study

4. Monthly Reports

- Cambridge Housing Authority
- AHSC Peabody Developer LLC

5. Administrative

- PRI Grant Funding Reconciliation
- Budget Update

E. Status Update -- Internal Initiatives

- Cook's Afterschool Program – Update
- High Rock Estates (HRE) Homework Program – Update

F. New Business –

- Review & Approve Continued Use of 2024 Payment Standards

Informational Items

- Springwell's February Newsletter

Next NHA Board Meeting Dates:

Thursday, March 20, 2025, 5 pm	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, April 17, 2025, 5 pm	Linden Chambers Community Room	Regular Monthly Meeting
Thursday, May 15, 2025, 5 pm	Seabeds Way Community Room	Regular Monthly Meeting