

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MONTHLY NHA & HIGH ROCK HOMES LLC MEETINGS
Wednesday, April 15, 2026, 5:00 PM**

NOTE: THIS WILL BE A “HYBRID” MEETING

AGENDA

ATTEND IN PERSON:

**Seabeds Way Community Room
34 Seabeds Way
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: 880 9938 4610

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:

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

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on Friday, April 10, 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, April 15, 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
2. HRH LLC Bill Schedule/Check Warrant

B. The Consent Agenda:

1. NHA & HRH LLC Regular Monthly Meeting Minutes 3/18/2026
2. Monthly Financial Report – CBIZ
3. NHA Monthly Vacancy & Workorder Report
4. NHA Tenant Accounts Receivable & Aging Report

C. Policy Update

1. Review and Discuss: Draft NHA Work Order and Procedures Policy
2. Review and Approve: Draft NHA Parking Policy for Linden/Chambers

D. Executive Director's Report

1. HUD NSPIRE Inspections – Update
 - Corrective Action Update
2. Development of a Maintenance Plan – Placeholder
3. New Director of Finance Position – Placeholder
4. Draft 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

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

1. Seabeds Way Preservation & Modernization Project (CHA)
 - General Contractor RFP
 - Appointment of RFP Selection Committee
 - Temporary Tenant Relocation Plan – Placeholder
2. Linden Terrace Phase 1A Redevelopment Project
 - Funding Applications
 - Public Housing Innovations (~\$12.5m)

NHA Board Meeting Agenda

April 15, 2026

- Winter '26 LIHTC Round (~\$41.5m)
- Review & Approve: Taunton HA-NHA Restore-Rebuild MOU
- 3. Monthly Reports
 - Cambridge Housing Authority including a reimbursable request for WSP building commissioning services proposal
 - AHSC Peabody Developer LLC
- 4. Administrative

F. Status Update – Internal Initiatives:

1. FSS Quarterly Report
2. RSC Quarterly Report
3. Homework Club

G. New Business

1. Review and Approve: MA State-Aided Property Insurance Program Participation Agreement
2. EOHLC CIP Approval for NHA FY2026
3. NHA Annual Meeting
 - Preview of Agenda
 - Appointment of NHA representative to CPC

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

Informational Items –

- Notice of Award - FSS
- Needham Community Council (NCC) - Food Pantry Party

Next Scheduled NHA Board & HRH LLC Meeting Dates:

Wednesday, May 20, 2026 @ 5:00 PM	Captain Robert Cook Community Room	Monthly Meeting Annual Meeting
Wednesday, June 17, 2026 @ 5:00 PM	Either Seabeds Way Community Room or Linden/Chambers Community Room	Monthly Meeting
Wednesday, July 15, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting