

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONTHLY MEETING & HIGH ROCK HOMES LLC MEETING
Thursday, October 15, 2026, 5:00 PM**

---AGENDA---

NOTE: THIS WILL BE A “HYBRID” MEETING

**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: 840 9312 5215

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 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:

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 Martin, CHA Dep. Dir. of Planning
Franny Xi Wu, CHA Project Manager, P & D
Mike Mattos, President & Exec. Dir., AHSC
Jake Dooley, Dooley & Vicars Auditors

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on Friday, October 9, 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 who requested it.

AGENDA
REGULAR NHA BOARD & HRH LLC MEETINGS
Thursday, October 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 | \$603,428.95 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$37,045.61 |

B. The Consent Agenda:

- | | |
|--|-----------|
| 1. NHA & HRH LLC Monthly Board Meeting Minutes | 9/17/2026 |
| 2. Monthly Financial Report – CBIZ | |
| 3. NHA Monthly Vacancy & Work Order Report | |
| 4. NHA Tenant Accounts Receivable & Aging Report | |

C. Review and Approve:

1. Draft NHA Reasonable Accommodation Policy

D. Review and Discuss:

1. Draft NHA HCV (Section 8) Administrative Plan

E. Tenant Accounts Receivable (TAR) – Review and Discuss

1. Rent Ledger
2. Rent Collection Policy
3. Payment Plan
4. Review of Uncollectable Rent
5. Notice To Quit
6. Summary Process

F. Status Update: Linden/Chambers Residents Association (LCRA)

G. Executive Director's Report

1. HUD NSPIRE Inspections - Corrective Action – Update
2. Newton Community Development Foundation (NCDF) – Update
3. Draft NHA Cyber Security Policy Data Protection - prepared by TeamLogicIT – Update
4. NHA E-mail Accounts for Commissioners
5. Rush v. Needham Housing Authority - MCAD Dismissal
6. Draft NHA Comprehensive Maintenance Program & Operations Plan – Placeholder

H. HR Initiative – Status Update

1. Director of Financial Operations Search
2. Updating the 2023 NHA Salary Comparability Study

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

1. Seabeds Way Preservation Project
 - Project Update by CHA
2. Linden Terrace Phase 1A Redevelopment Project
 - Project Update by Peabody & AHSC
3. Approve: Pre-Application – FY2028 CPA Grant for Linden Terrace Phase 1B
4. Monthly Reports:
 - Cambridge Housing Authority
5. HRE Community Planning Grant - Placeholder
6. Administrative

J. Status Update – Internal Initiatives

1. Springwell Inc. Presentation
 - Invited guest Larry Poirier, Outreach Manager, and Cristina Bryant, Care Connections Program Manager

K. New Business –

1. Review and Approve – Board Award Resolution; Re: Interior common area floor replacement, 15 Chambers Street FISH #203104, to the low bidder Antoniel Renovations LLC in the amount of \$123,500
2. Review and Approve: 2025 Audits – High Rock Homes LLC & Needham Housing Authority
3. Review and Approve: Certificate of Substantial Completion (CSC) - Mike's Construction Co., Inc. - Basement Kitchen Upgrade (689)
4. Review and Approve: Reappointment of Ann DerMarderosian as the Council on Aging's representative to the NHA

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

Informational Items

- Town of Needham, Public Works Department – Notice to Needham Residents - Linden Street Improvements
- Springwell – Linden/Chambers Newsletter
- Letter of Support to the Needham Community Farm (NCF)
- NHA Public Participation Policy in NHA & HRH LLC Board of Commissioners Meetings

NHA Board Meeting Agenda
October 15, 2026

Next Scheduled NHA Board & HRH LLC Meeting Dates:

Thursday, November 19, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting
Thursday, December 10, 2026 @ 5:00 PM	Seabeds Way Community Room	NHA Annual Budget Meeting
Thursday, December 17, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting
Thursday, January 21, 2027 @ 5:00 PM	Seabeds Way Community Room	Monthly Meeting