

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

Thursday, June 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: 880 5690 2514

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:

Margaret Donnelly Moran, Deputy Exec. Director of Dev., Planning and Development, CHA
Matt Zajac, Deputy Director, Planning and Development, CHA
Franny Xi Wu, Project Manager, Planning and Development, CHA

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on Thursday, June 11, 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
Thursday, June 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 | \$588,990.93 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$46,101.21 |

B. The Consent Agenda:

1. NHA & HRH LLC Monthly Meeting Minutes 5/20/2026
2. Monthly Financial Report – CBIZ
3. NHA Monthly Vacancy & Workorder Report
4. NHA Tenant Accounts Receivable & Aging Report

C. Executive Director's Report

1. HUD NSPIRE Inspections - Corrective Action – Update
2. New Director of Finance Position – Update
3. Housing Opportunity Through Modernization Act (HOTMA) – Update
4. Draft NHA Maintenance Plan – Placeholder
5. Draft NHA Parking Policy for Linden/Chambers – Placeholder
6. Draft NHA Parking Policy for Captain Robert Cook Drive, Seabeds Way, and High Rock – Placeholder

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

1. Seabeds Way Preservation Project
 - Update by CHA
 - Colantonio Inc. Construction Manager Agreement – Status Update
 - CHA-NHA Intergovernmental Agreement
2. Linden Terrace Phase 1A Redevelopment Project
 - Update by Peabody & AHSC
3. Monthly Reports:
 - Cambridge Housing Authority
 - AHSC Peabody Developer LLC
4. New Business: HRE Community Planning Grant
5. Administrative

June 18, 2026

E. Status Update – Internal Initiatives

1. Legal Training - Reasonable Accommodations on June 25, 2026, at the Needham Police Department

F. New Business –

1. 2025 Audits – Placeholder
2. Certificate of Substantial Completion and Certificate of Final Completion for Alpha Design – project #203100
3. Board Approval of Trades Service Contracts

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

Informational Items

- Letter dated June 11, 2026, from the MA Office of the Attorney General - Division of Open Government to Ross Donald; RE: OML Complaint
- Springwell Newsletter

ANNUAL MEETING

AGENDA

1. Annual Meeting call to order
2. Election of the 2026 Officers:
 - Chair
 - Vice-Chair
 - Treasurer
3. Approval:
 - Resolution authorizing that any two Commissioners sign checks
4. NHA Appointee to:
 - Community Preservation Committee
 - Council on Aging
5. Presentation & Discussion: Annual Report by the Executive Director
6. Adjournment of the Annual Meeting

NHA Board Meeting Agenda
June 18, 2026

Next Scheduled NHA Board & HRH LLC Meeting Dates:

Thursday, July 16, 2026 @ 5:00 PM	Seabeds Way Community Room	Monthly Meeting
Thursday, August 20, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting
Thursday, September 17, 2026 @ 5:00 PM	Seabeds Way Community Room	Monthly Meeting