

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

**Thursday November 18, 2021, 7:30 PM**

**[www.zoom.us](http://www.zoom.us)**

**Zoom Meeting ID: 856 2769 9086**

***NOTE:** Under the June 2020 amendments to the Massachusetts Open Meeting Law G.L. c. 30A, s.20, the NHA Board of Commissioners as a “public body” may conduct this meeting on an in-person basis, a virtual basis, or on a hybrid bases (i. e., both in-person and virtual.) A meeting can be conducted on a virtual basis, “...provided that the public body shall ensure public access to the deliberations of the public body for interested member of the public through adequate, alternative means of public access.” It has been determined that streaming this meeting via Zoom meets the public access requirement, and accordingly the NHA Board of Commissioners will hold this meeting as a virtual meeting.*

**AN IN-PERSON MEETING WILL NOT TAKE PLACE AT A LOCATION  
NORMALLY USED FOR NHA BOARD MEETINGS.**

**To listen, view and participate on a virtual basis using your phone, computer, laptop, or tablet, a few minutes before the above date/time:**

- ***[Browser access]* Use your browser to connect to [www.zoom.us](http://www.zoom.us). On the Zoom home screen, click the “Join a Meeting” button (top right of the screen). Enter the Meeting ID number.**

**OR**

- ***[Install Zoom on laptop/desktop]* Click this link (or copy link into your browser): <https://us02web.zoom.us/j/85627699086>**

**OR**

- ***[Smartphone or tablet]* Download and install the “Zoom Cloud Meeting” app from the Apple or Android app store, or from <http://www.zoom.us/>. Open the Zoom app, click “Join” button and enter the Meeting ID number (see above).**

**OR**

- ***[Audio dial-in only]* Dial +1 669-900-9128 Enter the Zoom Meeting ID number (see above), followed by the # sign.**

**ROLL CALL TO CONVENE THE MEETINGS**

**COMMISSIONERS:**

Chair Reg Foster  
Vice Chair Eleanor Evans  
Treasurer Ed Scheideler  
Commissioner Penny Kirk  
Commissioner Janice Bennett

**NHA STAFF:**

Angie Medeiros, Executive Director & Secretary

**GUESTS:**

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated November 12, 2021, 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 persons requesting it.

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**AGENDA**  
**REGULAR NHA & HRH LLC BOARD MEETINGS**

**CHAIR'S ANNOUNCEMENTS** (*matters that could not be reasonably anticipated in advance of the meeting.*):

**RESIDENT/TENANT INPUT:**

**AGENDA**

1. Presentation & Discussion: 2020 NHA & High Rock Homes LLL Audits  
Marcum LLC
2. Status Update:
  - Housing Plan Working Group Kickoff Meeting 10/22/2021
  - Community Planning Committee
    - 11/17/2021 Meeting
    - Needham CPA Plan Update Process
3. Modernization & Redevelopment Initiative Update
4. Discussion & Approval: Proposed CPC Funding Applications
  - #1 -- Property Existing Conditions Reports; Property Survey
  - #2 -- Pre-Development Design Costs – Linden Chambers Redevelopment
  - #3 – Purchase of East Militia Heights Drive Property
  - \$4 – Funding for NHA Ass't Executive Director Position
5. Review & Approval:
  - 9/29-30/2021 Minutes of the NHA Meeting
  - 10/21/2021 Minutes of the NHA Meeting
6. Status Update:
  - After School Program Reboot
  - NHA Office Relocation

7. Executive Director Annual Review Process
8. 2022 Budget Approval Process: date to meet with Rick Shaw (or whomever)
9. Discussion & Approval: Board Procedure Improvements
  - Proposing agenda items & motions
  - Rules of Order
10. Scheduling Board Training #2 -- TBD
11. Agenda Items proposed by Commissioners
  - Amend HR Policy (deferred from 10/21/2021 Board Meeting)
  - Resident Survey (including survey info submitted by EJN)
  - Monthly Grievance Process Status Report
  - Monthly Public Safety Officer Report
  - Monthly Resident Services Report
12. Possible Grievance Appeal to Board
13. Information & Discussion: Executive Director's Report, Financial Report, Vacancy Report, Workorder Report.
14. Approval: NHA Bill/Check Warrant
15. Approval: HRH LLC Bill/Check Warrant
16. Adjournment

**UPCOMING NEEDHAM HOUSING AUTHORITY BOARD MEETING DATES :**

Thursday Dec. 16, 2021,	7:30pm	Regular Meetings	Zoom Virtual Meeting
Thursday January 20, 2022	7:30pm	Regular Meetings	Zoom Virtual Meeting
Thursday February 17, 2022	7:30pm	Regular Meetings	Zoom Virtual Meeting