



**82 Lincoln Street
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**Michael Lara
Executive Director**

December 10, 2025

NOTICE OF BOARD MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39 as amended of the General Laws that the Regular Session of the Newton Housing Authority Board of Commissioners is scheduled as a virtual Zoom meeting on Friday, December 12, 2025 at 2:00pm accessed by the following link:

<https://us02web.zoom.us/j/83777835503>

Meeting ID: 837 7783 5503

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Michael Lara
Executive Director/Secretary

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BOARD MEETING AGENDA
Regular Session
December 12, 2025 at 2pm

1. Consent Agenda
 - A. Vote to approve November 2025 Disbursement Report
 - B. Vote to approve November 2025, Regular Session Minutes
2. NHA Management LLC
 - A. Revised vote to amend master lease
3. MA State-Aided Property Insurance Program Participation Agreement
4. Resident Services Updates
 - A. FY25 Rental Assistance Awards
 - B. December/January Newsletter
 - C. Upcoming Events
5. Occupancy Report, Monthly Cost Comparative, and TAR
6. Affirmative Action Goal
 - A. Vote to approve Affirmative Action Goal
7. Leased Housing Report
8. After following all appropriate procurement procedures and careful review and study by the Staff of the Authority, NHA management recommends approval of the following capital improvement votes:
 - A. Vote to approve the Certificate of Final Completion for TM Construction for renovations at 20 Carter Street, FISH 211119. The date of Final Completion is (TBD). I should also have the final cost of the project.
9. Updated NHA Organization Chart

<u>Old Business</u>	<u>Action</u>
CPC Meeting	Update
NAHT	Update