



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

February 11, 2026

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, February 13, 2026 at 2:00pm accessed by the following link:

<https://us02web.zoom.us/j/82308147758>

Meeting ID: 823 0814 7758

One tap mobile

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Michael Lara
Executive Director/Secretary

Newton Housing Authority
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Michael Lara, Executive Director

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BOARD MEETING AGENDA
Regular Session
February 13, 2026 at 2pm

1. Consent Agenda
 - A. Vote to approve January 2026 Disbursement Report
 - B. Vote to approve January 2026, Regular Session Minutes
2. 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 a Change Order for Rise Construction at Horace Mann for a new panelboard interior as the existing panelboard is not compatible with the 150-amp breakers currently installed in the Community Building electrical room. The cost for this electrical upgrade is in the amount of #30,218.76.
 - B. Vote to approve a Change Order in the amount of \$4,168.04 for T4 Construction for the additional installation of door closures required by the City of Newton Inspectional Services Department on all Boiler room doors at Norumbega Gardens and exterior entry doors at Parker House.
 - C. Vote to approve the Certificate of Final Completion for T4 Construction for the installation of new exterior doors on all Boiler rooms at Norumbega Gardens and exterior entry doors at Parker house. The date of Final Completion is January 12, 2026.
 - D. Vote to approve a revision to the previous Change Order in the amount of \$70,405.00. The corrected Change Order amount is \$86,700.72 for Aden Construction performing renovations in Unit 302 at New Hyde Development FISH 211111. This Change Order supersedes and replaces the previously voted Change Order voted at January 2026 Board meeting. The revision represents corrections to include overhead and profit at 15% of \$9,668.18 and 25% insurance and taxes in the amount of \$12,578.00.
3. Resident Services Monthly Newsletter and Calendar
4. Affirmative Fair Housing Marketing Plan and Tenant Selection Plan for Management Program
 - A. Vote to approve and adopt the Affirmative Fair Housing Marketing Plan and Tenant Selection Plan for the Management Program and to authorize the Executive Director to execute the plan

5. Amended Section 8 Administrative Plan
 - A. Vote to approve and adopt the Section 8 Administrative Plan as amended
6. Affordable Housing Restriction
 - A. Vote to approve the Affordable Housing Restriction for 42B Crescent Street with the City of Newton and to authorize the Executive Director to execute the restriction
7. Community Development Block Grants – Recommended Resolution Language in Packet
 - A. Vote to accept and to authorize the Executive Director to execute all related documents for the Community Development Block Grant for 18-20 Cambria Road - \$18,740
 - B. Vote to accept and to authorize the Executive Director to execute all related documents for the Community Development Block Grant for 90 Christina Street - \$68,421
 - C. Vote to accept and to authorize the Executive Director to execute all related documents for the Community Development Block Grant for 61 Pearl Street - \$177,860
 - D. Vote to accept and to authorize the Executive Director to execute all related documents for the Community Development Block Grant for 228 Webster Street - \$28,967
 - E. Vote to accept and to authorize the Executive Director to execute all related documents for the Community Development Block Grant for 42B Crescent Street - \$54,293
8. Parker House RAD Application
 - A. Vote to approve submission of the RAD application for Parker House to HUD
9. Occupancy Report
10. Leased Housing Report
11. Monthly TAR Report

Old Business

Action