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Amy Zarechian
Acting Executive Director

October 9, 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, October 16, 2026, at 11:00am accessed by the following link:

Join Zoom Meeting: https://us02web.zoom.us/j/82695814051

Meeting chat link: https://us02web.zoom.us/launch/jc/82695814051

Meeting ID: 826 9581 4051

One tap mobile:

+19292056099,,82695814051# US (New York)
+13017158592,,82695814051# US (Washington DC)

Amy Zarechian
Acting Executive Director/Secretary

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BOARD MEETING AGENDA
Regular Session
October 16, 2026, at 11am

1. Consent Agenda

    A. Vote to approve September 2026 Disbursement Report
    B. Vote to approve September 2026 Public Hearing Minutes and September 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. Board vote to allow the Executive Director to approve a contract for Seasonal Snow Plowing and Ice Control Service to the lowest responsive and responsible bidder TBD, Bids are (due Monday 10/19/26).
    B. Board vote to approve a contract TBD for the annual Fall gutter/downspout & sidewalk cleanup (Quotes due 10/15).
    C. Board vote to approve Change Order #2 for Mike's Construction Co., Inc. in the amount of $17,970 to install Quartz Kitchen Countertops with Backsplash ($12,400), repair and paint kitchen ceilings and walls ($2,370), repair rotted floor joist and stairwell flooring ($1,350) and regrade/loam the patio and walkway ($1,850). Therefore, the new contract amount increasing the original contract amount of $101,200 including the previous Change Order No.1 in the amount of $19,300 is $138,470.
    D. Board vote to approve the Certificate of Substantial Completion for Mike's Construction Co., Inc. for performing renovations at 390 Newtonville Avenue, CLN House. The effective date of substantial completion is October 6, 2026.
    E. Board vote to approve Fee Amendment No. 2 for Nilsson + Siden Associates, Inc. FISH 211126 units 104 & 105 Florence Street in the amount of $3,400.00 for electrical design related to Interior Unit Accessibility. The work included is detailed in the attached proposal and addresses the need for electrical and fire alarm design for accessibility per request of the Authority.

3. Leased Housing Report

4. Vote to approve the 2027 Payment Standards

5. Vote to approve the 2027 Utility Allowance Schedule

6. Occupancy Report

7. RSD October and November Newsletter and Calendar

8. Update on search for Executive Director

9. Monthly Cost Comparative

New Business	Action
Forensic Audit	Update

Old Business	Action
CPC Meeting	Update
NAHT	Update