



**82 Lincoln Street
Newton Highlands, Massachusetts 02461**

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**Michael Lara
Executive Director**

September 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, September 12, 2025 at 2:00pm accessed by the following link:

<https://us02web.zoom.us/j/83421163548>

Meeting ID: 834 2116 3548

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
EOHLC Annual Plan, HUD PHA Plan, HUD Capital Fund Plan Public Hearing
September 12, 2025 at 2pm

1. Consent Agenda
 - A) Vote to approve August 2025 Disbursement Report
 - B) Vote to approve August 8, 2025 Regular Session Minutes
 - C) Vote to approve August 21, 2025 Special 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 Certificate of Substantial Completion for TM Construction Management at 20 Carter Street, FISH 211119. The date of Substantial Completion is 9/4/25.
 - b. Vote to approve a Change Order requested by the Authority in the amount of \$12,120.00 for TM Construction at 20 Carter Street, FISH 211119 to perform rear yard landscape work. This has been reviewed by EOHLC and approved as needed prior to occupancy.
 - c. Vote to approve a Change Order for New Kappa City Construction, Inc. for new interior and exterior door stops to be installed on the balcony doors at Horace Mann Development in the amount of \$2,327.83.
3. EOHLC Annual Plan and Capital Improvement Plan
 - A) Public Comments
 - B) Vote to Approve
4. HUD Capital Fund Plan
 - A) Public Comments
 - B) Vote to Approve
5. HUD PHA Plan
 - A) Public Comments
 - B) Vote to Approve
6. Occupancy and Financials
7. Executive Director Contract Clause
 - A) Vote to Approve

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