REGULAR BOARD MEETING
CAMBRIDGE HOUSING AUTHORITY
WEDNESDAY, MAY 22, 2024– 5:30 P.M.
POST DATE: MAY 17, 2024

ANNOUNCEMENT OF OPEN MEETING TO BE HELD VIA TELECONFERENCE

In accordance with the Declaration of Emergency by Governor Charles Baker due to the COVID-19 outbreak, and the Order issued by the Governor which was updated on February 18, 2022, the Regular Meeting of the Board of Commissioners of the Cambridge Housing Authority, scheduled to occur May 22, 2024, at 5:30 PM, will be held in person with the option of Commissioners and members of the public to participate remotely. All members of the public are invited to join the Regular meeting virtually, as well as attending in person. Those wishing to attend virtually should dial the following number and follow the instructions to log into the Regular Meeting:

To listen to the meeting online:

By computer or smartphone, go to:
https://us02web.zoom.us/j/89632612642?pwd=VDBVKytlQ3Bjb0RpeExET2V5aG9qQT09

If necessary, enter Meeting ID: 896 3261 2642

If necessary, enter Passcode: 147537

To listen by telephone:

Dial: 1 646 558 8656 OR 1 301 715 8592

When prompted, enter Meeting ID: 896 3261 2642

If prompted, enter # When prompted, enter Passcode: 147537

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1. **LAST CALL FOR PUBLIC COMMENTS (PUBLIC COMMENT WILL BE ALLOWED VIRTUALLY OR IN PERSON)**

2. **CHAIRPERSON CALLS REGULAR BOARD MEETING OF May 22, 2024, TO ORDER**

3. **EXECUTIVE DIRECTOR CONDUCTS ROLL CALL**

   The Executive Director will conduct Board of Commissioners roll call on behalf of the Chairperson

4. **PUBLIC COMMENT**

   Members of the public may comment either in person or virtually on agenda items for this meeting in accordance with CHA's Policy for Public Participation at Board Meetings, which can be found on CHA's website. Members of the public are reminded that they must sign

up for public comment *before* the Board Meeting is called to order by logging in (calling in) to the Board meeting no later than 5:30 PM or by completing this form:

https://www.cognitoforms.com/CambridgeHousingAuthority3/PublicCommentSignUp.

5. **Amendment to the Federal Consolidated Annual Contributions Contract (NY422)**
   Authorization to Enter into an Amendment to the Federal Consolidated Annual Contributions Contract (NY 422) for FY 2024 Capital Fund Program Formula Grant.

6. **Adoption of a Procurement Policy Update**
   Adoption of a Procurement Policy Update to Streamline Change Order Review and Approval Process

7. **Phase 1 of the Revitalization of Jefferson Park Federal**
   a. CHA, on its own behalf and in its capacity as sole member of CHAL, be, and it hereby is, authorized to deliver to TD Bank a payment and completion guaranty and a construction. completion guaranty in connection with the construction loan for the Project
   b. CHA be, and it hereby is, authorized, empowered and directed to enter into agreements with Kennedy Management, Inc., as developer, or the Company, as applicable, concerning the development and operation of the Project
   c. That the CHA be, and it hereby is, authorized, empowered and directed to take all actions and execute and deliver any documents necessary or proper to enter into a management agreement
   d. That the CHA be, and it hereby is, authorized, empowered and directed to take all actions and execute and deliver any documents necessary or proper to enter into a management agreement
   e. That the CHA be, and it hereby is, authorized, empowered and directed to take all actions and execute and deliver any documents necessary or proper to amend the terms and provisions of that certain ground lease agreement by and between CHA and Jackson Place Holding LLC,
   f. That the CHA be, and it hereby is, authorized, empowered and directed to take all actions and execute and deliver any documents necessary or proper to effectuate the conversion of the units comprising the Project from public housing units to Section 8 assistance units under the Rental Assistance Demonstration
   g. That the CHA be, and it hereby is, authorized, empowered and directed to take all actions and execute and deliver any documents necessary or proper to enter into a RAD Housing Assistance Payment ("HAP") Contract with the Company
   h. That CHA be, and it hereby is, authorized, empowered and directed to take all actions and execute and deliver any documents necessary or proper to enter into a tenant selection plan for the Project with the Company and to amend the CHA's Admissions and Continued Occupancy Policy and Administrative Plan
   i. That CHA be, and it hereby is, authorized, empowered and directed to take all actions and execute and deliver any documents necessary or proper to amend the terms and provisions of that certain ground lease agreement by and between CHA and Jefferson Park Apartments LLC
   j. Michael Johnston, John Filip or Margaret Donnelly Moran as authorized signatories of CHA

k. The Executive Director, Deputy Director, Development Director or any CHAL Authorized Signatory, acting singly, be, and hereby is authorized, empowered and directed to execute, seal, acknowledge and deliver on behalf of the CHAL

l. Any and all previous actions taken in connection with the effectuation of the foregoing votes by any commissioner, officer, trustee, Executive Director, Deputy Director, Development Director, Authorized Signatory or CHAL Authorized Signatory are hereby ratified and confirmed.

NOTICE OF REGULAR MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39 of the General Laws, that a Regular Meeting of the Cambridge Housing Authority will be held at 5:30 P.M. on Wednesday May 22, 2024.

Cambridge Housing Authority

By_____
Executive Director

Post Date: May 17, 2024