

**REGULAR BOARD MEETING  
CAMBRIDGE HOUSING AUTHORITY  
WEDNESDAY, SEPTEMBER 10, 2025- 5:30 P.M.  
POST DATE: SEPTEMBER 5, 2025**

**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 September 10, 2025, 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=VDBVKytIQ3Bjb0RpeExET2V5aG9qQT09>

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 SEPTEMBER 10, 2025, TO ORDER**

3. **EXECUTIVE DIRECTOR CONDUCTS ROLL CALL**

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

4. **EXECUTIVE DIRECTOR'S REPORT**

The Executive Director will report on the various activities of the Authority at this time.

5. **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>.

**6. 2025-2030 STRATEGIC PLAN**

- a. That the CHA Board of Commissioners authorize and adopt the proposed 2025-2030 Strategic Plan as proposed in the memorandum dated September 2, 2025.
- b. That the CHA Board of Commissioners authorize and empower CHA's Executive Director Michael J. Johnston to implement the 2025-2030 Strategic Plan as adopted.

**7. AMENDMENT #6 TO THE MEMORANDUM OF UNDERSTANDING FOR COMMUNITY WELLNESS PROGRAM**

Amendment #6 to the Memorandum of Understanding for the Community Wellness Program to Extend and Fund the Community Wellness Program at Manning Apartments

**8. CAMBRIDGE HOUSING AFFORDABLE LENDING LLC LOAN AND CHA PROGRAM LOAN TO CHA WILLOW STREET LLC**

- a. Authorized to take all action and execute and deliver any documents necessary or proper for the acquisition and development of certain property located at 149 Willow Street in Cambridge, Massachusetts by Essex Street Management, Inc
- b. Execute and deliver any documents necessary or proper to effectuate a loan from CHAL (the "CHAL Loan") to Corporation for funding the acquisition 149 Willow Street,
- c. Authorize and directed to take all actions and execute and deliver any documents necessary or proper to effectuate a loan to the Corporation (or its nominee) in the original principal amount
- d. Execute and deliver any documents necessary or proper to direct, carry out and effectuate any of the foregoing resolutions, on such terms and conditions as the Executive Director, Deputy Director or Development Director, acting singly may, in his or her sole discretion
- e. Direct to execute, seal, acknowledge and deliver on behalf of the CHA, all documents in connection with the transactions described in the foregoing votes in order to effectuate the purposes and carry out the intent of the foregoing votes, and any such documents or instruments
- f. 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, or Authorized Signatory are hereby ratified and confirmed.

**9. EXECUTIVE SESSION**


Consider the purchase of real property in Cambridge, as an open meeting may have a detrimental effect on the negotiating position of CHA pursuant to M.G.L. c. 30A, § 21(a)(6)

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**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 September 10, 2025.

Cambridge Housing Authority

By  \_\_\_\_\_  
Executive Director

Post Date: September 5, 2025