

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

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

2. CHAIRPERSON CALLS REGULAR BOARD MEETING OF DECEMBER 5, 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.cognitofrms.com/CambridgeHousingAuthority3/PublicCommentSignUp>.

6. CONTRACT WITH SOMERVILLE - RENEWAL OF MUNICIPAL VOUCHER PROGRAM

Contract with the City of Somerville for the renewal of the Municipal Voucher Program (MVP) which provides up to 30 vouchers for families participating in the rental assistance program, which has both mobile and project based units in Somerville

7. FY2026 SMALL AREA FAIR MARKET RENTS (SAFMRS)

The FY2026 Small Area Fair Market Rents (SAFMRS) have been issued by HUD and CHA would like to implement new Payment Standards (PS) based on these new SAFMRs for the 5 zip codes in Cambridge.

8. AWARD OF CONTRACT-AUTOMATIC FIRE SPRINKLER EQUIPMENT INSPECTION

The Authorization to enter into a three year contract with Rustic Fire Protection Inc.

9. AWARD OF CONTRACT-AUTOMATIC FIRE ALARM EQUIPMENT

The Authorization to enter into a three year contract with American Service dba Relay Fire and Safety

10. AWARD OF CONTRACT-FULL ELEVATOR MAINTENANCE

The Authorization to enter into a three year contract with United Elevator

11. INFORMATIONAL: AWARD OF CONTRACT- INTERCOM AND ACCESS CONTROL SYSTEMS

Informational Memorandum for Award of Contract for Intercom and Access Control Systems at Woodrow Wilson Court

12. RETIREMENT RESOLUTION FOR CHARLES ANTINORO

Retirement resolution for Charles Antinoro for his 36 years and 9 months of service to the Cambridge Housing Authority

13. CHANGE ORDER #2B-LLC FOR THE REVITALIZATION OF JP FEDERAL – PHASE 1

Change Order #2B-LLC for the Revitalization of Jefferson Park Federal – Phase 1 (aka JP Clifton Place)

14. INCREASE THE MAXIMUM LIMIT OF ADVANCES FUNDING MONTHLY CONSTRUCTION

Approval to Increase the Maximum Limit of Advances Funding Monthly Construction Invoices for the Redevelopment of Jefferson Park Phase 1 (aka Clifton Place LLC)

15. AWARD OF THREE SEPARATE HOUSE DOCTOR CONTRACTS

Award of Three Separate House Doctor Contracts for Architecture, Engineering, and Planning Services for Development Activities

16. PHASE 1 OF THE REDEVELOPMENT OF CAMPELLO HIGH-RISE, BROCKTON MA

Phase 1 of the Redevelopment of Campello High-Rise, Brockton MA – CHA and CHAL Authorizations to Execute Documents Associated with Project Financing and Closing

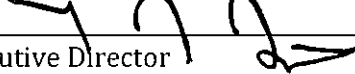
17. INFORMATIONAL: Award of Supportive Health Services Contract at Manning Apartments

Informational Memorandum for Award of Supportive Health Services Contract at Manning Apartments

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 December 10, 2025.

Cambridge Housing Authority

By _____
Executive Director

Post Date: December 5, 2025