REGULAR BOARD MEETING
CAMBRIDGE HOUSING AUTHORITY
WEDNESDAY, AUGUST 12, 2026– 5:30 P.M.
POST DATE: AUGUST 7, 2026

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 August 12, 2026, 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 AUGUST 12, 2026, TO ORDER**

3. **CHIEF EXECUTIVE OFFICER CONDUCTS ROLL CALL**
   The Chief Executive Officer will conduct Board of Commissioners roll call on behalf of the Chairperson

4. **CHIEF EXECUTIVE OFFICER'S REPORT**
   The Chief Executive Officer 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. **INFORMATIONAL MEMORANDUM: UPDATE OF THE WORK OF CHA SOCIAL HOUSING WORKING GROUP**
   Informational Memorandum: Update of the Work of CHA Social Housing Working Group - A Summary of the CHA-Specific Impediments, Challenges, and Opportunities that Social Housing May Address

7. **<u>SELECTION OF THE EQUITY INVESTOR AND CONSTRUCTION LENDER FOR THE REDEVELOPMENT OF CORCORAN PARK, PHASE 1</u>**
   a. Authorizes the selection of Enterprise Housing Credit Investments, LLC as the equity investor for the Redevelopment of Corcoran Park, Phase 1.
   b. Authorizes the selection of Citizens Bank as the construction lender for the Redevelopment of Corcoran Park, Phase 1.

8. **<u>FORMATION OF BHA SHERMAN GARDENS MM LLC</u>**
   a. Authorizes to cause CHAL to file a certificate of organization with the Secretary of the Commonwealth of Massachusetts to form a limited liability company to be known as BHA Sherman Gardens MM LLC.
   b. Executive Director/Chief Executive Officer of the CHA , the Deputy Executive Director of the CHA (the "Deputy Director") the Deputy Executive Director of Development (each, a "CHA Authorized Signatory") each acting singly, may, in his or her sole discretion, take all actions and execute and deliver any documents necessary or proper to direct, carry out and effectuate the formation of the Managing Member.
   c. Authorize the Managing Member to file a certificate of organization with the Secretary to form a limited liability company to be known as BHA Sherman Gardens LLC, and to appoint Margaret Donnelly Moran, Clara Fraden, Brenda Snowden Downing, John Filip and Ray Morales as authorized signatories.
   d. The managing member of the Managing Member, acting in its own capacity and acting in its capacity as the managing member of the Company, and any CHA Authorized Signatory, CHAL Authorized Signatory, MM Authorized. Signatory, or Company Authorized Signatory, on behalf of CHA, CHAL, the Managing Member and the Company, as applicable, in order to effectuate the foregoing votes, are hereby ratified and confirmed.
   e. Authorized Signatory or Company Authorized Signatory shall be authorized and empowered to take any actions or to execute any documents in connection with the actions described in the foregoing votes without the authorization and approval of any CHA Authorized Signatory or any CHAL. Authorized Signatory, each acting singly, in his or her sole discretion

9. **<u>FORMATION OF MHA WALKLING FAMILY MANAGER LLC</u>**
   a. Authorizes cause CHAL to file a certificate of organization with the Secretary to form a limited liability company to be known as MHA Walkling Family Manager LLC (the "Walkling Family Manager"), and to appoint Jeffrey Driscoll, Margaret Donnelly Moran, Clara Fraden, Kelly Yin and John Filip as authorized signatories.
   b. Authorize to execute and deliver any necessary or proper to direct, carry out and effectuate the admission of Walkling Family Manager to Walkling Family LLC
   c. The managing member of the Walkling Family Manager, acting in its own capacity and acting in its capacity as the managing member of the Walkling Family LLC, and (ii) any CHA Authorized Signatory, CHAL Authorized Signatory, Family Manager Authorized Signatory, or Family Authorized Signatory, on behalf of CHA, CHAL, the Walkling Family Manager and the Walkling Family LLC, as applicable.
   d. That no Family Manager Authorized Signatory or Family Authorized Signatory

shall be authorized and empowered to take any actions or to execute any documents in connection with the actions described in the foregoing votes without the authorization and approval of any CHA Authorized Signatory or any CHAL Authorized Signatory, each acting singly, in his or her sole discretion

10. NOTICE OF THE AWARD OF CONSULTANT CONTRACT FOR DEVELOPMENT AND MODERNIZATION SERVICES

Notice of a pending submission– a motion will be presented as part of the submission

11. RESOLUTION FOR ZELDA DENNIS

Recognize Ms. Dennis' 19 years and 11 months of service to CHA

12. RESOLUTION FOR NICOSIAS BAYEGO

Recognize Mr. Bayego's 30 years and 11 months of service to CHA

13. RESOLUTION FOR KAREN PENROSE

Recognize Ms. Penrose's 9 years and 10 months of service to CHA

14. CREATION OF CHA AUDIT COMMITTEE

The Formation of the Cambridge Housing Authority Audit Committee

15. EXECUTIVE SESSION

Pursuant to G.L. c. 30A, § 21(a)(1) and (2) to discuss the reputation, character, physical condition, or mental health of an individual and to conduct strategy sessions in preparation for contract negotiations with nonunion personnel, because an open meeting may have a detrimental effect on the privacy rights of the individual and the bargaining position of CHA

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 August 12, 2026.

Cambridge Housing Authority

By ~~Clara Fraden (Aug 7, 2026 11:40:41 EDT)~~
Chief Executive Officer

Post Date: August 7, 2026