

**REGULAR BOARD MEETING
CAMBRIDGE HOUSING AUTHORITY
WEDNESDAY, OCTOBER 8, 2025- 5:30 P.M.
POST DATE: OCTOBER 3, 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 October 8, 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 OCTOBER 8, 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. INFORMATIONAL: UPDATE ON THE NEED TO IMPLEMENT A CHANGE TO THE MIXED FAMILY RENT CALCULATION POLICY.

This memo provides the Board with an update on HUD's directive requiring CHA to revise its Mixed Family Rent policy to align with federal law.

7. SUBMISSION OF THE FY26 MTW ANNUAL PLAN

- a. That the Chair be authorized to execute the Certifications of Compliance with Regulations.
- b. That the Executive Director or his designee be authorized to make any technical corrections
- c. That the Board of Commissioners is approving this Plan and all initiatives contained herein.

8. ADVANCE FUNDS TO FUND MONTHLY CONSTRUCTION JP REDEVELOPMENT (PHASE 2)

Authorizes the advance of CHA funds to Jackson Place LLC to fund the monthly construction requisitions related to the project.

9. AGENCY-WIDE CY2026 BUDGET

- a. Approve the CY2026 budget for the federally assisted housing program MA00300030126D
- b. Approve each individual Asset Management Property (AMP) CY2026 budget for the federally assisted housing program MA00300030125
- c. Approve CY2026 budget for the federally assisted leased housing programs
- d. Approve CY2026 budget for the state assisted housing program 04902-MRVP
- e. Approve Executive Director the authority to make any Technical Corrections and to make such other changes to the budget documents
- f. Approve Executive Director is authorized to make changes to the Block Grant, contributions to reserves, and to adjust operating and capital reserve levels as well as adjust operating expenses


10. 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)

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 October 8, 2025.

Cambridge Housing Authority

By 
Executive Director

Post Date: October 3, 2025