



**82 Lincoln Street
Newton Highlands, Massachusetts 02461**

**Telephone: (617) 552-5501
Fax: (617) 964-8387
TDD: (617) 332-3802**

**Amy Zarechian
Acting Executive Director**

September 23, 2026

NOTICE OF BOARD MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39 as amended of the General Laws that the Regular Session of the Newton Housing Authority Board of Commissioners is scheduled as a hybrid meeting on Monday, September 28, 2026, at 10:00am accessed by the following information:

In Person: 82 Lincoln Street, Newton, MA 02461

Virtual Zoom Access:

Join Zoom Meeting: <https://us02web.zoom.us/j/89666224163>

Meeting chat link: <https://us02web.zoom.us/jc/89666224163>

Meeting ID: 896 6622 4163

One tap mobile:

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Amy Zarechian
Acting Executive Director/Secretary

Newton Housing Authority
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Amy Zarechian
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BOARD MEETING AGENDA
Regular Session
September 28, 2026, at 10am

1. Consent Agenda
 - A. Vote to approve July 2026 and August 2026 Disbursement Report
 - B. Vote to approve August 2026 Regular Session Minutes
2. Capital and Procurement Votes
 - A. Vote to approve the Certificate of Final Completion for Aden Construction, Inc. at unit 302 New Hyde - FISH 211111 - \$ 163,950.72. ISD performed final inspection and closed this permit in June 2026.
 - B. Vote to approve a contract for Vareika Construction, Inc. for renovations of vacant unit #17 at 1175 Chestnut Street, Chestnut Grove, FISH 211129 - Contract amount is \$184,300. Which includes file sub bidder for painting \$20,500 (Top Quality Painting)
 - C. Vote to approve contracts for Michael Kim Architects for vacant unit renovations of 399 Langley Rd FISH 211127 in the amount of (TBD).
 - D. Vote to approve contract for Michael Kim Architects for renovations to 43 Jackson Street condo (FISH 211130) in the amount of \$9,000.00.
 - E. Vote to approve contract for Joy Squared Design, Inc. Architects in the amount of \$38,600 - FISH 211131 (New Hyde units 203, 303 & 204)
 - F. Vote to approve Change Order for Jupiter Electric FISH 211109 RE: Newton Change Order Proposal Request 211109-CP-0021, Credit for 3rd Party Tier 2 Drawings - \$13,300 Credit to NHA.
 - G. Vote to approve Change Order for Jupiter Electric Proposal Request 211109-CR-0020
 - H. Vote to approve Contract Fee Amendment in the amount of \$9,500.00 for Michael Kim Architects at Echo Ridge. This is to include a change to additional window and door glazing to be included at Echo Ridge Community Room.
 - I. Board vote to approve a Change Order #19 for Jupiter Electric performing Fire Panel Upgrades (FISH 211109 - ARPA funded project) in the amount of \$59,820.37 in order to install additional devices as required by the Newton Fire Department.
 - J. Board vote to approve a Change Order #20 in the amount of \$12,344.61 to extend the date of Substantial Completion by 248 days thereby changing the date of Substantial Completion to November 13, 2026.
3. Vote to approve PHA 2027 Annual Plan
4. Vote to approve HUD 2026 Capital Fund Plan
5. Vote to approve CFA Amendment
6. Leased Housing Report
7. Appointment of Amy Zarechian as the Resident Agent for NHA Management LLC

8. Update on search for Executive Director

9. Monthly Cost Comparative

New Business

Forensic Audit

Action

Update

Old Business

CPC Meeting

NAHT

Action

Update

Update