I. Call to Order and Housekeeping Matters
   A. Approval of Agenda
   B. Approval of March 23, 2021 Minutes (copy attached)
   C. Introduction of Guests

II. Development Rights and Responsibilities Agreement - Carl DeLorenzo & Jessica Feldmark
   A. Overview of Plan
   B. Current Status & Schedule reflecting FY2022 Budget decisions

III. Housing Opportunities Master Plan – Bill McCormack & Caroline Harper, Co-chairs

IV. Artists Flats & NCC – Development & Financing
   A. Commission Update - Peter Engel & Alastair Smith
   B. Financing Team Update – John DeZinno & Kevin Kelehan

V. Live-Where-You-Work -
   A. Vantage Point Residences – Press Event
   B. Subcommittee Update – Lunch & Learn for Employers who lease from HH
   C. Hospital Update
   D. Other

VI. Juniper Middle Income Units – Leasing & Declaration of Covenants

VII. Board Discussion – Activities in 2021
   A. Nominating Committee
   B. Investment & Audit Committees
   C. 10th Annual Report – Revamp
   D. Other activities

VIII. General Updates
   A. Housing Affordability Coalition – P. Sylvester

IX. Upcoming Board and Committee Meetings: 4th TUESDAY of month
   A. ADD a Full Board Meeting on either August 24 or Sept. 28.
   B. Committee Meetings: July 27 – as needed

X. Adjournment