

## Hudson Housing Authority Agenda

### Place of Meeting: Virtual Zoom conference

August 5, 2021

6:30 P.M.

To participate remotely click on link:

<https://us02web.zoom.us/j/84563045058?pwd=YWdPMjFwZDJOTUNjV3NjZEtVzE0QT09>

Meeting ID: **845 6304 5058**

Meeting Password: **974276**

Conference call-in details are here, if you wish to join the meeting for audio only via telephone:  
Meeting ID: **845 6304 5058** Password: **974276** One tap mobile: + 13126266799, 16465588656,  
13462487799, 16699009128, 12532158782, 13017158592

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A§§ 18-25

1. Call to order
2. Minutes to be Approved
  - a. Minutes of July 8, 2021 Regular Meeting
3. Financial Reporting and Accounts Payable
  - b. Budget comparative report and quarter end reports through 6/30/2021
  - c. Accounts Payable Report for July 2021
4. Warrants:
  - d. Transfer of Funds: July 2021
  - e. Payroll: July 2021
  - f. Housing Assistance Payments: August 2021
5. Projects and Contracts
  - g. Project 667-1 Brigham Circle Roof Replacement (FISH #141063)
    - i. Progress update: Construction ongoing. One building left to complete.
  - h. Project 91-1 Norma Oliver Village Appliance Replacement
    - i. Progress update: finalizing front end documents for goods procurement
  - i. Project 689 49 Washington Street Window Replacement
    - i. Board to consider approval of Certificate of Final Completion and issuance of final payment totaling \$1,680.00
  - j. Project 167 8 Irving Street Boiler Replacement

- i. Progress update: Construction 7/28-7/30/21 to install new water heater and boiler through LEAN program
  - k. HHA Front Office Door Replacement project
    - i. Construction complete. Door is fully operational and will be painted in the next few weeks
  - l. Project 689 49 Washington Street bathroom upgrade project (FISH #141069)
    - i. RCAT project. Initial walk through at property with Program Director; Work Order created; Scope of Services created and approved.
  - m. Project 167 8 Irving Street Deck Repairs (FISH #141062)
    - i. Small project (under \$10k); waiting on quotes. HHA to purchase supplies.
- 6. New Business
  - a. Commissioners to note start date of 8/2/2021 for Lucas Breton as Groundskeeper/ Custodian in the maintenance department
  - b. Commissioners to consider approval of (updated) HUD Waiver Adoptions and HHA adoption of related (updated) HHA Policies
    - i. HUD COVID-19 waiver update #4 per PIH Notice 2021-14
    - ii. Admissions and Continued Occupancy Policy (ACOP) (federal)
    - iii. Section 8 Housing Choice Voucher Administrative Plan
    - iv. Federal Grievance Policy
  - c. Commissioners to consider adoption of (updated) 2021 Violence Against Women Act (VAWA) Policy
  - d. Commissioners to note scheduling of Brigham Circle (August 25) and Norma Oliver Village (August 18) summer cookouts
  - e. Report by Director Beaulieu on Norma Oliver Village annual rent recertifications (92 units) effective September 1, 2021
  - f. Report by Director Beaulieu on vacant unit turnover at Brigham Circle and Norma Oliver Village
- 7. Old Business
  - a. Update on HHA progress on tenant concerns addressed at 7/8/21 meeting
    - i. NOV Community center updates (tables, chairs, television, cable/internet)
    - ii. Community Center Use policy
    - iii. Speeding concerns at Norma Oliver Village
    - iv. NOV hallway/laundry common area cleaning

v. Discussion of NOV community center generator

8. Other Business

9. Executive Session

10. Adjournment

Attached: Order Suspending Certain Provisions of the Open Meeting Law, MGL 30A §§ 20

Posted By: Jaclyn Beaulieu

Posted Date: July 30, 2021