

Hudson Housing Authority Agenda

Place of Meeting:
BRIGHAM CIRCLE Community Center (6 Brigham Circle)
Hudson, MA 01749

September 8, 2022
6:30 P.M.

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

1. Call to order
2. Minutes to be Approved
 - a. Minutes of June 9, 2022 Regular Meeting
 - b. Minutes of July 14, 2022 Regular Meeting
3. Financial Reporting and Accounts Payable
 - a. Quarterly Operating Statements 10/1/2021 through 6/30/2022
 - b. Budget comparative reports 10/1/2021 through 7/31/2022
 - c. Accounts Payable Report for July 2022
 - d. Accounts Payable Report for August 2022
4. Warrants:
 - a. Transfer of Funds: July & August 2022
 - b. Payroll: July & August 2022
 - c. Housing Assistance Payments: August 2022 and September 2022
5. Projects and Contracts
 - a. Project 667-1&2 Brigham Circle Call Box Replacement (FISH #141071)
 - i. Update: Currently out to bid; bid opening Thursday 9/15/22 11:00 am
 - ii. Estimated construction cost: \$98,000
 - b. Project 91-1 Norma Oliver Village Appliance Replacement
 - i. Update: Current being re-reviewed by Architect Brockway to verify availability of specified appliances
 - c. Project 91-1 Norma Oliver Village Common Stairway Upgrade
 - i. Update: Currently under construction
 - d. Project 689 49 Washington Street bathroom upgrade project (FISH #141069)

- i. Final walk-through conducted, several items noted on punch list; noted items currently underway by contractor

6. New Business

- a. Commissioners to note HHA's award of three (3) new Section 8 Housing Choice Vouchers (HCV) as of 10/1/22
- b. Commissioners to consider Payment in Lieu of Taxes (PILOT) state 689 programs, 3-year total \$5,192.56 years 2020-2022 (2020 PILOT \$1732.88, 2021 PILOT \$1732.80, 2022 PILOT \$1726.88)
- c. Commissioners to consider Payment in Lieu of Taxes (PILOT) federal program 91-1, 2 year total \$66,806 (2020 PILOT \$31,706, 2021 PILOT \$35,100)
- d. Commissioners to consider write-off of aging accounts in Tenant Accounts Receivable for state public housing totaling \$4,728 as of 9/30/21
- e. Commissioners to consider write-off of aging accounts in Tenant Accounts Receivable for federal public housing totaling \$1,081 as of 9/30/21
- f. Commissioners to consider purchase of (270) cooktop fire suppressors from Warren Watts Technology, LLC in the amount of \$5,570.00 for Brigham Circle
- g. Commissioners to consider payment upon delivery of John Deere x758 tractor plus parts (Quote ID 27134847 prepared subject to MA OSD FAC116: Lawns and Grounds Equipment, Parts & Service) to Deere & Company C/O United Ag & Turf for a TOTAL DUE price of \$22,680.84
- h. Commissioners to consider 75% employer share of HHA employee dental and vision insurance premiums
- i. Commissioners to consider adopting biennial update to Language Access Plan (LAP) policy
- j. Commissioners to consider adoption of FY23 DHCD state housing affirmative action goal and placement rate for state public housing
- k. Commissioners to consider adoption of HHA Fair Housing Marketing Plan for state housing programs

7. Old Business

- a. Update to tenant concerns from previous meetings
- b. NOV Resident Council update

8. Other Business

9. Executive Session

10. Adjournment

Posted By: Jaclyn Beaulieu
Posted Date: September 1, 2022