

Hudson Housing Authority Agenda

Place of Meeting:

**NORMA OLIVER VILLAGE Community Center (4 Glen Road)
Hudson, MA 01749**

**October 13, 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 September 8, 2022 Regular Meeting
 - b. Minutes of September 8, 2022 Executive Session Meeting
3. Financial Reporting and Accounts Payable
 - a. Budget comparative reports 10/1/2021 through 8/31/2022
 - b. Accounts Payable Report for September 2022
4. Warrants:
 - a. Transfer of Funds: August 2022 and September 2022
 - b. Payroll: September 2022
 - c. Housing Assistance Payments: October 2022
5. Projects and Contracts
 - a. Project 667-1&2 Brigham Circle Call Box Replacement (FISH #141071)
 - i. Board to consider awarding contract to lowest responsive bidder Pine Ridge Technologies, Inc. at the bid price of \$73,331.00
 - b. Project 91-1 Norma Oliver Village Appliance Replacement
 - i. Update: Specifications still under review by Architect Brockway
 - c. Project 91-1 Norma Oliver Village Common Stairway Upgrade
 - i. Board to consider approving Change Order 1 in the amount of \$798.75
 - ii. Update: Construction complete, final punch list in progress
 - d. Project 689 49 Washington Street bathroom upgrade project (FISH #141069)
 - i. Board to consider approval of Certificate of Final Completion
6. New Business

- a. Board to consider Fair Market Rents (FMRs) and adoption of Section 8 Payment Standards for FY2023
 - b. Board to consider update to the Norma Oliver Village flat rent for FY23
 - c. Board to consider entering into a contract with KP Law, P.C. to review and update the HHA personnel policy
 - d. Board to consider amending HHA By-Laws to update regular meeting information, as presented
 - e. FY2023 DHCD Budget Guidelines discussion
7. Old Business
- a. HHA resident matters
 - i. Norma Oliver Village trash shed lights
 - ii. Norma Oliver Village community center policy review
 - iii. Norma Oliver Village emergency lights
 - iv. Norma Oliver Village Resident Council
 - v. New comments
8. Other Business
9. Executive Session
10. Adjournment

Posted By: Jaclyn Beaulieu
Posted Date: October 6, 2022