

Hudson Housing Authority Agenda

Place of Meeting:

**Norma Oliver Village Community Center (4 Glen Road)
Hudson, MA 01749**

**August 8, 2024
6:30 P.M.**

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

1. Call to order
2. HHA (monitoring agent) to consider amendment to the Regulatory Agreement for the property at 307 Central Street, known as “Highlands at Hudson”
 - a. Presented by Kristina Johnson, Director of Planning & Comm. Development
3. Minutes to be Approved
 - a. Minutes of June 13, 2024 regular meeting
 - b. Minutes of the July 10, 2024 special meeting
4. Financial Reporting and Accounts Payable
 - c. Board to note receipt of quarterly operating statements 10/1/23 through 6/30/24
 - d. Budget comparative report 10/1/23 through 6/30/2024
 - e. Accounts Payable Report for June 2024
 - f. Accounts Payable Report for July 2024
5. Warrants:
 - a. Transfer of Funds: June 2024 and July 2024
 - b. Payroll: June 2024 and July 2024
 - c. Housing Assistance Payments: July 2024 and August 2024
6. Capital Projects and Contracts
 - a. Project 667-2 Brigham Cir ARPA Fed Pacific Replacement and Fire Alarm Upgrade (FISH 141073)
 - i. Update on construction contract status at EOHLC
 - b. Project MA091-1 Norma Oliver Village Mechanical and Boiler Systems Upgrade
 - a. Preconstruction meeting was held and Notice to Proceed issued to Performance Plumbing & Heating on July 17, 2024
 - c. Project MA091-1 Norma Oliver Village Trash Shed Upgrade
 - ii. Project update on submittals from contractor

- d. Project 689 49 Washington Street 2nd Floor Kitchen Upgrade (FISH 141415)
 - i. Preconstruction meeting was held and Notice to Proceed issued to Alpha Design Build Inc. on July 18, 2024
- d. Project 689 8 Irving Street Interior/Exterior lighting replacement (FISH 141413)
 - i. Preconstruction meeting was held and Notice to Proceed issued to D.M.H. Electric, Inc. on July 11, 2024

7. New Business

- a. Board to consider adoption of amendment to the Section 8 HCV Administrative Plan to update provisions of Section 101 of HOTMA that were effective on 6/6/24 regarding updates relative to Housing Quality Standards and abatement of payments to landlords
- b. Board to consider adoption of HHA Disaster Recovery Plan relative to disruptions to our IT infrastructure
- c. Board to consider adoption of updated 2024 income limits for the MRVP program retroactive to 6/10/24
- d. Board to review Interest Forms submitted to the Town of Hudson for the vacancy in the HHA Board of Commissioners

8. Old Business

- a. Update on Maintenance Department vacancy
- b. HHA resident matters
 - i. New comments

9. Other Business

- a. Board to set the date and time for the next regular meeting

10. Executive Session

11. Adjournment

Posted By: Jaclyn Beaulieu
Posted Date: August 1, 2024