

Hudson Housing Authority Agenda

Place of Meeting:
Brigham Circle Community Center (6 Brigham Circle)
Hudson, MA 01749
September 12, 2024
5:30 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 August 8, 2024 regular meeting
3. Financial Reporting and Accounts Payable
 - a. Budget comparative report 10/1/23 through 7/31/2024
 - b. Accounts Payable Report for August 2024
4. Warrants:
 - a. Transfer of Funds: August 2024
 - b. Payroll: August 2024
 - c. Housing Assistance Payments: September 2024
5. Capital Projects and Contracts
 - a. Project 667-2 Brigham Cir ARPA Fed Pacific Replacement and Fire Alarm Upgrade (FISH 141073)
 - i. Preconstruction meeting held and Notice to Proceed issued August 20, 2024
 - b. Project MA091-1 Norma Oliver Village Mechanical and Boiler Systems Upgrade
 - i. Construction progress update
 - c. Project MA091-1 Norma Oliver Village Trash Shed Upgrade
 - i. Construction progress update
 - d. Project MA091-1 Norma Oliver Village Community Center Generator
 - i. Board to review and consider Letter of Agreement from Norian/Siani Engineering, Inc.
 - e. Project 689 49 Washington Street 2nd Floor Kitchen Upgrade (FISH 141415)
 - i. Construction progress update
 - f. Project 689 8 Irving Street Interior/Exterior lighting replacement (FISH 141413)
 - i. Construction progress update

6. New Business

- a. Board to consider write-off of aging accounts in Tenant Accounts Receivable for state public housing (Brigham Circle) totaling \$4,199.00 as of 9/30/23
- b. Board to consider write-off of aging accounts in Tenant Accounts Receivable for federal public housing (Glen Road) totaling \$3,270.25 as of 9/30/23
- c. Board to consider Fair Market Rents (FMRs) and adoption of Section 8 Payment Standards for FY2025
- d. Board to consider update to the Norma Oliver Village flat rent for FY25
- e. Board to consider amendment to the Admissions and Continued Occupancy Policy (ACOP) for the federal public housing program to update the policy on unit transfers
- f. Board to discuss FY25 Budget Guidelines as released by EOHLC on 8/13/24
- g. Board to review Interest Forms submitted to the Town of Hudson for the vacancy in the HHA Board of Commissioners

7. Old Business

- a. HHA resident matters
 - i. New comments

8. Other Business

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

9. Executive Session

10. Adjournment

Posted By: Jaclyn Beaulieu
Posted Date: September 6, 2024
Revised: September 9, 2024