

**Hudson Housing Authority Agenda  
Regular Meeting**

**May 14, 2026  
6:30 P.M.**

**Place of Meeting:**

Norma Oliver Village Community Center  
4 Glen Rd, Hudson, MA 01749

and remote video conference at:

<https://us02web.zoom.us/j/85999852997?pwd=m4arBP5Iw3iFiZsFWDN4HyCFalOEbZ.1>

Meeting ID: 859 9985 2997

One tap mobile

Passcode: 357879

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1. Call to order
2. PUBLIC HEARING: Norma Oliver Village 2026-2030 5-Year Action Plan and 2026 Annual Plan
  - a. Board to hold public hearing on the 2026-2030 5-Year Action Plan and 2026 Annual Plan
  - b. Board to note HUD FY26 capital funding award of \$251,874
  - c. Board to consider approval of Norma Oliver Village 2026-2030 5-Year Action Plan and 2026 Annual Plan
  - d. Board to consider approval of the annual Civil Rights Certification and authorize the Board chairperson to sign said certification for submission to HUD
3. Minutes to be Approved
  - a. Minutes of April 9, 2026 regular meeting
  - b. April 9, 2026 executive session meeting
4. Financial Reporting and Accounts Payable
  - a. Budget comparative report 10/1/25 through 3/31/26
  - b. Board to note receipt of the 3/31/2026 quarterly operating statements
  - c. Accounts Payable Report for April 2026
5. Warrants:
  - a. Transfer of Funds: April 2026
  - b. Payroll: April 2026
  - c. Housing Assistance Payments: May 2026
6. Capital Projects and Contracts

- a. Project 667-1&2 Brigham Cir Common Area Floor Replacement (FISH 141420)
  - i. Project progress update
- b. Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)
  - i. Project progress update
- c. Project 667-1&2 Brigham Circle hot water heater replacement (FISH 141423)
  - i. Notice to Proceed issued to Avaan ASH LLC 5/6/2026
- d. Project MA091-1 Norma Oliver Village Community Center Generator
  - i. Board to consider approval of Certificate of Substantial Completion
- e. Project MA091 Norma Oliver Village Interior Common Area Door Replacement and Door Buzzer Entry System Upgrade
  - i. Project progress update and status of subcontract award
- f. Project 689: 49 Washington Street side ramp upgrade (FISH 141426)
  - i. Notice to Proceed issued to OakRidge Construction Inc 5/6/2026
- g. Project 689: 8 Irving Street back deck rehab (FISH 141424)
  - i. Project progress update

7. New Business

- a. Board to consider adoption of FY26 Income Limits for federal housing programs
- b. Board to note correspondence from the Town of Hudson regarding the Town Tenant Board Member position
- c. Board to consider electing a new chairperson to fill the vacancy until the annual meeting in June

8. Old Business

9. Other Business

- a. Public attendee comments and questions on agenda items
- b. Board to note the date and time for the next regular meeting

10. Executive Session

11. Adjournment

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

Posted By: Jaclyn Beaulieu  
Posted Date: May 7, 2026