

Hudson Housing Authority Agenda Regular Meeting

**September 17, 2026
6:30 P.M.**

Place of Meeting:

Brigham Circle Community Center
6 Brigham Circle, Hudson, MA 01749
and remote video conference at:

<https://us02web.zoom.us/j/87565083468?pwd=mXbYZaIIUJeMAiYOs0esSm8H2ME3Z.1>

Meeting ID: 875 6508 3468

One tap mobile

Passcode: 687613

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1. Call to order
2. Minutes to be Approved
 - a. Minutes of August 13, 2026 regular meeting
 - b. Minutes of August 17, 2026 special joint meeting
 - c. Minutes of August 26, 2026 special meeting
 - d. Minutes of August 26, 2026 executive session meeting
3. Financial Reporting and Accounts Payable
 - a. Budget comparative report 10/1/25 through 7/31/26
 - b. Accounts Payable Report for August 2026
4. Warrants:
 - a. Transfer of Funds: August 2026
 - b. Payroll: August 2026
 - c. Housing Assistance Payments: September 2026
5. Capital Projects and Contracts
 - a. Project 667-1&2 Brigham Cir Common Area Floor Replacement (FISH 141420)
 - i. Board to consider approval of Certificate of Substantial Completion
 - 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. Board to consider approval of Change Order 01 in the amount of \$6,419.88
 - d. Project MA091 Norma Oliver Village Interior Common Area Door Replacement and Door Buzzer Entry System Upgrade

- i. Project progress update – construction to begin on 9/21/26
- e. Project 689: 49 Washington Street side ramp upgrade (FISH 141426)
 - i. Board to consider rescinding 4/9/26 vote to accept the low bid and enter into a contract with OakRidge Construction Inc. for the 49 Washington Street Side Ramp Replacement Project in the amount of \$21,900.00 for reason of contractor requesting to withdraw from the project
 - ii. Board to consider accepting next low bid from JJB Enterprise in the amount of \$26,250.00
- f. Project 689: 8 Irving Street back deck rehab (FISH 141424)
 - i. Project progress update
- 6. New Business
 - a. Board to review and consider approval of Affirmative Action Goal and Minority Placement Rate for state public housing (Brigham Circle) FY27
 - b. Board to consider Fair Market Rents (FMRs) and adoption of Section 8 Payment Standards for FY27
 - c. Board to consider update to the Norma Oliver Village flat rent for FY27
 - d. Board to consider write-off of aging accounts in Tenant Accounts Receivable for state public housing (Brigham Circle) totaling \$1,824.00 as of 9/30/25
 - e. Board to consider write-off of aging accounts in Tenant Accounts Receivable for federal public housing (Glen Road) totaling \$3,433.00 as of 9/30/25
 - f. Introduction of FY27 Budget Guidelines as released by EOHLC on 8/31/26
- 7. Old Business
 - a. Update on creation of a “HHA Chairperson” email address to receive correspondence intended for the board of commissioners
 - b. Board to review Norma Oliver Village Parking Policy
- 8. Other Business
 - a. Public attendee comments and questions on agenda items
 - b. Board to note the date and time for the next regular meeting
- 9. Executive Session
- 10. Adjournment

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

Posted By: Jaclyn Beaulieu
Posted Date: September 11, 2026
Amended Date: September 15, 2026