

Hudson Housing Authority Agenda

Place of Meeting:

Norma Oliver Village Community Center (4 Glen Road)

Hudson, MA 01749

May 8, 2025

6:30 P.M.

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

1. Call to order
2. PUBLIC HEARING: Norma Oliver Village 2029-2029 5-Year Action Plan and 2025 Annual Plan
3. Minutes to be Approved
 - a. Minutes of April 10, 2025 regular meeting
4. Financial Reporting and Accounts Payable
 - a. Board to note receipt of the 3/31/2025 quarterly operating statements
 - b. Budget comparative report 10/1/24 through 3/31/25
 - c. Accounts Payable Report for April 2025
5. Warrants:
 - a. Transfer of Funds: April 2025
 - b. Payroll: April 2025
 - c. Housing Assistance Payments: May 2025
6. Capital Projects and Contracts
 - a. Project 667-2 Brigham Circle ARPA Federal Pacific Replacement and Fire Alarm Upgrade (FISH 141073)
 - i. Project closeout update
 - b. Project 667-1&2 Brigham Cir Common Area Floor Replacement (FISH 141420)
 - i. Bidding schedule update: Project out to bid 4/30 on Biddocs online with an opening scheduled for 5/21 at 12:00pm
 - c. Project MA091-1 Norma Oliver Village Community Center Generator
 - i. Board to consider acceptance of lowest responsive and eligible bid from Smith Electrical in the amount of \$67,498
 - d. Project 689: 49 Washington Street 2nd floor bathroom upgrade
 - i. Project update: Contract signed with Sorella Contracting, Inc.
7. New Business

- a. Board to consider adoption of FY25 Income Limits for Massachusetts Rental Voucher Program effective June 1, 2025 and state public housing programs and Alternative Housing Voucher Program effective April 14, 2025
 - b. Board to consider adoption of Boston area payment standards for the Massachusetts Rental Voucher Program (MRVP) effective June 1, 2025
 - c. Board to consider adoption of ceiling rents for Alternative Housing Voucher Program (AHVP) effective June 1, 2025
 - d. Board to consider update to the Norma Oliver Village flat rent for FY25
 - e. Board to note receipt of the draft EOHLC Annual Plan 2026 in advance of the public hearing scheduled on June 12, 2025
8. Old Business
9. Other Business
- a. Public attendee comments and questions on agenda items
 - b. Board to note date and time of upcoming meeting of Assabet Valley Affordable Housing, Inc.
 - c. Board to set the date and time for the next regular meeting
10. Adjournment

Posted By: Jaclyn Beaulieu
Posted Date: May 1, 2025