

Hudson Housing Authority Agenda

Place of Meeting:

Brigham Circle Community Center (6 Brigham Circle)

Hudson, MA 01749

October 16, 2025

6:30 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 September 11, 2025 regular meeting
3. Financial Reporting and Accounts Payable
 - a. Budget comparative report 10/1/24 through 8/31/25
 - b. Accounts Payable Report for September 2025
4. Warrants:
 - a. Transfer of Funds: September 2025
 - b. Payroll: September 2025
 - c. Housing Assistance Payments: October 2025
5. Capital Projects and Contracts
 - a. Project 667-1&2 Brigham Cir Common Area Floor Replacement (FISH 141420)
 - i. Project progress update: NTP issued 9/17/25, materials on order
 - b. Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)
 - i. Project progress update: Site/property survey continues
 - c. Project 667-1&2 Brigham Circle hot water heater replacement
 - i. No update
 - d. Project MA091-1 Norma Oliver Village Community Center Generator
 - i. Project progress update: still waiting on generator
 - e. Project 689: 49 Washington Street 2nd floor bathroom upgrade
 - i. Project progress update

- f. Project 689: 49 Washington Street side ramp upgrade
 - i. Project progress update: Vance Architects is working on design phase
- 6. New Business
 - a. Board to review and consider approval of Affirmative Action Goal and Minority Placement Rate for state public housing (Brigham Circle)
 - b. Board to consider retroactive approval of payment to Wattsaver Lighting Products for upgraded emergency lighting equipment at Norma Oliver Village in the amount of \$6,799.00
- 7. Old Business
 - a. Board to note EOHLC approval of FY25 Budget Revision 01
 - b. Board to continue discussion of the Smoke Free Policy at Norma Oliver Village and review results of Norma Oliver Village Smoke Free Policy Survey
- 8. Other Business
 - a. Public attendee comments and questions on agenda items
 - c. Board to note the date and time for the next regular meeting
- 9. Executive Session
 - a. Board to meet in executive session to discuss the Authority's litigation position relative to a 9/4/24 housing discrimination complaint based on disability pending against the Authority at the Massachusetts Commission Against Discrimination, as the discussion of this matter in open session may have a detrimental effect on the litigating position of the housing authority
- 10. Adjournment

Posted By: Jaclyn Beaulieu
Posted Date: October 10, 2025