

**Hudson Housing Authority Agenda
Regular Meeting
Annual Meeting of Board of Commissioners**

**July 9, 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/86052836326?pwd=zmKH2RaSTAXsBMUrovxJ49VBzsl1Kf.1>

Meeting ID: 860 5283 6326

One tap mobile

Passcode: 525176

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1. Call to order
2. Welcome to new Town Tenant Board Member
3. PUBLIC HEARING: EOHLC Annual Plan FY2027 (state funded housing annual plan)
4. Minutes to be Approved
 - a. Minutes of April 23, 2026 special meeting
 - b. Minutes of May 14, 2026 regular meeting
5. Financial Reporting and Accounts Payable
 - a. Budget comparative report 10/1/25 through 4/30/26
 - b. Budget comparative report 10/1/25 through 5/31/26
 - c. Accounts Payable Report for May 2026
 - d. Accounts Payable Report for June 2026
6. Warrants:
 - a. Transfer of Funds: May 2026 and June 2026
 - b. Payroll: May 2026 and June 2026
 - c. Housing Assistance Payments: June 2026 and July 2026
7. 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. Project progress update
 - d. Project MA091 Norma Oliver Village Interior Common Area Door Replacement and Door Buzzer Entry System Upgrade
 - i. Notice to Proceed issued June 3, 2026 to New Kappa City Construction, Inc.
 - ii. Project progress update
 - e. Project 689: 49 Washington Street side ramp upgrade (FISH 141426)
 - i. Project progress update
 - f. Project 689: 8 Irving Street back deck rehab (FISH 141424)
 - i. Project progress update
8. New Business
- a. Board to consider adoption of Amendment #13 to the Contract for Financial Assistance (CFA) 5001 in the amount of \$277,516.68, funding the FY29 formula funding awards for state housing programs
 - b. Board of Commissioners to hold the annual election to appoint the officers of the Board
 - c. Board to nominate one commissioner to serve as the appointee to the Community Preservation Committee
9. Old Business
10. Other Business
- a. Public attendee comments and questions on agenda items
 - b. Board to schedule annual meeting of Assabet Valley Affordable Housing, Inc.
 - b. Board to note the date and time for the next regular meeting
11. Executive Session
12. Adjournment

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

Posted By: Jaclyn Beaulieu
Posted Date: July 2, 2026