Hudson Housing Authority Agenda
Regular Meeting

November 24, 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/84417758869?pwd=Rt3th90f0xBzM8boKwB1q3RZrLXjKR.1

Meeting ID: 844 1775 8869
Passcode: 966868

One tap mobile
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1. Call to order
2. Minutes to be Approved
    a. Minutes of October 8, 2026
3. Financial Reporting and Accounts Payable
    a. Budget comparative report 10/1/25 through 9/30/26
    b. FYE 9/30/2026 PROCESSING
        i. Board to consider approval of FYE 9/30/26 forms and certifications for submission to HUD and/or EOHLC, and to authorize the Executive Director and/or chairperson and/or all commissioners (where applicable) to sign applicable forms for same, including:
            i. Top 5 Compensation Form
            ii. Year End Financial Statements
            iii. Tenant Accounts Receivables Data
            iv. Compliance with Notification Procedures for Lead Paint Laws
            v. FY26 submission of Executive Director/Board Approval Regarding Wage Match form for annual acknowledgement of policies related to the Wage Match system
    c. Board to consider approval of FY2027 Executive Director Salary Schedule
    d. Board to consider approval of the HHA FY2027 BUDGET for all programs and authorize the Executive Director and chairperson to sign all applicable corresponding forms and certifications
    e. Accounts Payable Report for September 2026

f. Accounts Payable Report for October 2026

4. Warrants:
    a. Transfer of Funds: October 2026
    b. Payroll: October 2026
    c. Housing Assistance Payments: November 2026

5. Capital Projects and Contracts
    a. Project 667-1&2 Brigham Cir Common Area Floor Replacement (FISH 141420)
        i. Board to consider Certificate of Final Completion including application for payment number 3 in the amount of $26,572.16
    b. Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)
        i. No update
    c. Project 667-1&2 Brigham Circle hot water heater replacement (FISH 141423)
        i. Board to consider approval of Certificate of Final Completion including application for payment number 5 in the amount of $9,847.47
    d. Project 667-1&2 Brigham Circle entryway painting and shutters (FISH 141427)
        i. Project introduction
        ii. Board to consider approval of contact with Vance Architects for designer services in the amount of $7,000
    e. Project MA091 Norma Oliver Village Interior Common Area Door Replacement and Door Buzzer Entry System Upgrade
        i. Project progress update
        ii. Board to consider Change Order 01 in the amount of $11,452.89
    f. Project 689: 49 Washington Street side ramp upgrade (FISH 141426)
        i. Project progress update
    g. Project 689: 8 Irving Street back deck rehab (FISH 141424)
        i. Project progress update
    h. Project 689: 8 Irving Street 2nd floor bathroom renovation (FISH 141428)
        i. Project introduction

6. New Business
    a. Board to consider payment in the amount of $39,050 for the renewal of state property insurance with Brown & Brown Insurance Services, Inc. for insurance period 11/17/26-11/17/2027
    b. Board to nominate a representative to be appointed by the Select Board to the Community Preservation Committee

c. Board to note new “Important Laundry Facility Reminders” notice that was placed in all HHA laundry rooms

7. Old Business
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
    a. Board to meet in executive session and not return to open session for the following: To discuss strategy in ongoing litigation at the Massachusetts Commission Against Discrimination (MCAD) as the chair has determined that the discussion of this matter in open session may have a detrimental effect on the litigating position of the Housing Authority (Exemption 3).
10. Adjournment

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

Posted By: Jaclyn Beaulieu
Posted Date: November 18, 2026