

Hudson Housing Authority Agenda

Place of Meeting:

Place of Meeting: Virtual Zoom conference

January 29, 2026

6:30 P.M.

To participate remotely click on link:

Join Zoom Meeting

<https://us02web.zoom.us/j/84544849319?pwd=VLR2K7SQYMXxG2QaYJmRaDxBkvKdHb.1>

Meeting ID: 845 4484 9319

Passcode: 351690

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1. Call to order
2. Minutes to be Approved
 - a. Minutes of December 11, 2025 regular meeting
3. Financial Reporting and Accounts Payable
 - a. Budget comparative report 10/1/25 through 11/30/25
 - b. Budget comparative report 10/1/25 through 12/31/25
 - c. Board to note receipt of the 12/31/25 quarterly operating statements
 - d. Accounts Payable Report for December 2025
4. Warrants:
 - a. Transfer of Funds: December 2025
 - b. Payroll: December 2025
 - c. Housing Assistance Payments: January 2026
5. Capital Projects and Contracts
 - a. Project 667-1&2 Brigham Cir Common Area Floor Replacement (FISH 141420)
 - i. Construction 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

- i. Project progress update: Project out to bid on www.projectdog.com
 - ii. Bid live 1/21/26; General bids due 2/13/26 2:00pm
- d. Project MA091-1 Norma Oliver Village Community Center Generator
 - i. Project progress update: waiting on final hookups
- e. Project 689: 49 Washington Street side ramp upgrade
 - i. Project progress update
- f. Project MA091 Norma Oliver Village Interior Common Area Door Replacement and Door Buzzer Entry System Upgrade
 - i. Project introduction and initial budget discussion
- 6. New Business
 - a. Board to note Preliminary Inspection Score for 12/2/25 HUD National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection at Norma Oliver Village
 - b. Board to note EOHLC Performance Management Review (PMR) desk audit and facilities review for state-aided housing results
 - i. Final Ratings Report review
 - c. Board to note EOHLC approval of FY26 Budget submission
 - d. Board to consider approval of HHA FY26 BUDGET REV01 for program 400-1
 - e. Board to note January 12, 2026 Case Resolution of the Architectural Access Board for case filed against HHA regarding accessibility concerns at Norma Oliver Village, including snow removal procedures
- 7. Old Business
 - a. Board to continue discussion of smoke-friendly areas at Norma Oliver Village
- 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: January 23, 2026