

## **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](http://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