

WORCESTER HOUSING AUTHORITY

March 19, 2015

1:00 PM Board Meeting

Agenda

1. PROCEDURES

- a. Approval of Minutes of Board Meeting 2/26

2. CORRESPONDENCE

3. FINANCE

- a. Financial Statement for the month of January 2015
- b. Notifying the Board of the annual supply audits
- c. Requesting Board approval of the FY16 WHA budget
- d. Requesting approval by the Board for Tenant Accounts Receivable Write-offs

4. ADMINISTRATION

- a. Status Report: Admissions
- b. Status Report: Housing Management
- c. Status Report: Leased Housing
- d. Status Report: Resident Services
- e. Requesting Board approval to amend the WHA Transfer Availability Policy relative to the time allowed for tenants to move into new units from five days to seven days and the implementation of a use and occupancy fee
- f. Requesting Board approval to adopt new Massachusetts Rental Voucher Program "MRVP" income limits for the determination of program eligibility and continued occupancy

5. MAINTENANCE, MODERNIZATION and DEVELOPMENT

- a. Status Report: Modernization
- b. Status Report: New Projects/Development
- c. Status Report: Maintenance
- d. Status Report: Public Safety
- e. Requesting Board approval for the distribution of state formula funding
- f. Requesting Board approval of Change Order #1 to our contract with Nationwide Construction, Inc. for the Hudson Street kitchen upgrade project
- g. Requesting Board approval for substantial completion of our contract with Nationwide Construction, Inc. relative to the Hudson Street kitchen upgrade project
- h. Requesting Board approval for final completion of our contract with Nationwide Construction, Inc. relative to the Hudson Street kitchen upgrade project
- i. Requesting Board approval for final payment and close-out of the architectural/engineering services to our contract with Nault Architects, Inc. relative to the Hudson Street kitchen upgrade project

6. EXECUTIVE DIRECTOR

- a. Status Report: Human Resources
- b. Notifying the Board of the status of our A Better Life program and Family Services Department
- c. Notifying the Board of the most recent PHAS designation
- d. Requesting Board certification of lead paint compliance
- e. Requesting Board approval for the allocation of 2015 Capital fund dollars and the Capital Fund Five-Year Action Plan