



Board of Commissioners

Monthly Meeting Agenda

November 21, 2024 – 1:00 PM – 630A Plantation Street
Call in number (657) 220-3242 Access Code: 184-148-855

Note: Proceedings of this meeting are being audio recorded. Please shut off all electronic devices.

1. **PROCEDURES**

- a. Roll Call
- b. Notice to City Clerk
- c. *Approval Request:* For the Minutes from October 17, 2024, Regular Meeting.
- d. *Approval Request:* For the Minutes from October 30, 2024, Special Meeting

2. **CORRESPONDENCE**

- a. Notifying the Board of the notification from the Executive Office of Housing & Livable Communities (EOHLC) for the successful application to the FY25 Round of the Community One Stop for Growth.
- b. Notifying the Board of the EOHLC Public Housing Notice 2024-18 for the updates to Veteran's preference screening and clarification of the role of the Centralized Screening Office (CSO) and Local Housing Authorities in the tenant selection process.
- c. Notifying the Board of the EOHLC Public Housing Notice 2024-19 for the updates to the Performance Management Review (PMR) program for the 2025 cycle (FYE 06/30/2024 – 03/31/2026)
- d. Notifying the Board of the EOHLC Public Housing Notice 2024-20 for the Public Housing Innovations 2025 Notice of Funding Availability (PHI 2025 NOFA)

3. **FINANCE**

- a. Financial Statements through September 30, 2024.
- b. *Approval Request:* For the Federal and State Tenant Accounts Receivable Write-offs.

4. **ADMINISTRATION**

- a. Status Report: Admissions
- b. Status Report: Property Management

- c. Status Report: Leased Housing
- d. Status Report: Family & Resident Services
- e. Status Report: Public Safety
- f. Status Report: Human Resources
- g. Status Report: Technology Services
- h. *Approval Request:* To rescind the recent approval to the WHA Admissions of Continued Occupancy (ACOP) and Section 8 Administrative Plan, regarding the amendments for the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

5. **MAINTENANCE, MODERNIZATION, and DEVELOPMENT**

- a. Status Report: Maintenance
- b. Status Report: Modernization
- c. Notifying the Board of the final payment for the terminated contract with RCE Co. Inc. dba Ray Croteau Electric relative to the Electrical Upgrades project at 12-1 Great Brook Valley Gardens, 12-11 Hooper Apartments, 12-16 Providence, North, & Sigourney Streets (WHA # 2022-06)
- d. *Approval Request:* For Change Order No. 3 to our contract with JJ Cardosi, Inc., for the 2022-23 Elevator Upgrades project at MA 12-6 Wellington Apartments.
- e. *Approval Request:* For Change Order No. 3 to our contract with Stutman Contracting, Inc., for the 2023-04 Elevator Upgrades project at MA 12-8 Lincoln Park Tower.
- f. *Approval Request:* For Change Order No. 3 to our contract with JJ Cardosi, Inc., for the 2022-09 Elevator Upgrades project at MA 12-9 Murray Avenue Apartments.
- g. *Approval Request:* For Change Order No. 3 to our contract with Stutman Contracting, Inc. for the 2023-05 Elevator Upgrades at MA 12-12 Belmont Tower.
- h. *Approval Request:* For the 2025 5-Year Capital Improvement Plan (CIP).
- i. *Approval Request:* For the Capital Fund 5-Year Action Plan 2025-2029.
- j. *Approval Request:* For nineteen (19) Communications Network and Service Agreements between the WHA and Spectrum Northeast, LLC.

- k. *Approval Request:* For Final payment and closeout documentation for Greenwood Industries, Inc. relative to the Façade Renovations project at MA 12-5 Pleasant Tower.
- l. *Approval Request:* For Change Order No. 01 to our contract with Vareika Construction, Inc. for the 2023-348153 Accessible Ramp and Replace Siding at MA 689-3 Community Residence – 309 Hamilton Street.

6. CHIEF EXECUTIVE OFFICER

- a. Construction Development Progress Report

7. EXECUTIVE SESSION

- a. Requesting the Board to convene into Executive Session in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel, and to reconvene in Open Session.

8. TENANT PARTICIPATION / EMPLOYEE RECOGNITION

9. ADJOURNMENT