



Board of Commissioners

Monthly Meeting Agenda

April 20, 2023 – 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:* Approval of the Minutes from March 16, 2023, Regular Meeting

2. CORRESPONDENCE

- a. Notifying the Board of the Department of Housing and Urban Development's Public Housing Assessment System (PHAS) Score designating the WHA as a high performer.
- b. Notifying the Board of the award for the Food Matters Program from LLC-Healthcare Enterprises, Reliant Medical Group, Shields Health Care Group, and UMass Memorial Medical Center for \$100,000.
- c. Notifying the Board of the notification from the Department of Housing and Community Development for Public Housing Notice 2023-05 for the New Inspector General Guidance regarding Fiscal Responsibilities for Local Housing Authority Board Members.

3. FINANCE

- a. Financial Statements through February 28, 2023
- b. *Approval Request:* For the Accounts Receivable Federal & State tenant write-offs
- c. *Approval Request:* For the Accounts Payable Federal & State tenant write-off

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

1. ADMINISTRATION (cont.)

- f. Status Report: Human Resources
- g. *Approval Request:* For the Department of Housing and Community Development (DHCD) Public Housing Notice 2023-03 Wage Match for State Housing Program Tenants

5. MAINTENANCE, MODERNIZATION, and DEVELOPMENT

- a. Status Report: Maintenance
- b. Status Report: Modernization
- c. Status Report: New Projects & Development
- d. *Approval Request:* For the Award of Development Partner for Lakeside Apartments Rental Assistance Demonstration (RAD) program
- e. *Approval Request:* To award the construction contract for the Boiler Room Improvements project at MA 12-8 Lincoln Park Tower.
- f. *Approval Request:* For the award recommendation relative to contracting for plumbing supplies.
- g. *Approval Request:* For Change Order No. 1 to our contract with Almar LLC., for Worcester Housing Authority Contract No. 2021-13 Roof Replacement Project for Greenwood Gardens
- h. *Approval Request:* For the submission of the Move to Work Federalization Funds application to the Department of Housing and Community Development for the Curtis Apartments Redevelopment Phase 1.

6. CHIEF EXECUTIVE OFFICER

- a. Update on Elm Park Tower, 425 Pleasant Street incident.

7. TENANT PARTICIPATION / EMPLOYEE RECOGNITION**8. ADJOURNMENT**