



# Board of Commissioners

## Monthly Meeting Agenda

September 21, 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 August 17, 2023, Regular Meeting

### 2. **CORRESPONDENCE**

- a. Notifying the Board of the notification from the Department of Housing and Urban Development of the Guidance on the Rate Reduction Incentive, PIH 2023-17.
- b. Notifying the Board on behalf of the City of Worcester, CDM Smith is providing environmental sampling results of groundwater at the Worcester Housing Authority property of 327-341 Greenwood Street.
- c. Notifying the Board of the notification from the Executive Office of Housing & Livable Communities for the Performance Management Review (PMR) results

### 3. **FINANCE**

- a. Financial Statements through July 2023
- b. Notifying the Board of the notification from the Executive Office of Housing and Livable Communities related to approvals of our submitted 2024 Budgets for Low-Income Public Housing (400-1), Voucher (MRVP), and State Special needs (689) programs.
- c. *Approval Request:* For the Federal & State Accounts Receivable Tenant 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. *Approval Request:* To increase the Payment Standards for the Section 8 Housing Choice Voucher program effective November 1, 2023, for the New Lease-ups and December 1, 2023.

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

- a. Status Report: Maintenance
- b. Status Report: Modernization
- c. Status Report: New Projects & Development
- d. *Approval Request:* For the Worcester Housing Authority – Executive Office of Housing and Livable Communities Contract for Financial Assistance (CFA) 3001 for the funding of the Moving to Work Program (MTW).
- e. *Approval Request:* For Amendment No. 24 to the Worcester Housing Authority - Executive Office of Housing and Livable Communities Contract for Financial Assistance (CFA) 5001 for the additional funding of the Curtis Innovation Rehab and the FY2026 Formula Fund award and contract extension dates.
- f. *Approval Request:* For Change Order No. 1 to our contract with Vetrano Construction Inc., for the 2023-23 Fire Command Center & Enclosures project at MA 12-18 Elm Park Tower.
- g. *Approval Request:* For the award recommendation relative to contracting for remediation of Asbestos containing materials.
- h. *Approval Request:* For Change Order No. 3 to our contract with Thielsch Engineering, Inc. for the 2021-05 Boiler Room Improvements at MA 12-8 Lincoln Park Towers.
- i. *Approval Request:* To award the construction contract for the Interior Upgrades project at 689-1 32 Oberlin Street

## **6. TENANT PARTICIPATION / EMPLOYEE RECOGNITION**

## **7. EXECUTIVE SESSION**

- a. Requesting the Board to convene into Executive Session for the purpose of collective bargaining or contract negotiations. The Board will reconvene in public session.

## **8. ADJOURNMENT**