

April 19, 2018 – 1:00 PM – 40 Belmont Street

1. PROCEDURES

- a. Roll Call
- b. Notice to City Clerk
- c. *Approval Request:* Minutes of Board Meeting on 3/15/18

2. CORRESPONDENCE

- a. Notifying the Board of the WHA Block Party – Save the Date
- b. Notifying the Board of a letter from DHCD regarding FY21 formula funding award
- c. Notifying the Board of a letter from Quinsigamond Community College selecting the WHA and Great Brook Valley as one of their Learning Hub locations

3. FINANCE

- a. Financial Statement for February 2018
- b. Notifying the Board of Increased Electrical Rates from SFE Energy
- c. *Approval Request:* Tenant Accounts Receivable Write-Offs

4. ADMINISTRATION

- a. Status Report: Admissions
- b. Status Report: Property Management / Over Income Update
- c. Status Report: Leased Housing
- d. Status Report: Family & Resident Services
- e. Status Report: Public Safety
- f. *Approval Request:* Approval to adopt new Massachusetts Rental Voucher Program “MRVP” 2018 income limits for the determination of program eligibility and continued occupancy
- g. *Approval Request/Status Report:* Human Resources
- h. *Approval Request:* To open the MRVP project-based studio waiting list for a period of one year effective May 1, 2018

5. MAINTENANCE & MODERNIZATION

- a. Status Report: Maintenance
- b. Status Report: Modernization
- c. Status Report: New Projects & Development
- d. Notifying the Board of 425 Pleasant Street Training Room Renovation (pictures included)
- e. *Approval Request:* Award recommendation relative to contracting for the Supply and Delivery of Electrical and Lighting Supplies
- f. *Approval Request:* For final completion and payment to our contract with Modern Manufacturing, Inc. relative to the Entry Door Replacement Project at Wellington Street Apartments

6. EXECUTIVE DIRECTOR

- a. Updating the Board on Development Activities
- b. Updating the Board on Release of ABL Quarterly Stats
- c. *Approval Request:* To enter into a Memorandum of Understanding (MOU) with the City of Worcester and Team Members regarding implementing the Hub & COR Initiative in the City of Worcester

7. DEPARTMENT PRESENTATION

- a. Step Up
 - i. *Presenters: Donald Prescott and Michael Kozlowski*

8. TENANT PARTICIPATION / RECOGNITION

9. EXECUTIVE SESSION

- a. Requesting the Board to convene in Executive Session to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel. The Board will reconvene in public session.

10. ADJOURNMENT