

WORCESTER HOUSING AUTHORITY

December 17, 2015

1:00 PM Board Meeting

Agenda

1. PROCEDURES

- a. Approval of Minutes of Board Meeting 11/19

2. CORRESPONDENCE

- a. Notifying the Board of a funding award from DHCD
- b. Notifying the Board of a letter relative to our Public Safety Department

3. FINANCE

- a. Financial Statement for the month of October 2015
- b. Notifying the Board of additional funding to support WHA self-sufficiency programs
- c. 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 for the WHA to seek permission from DHCD to open the Alternative Housing Voucher Program (AHVP) waiting list for a 30 day period effective January 1, 2016
- f. Requesting Board approval for the WHA to seek permission from DHCD to open the state aided three bedroom waiting list for Priority 4 applicants effective January 1, 2016

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 an amendment to the FY2016 State Capital Improvement Plan
- f. Requesting Board approval for the award recommendation relative to the installation of VCT floor tile at both State and Federal properties
- g. Requesting Board approval of Change Order No. 3 to the elevator maintenance and repair contract
- h. Requesting Board approval to award the construction contract for the handicap lift replacement project at Oberlin development
- i. Requesting Board approval for a change order to our contract with Homer Contracting, Inc. for the concrete coating project at Great Brook Valley Gardens
- j. Requesting Board approval for final completion and payment to our contract with Homer Contracting, Inc. relative to the concrete coating project at Great Brook Valley Gardens
- k. Requesting Board approval for final payment and architectural/engineering services closeout documentation for Verne G. Norman Associates, Inc. relative to the electrical upgrades project at Great Brook Valley Gardens

6. EXECUTIVE DIRECTOR

- a. Status Report: Human Resources
- b. Requesting Board approval to extend the no smoking policy to all WHA communities
- c. Requesting Board approval to allow for the sale of WHA apparel to staff
- d. Requesting Board approval for a policy relative to the Transitional Housing Program
- e. Requesting Board approval for the FY17 Agency Plan

7. DEPARTMENTAL PRESENTATION

8. TENANT PARTICIPATION/RECOGNITION

9. BOARD REQUESTS

10. EXECUTIVE SESSION

- a. Requesting the Board to convene in Executive Session for the purpose of collective bargaining, security and potential litigation. The Board will reconvene in public session.

11. ADJOURNMENT