



Board of Commissioners

Monthly Meeting Agenda

October 17, 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 September 19, 2024, Regular Meeting.

2. **CORRESPONDENCE**

- a. Notifying the Board of the HUD's Public and Indian Housing Notice 2024-34 for the Updated and Consolidated Policy Guidance on Housing Choice Voucher Program Payment Standards.
- b. Notifying the Board of the notification from the Executive Office of Housing and Livable Communities (EOHLC) of the Public Housing Notice 2024-16 for the Affordable Homes Act and State-Aided Public Housing.
- c. Notifying the Board of the notification from the EOHLC of the Public Housing Notice 2024-17 for the State Units Federalization Notice of Funding Availability.
- d. Notifying the Board of the Department of Housing and Urban Development's (HUD's) Public Housing Assessment System Score designating the WHA as a high performer.

3. **FINANCE**

- a. Financial Statements through August 31, 2024.
- b. *Approval Request:* For the Federal and State Tenant Accounts Receivable Write-offs.
- c. *Approval Request:* For the Federal and State Tenant Accounts Payable 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:* For the EOHLC Public Housing Notice 2023-03 Wage Match for State Housing Program Tenants.
- h. *Approval Request:* For the increase of the Payment Standards for the Section 8 Housing Choice Voucher program effective January 1, 2025.

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

- a. Status Report: Maintenance
- b. Status Report: Modernization
- c. *Approval Request:* For Change Order No. 2 to our contract with JJ Cardosi, Inc., for the 2022-23 Elevator Upgrades project at MA 12-6 Wellington Apartments.
- d. *Approval Request:* For Change Order No. 2 to our contract with Stutman Contracting, Inc., for the 2023-04 Elevator Upgrades project at MA 12-8 Lincoln Park Tower.
- e. *Approval Request:* For Change Order No. 1 to our contract with Baskin Builders, Inc., for the 2023-06 Elevator Upgrades to 2023-06 Elevator Upgrades at MA 12-13 Webster Square Tower West (1060 Main).
- f. *Approval Request:* For Change Order No. 1 to our contract with Baskin Builders, Inc., for the 2023-07 Elevator Upgrades project at MA 12-18 Elm Park Tower.
- g. *Approval Request:* For Change Order No. 3 to our contract with Diversified Construction Services LLC, the General Contractor for the 2023-19 Fire Suppression Upgrades project at MA 12-18 Elm Park Tower.

6. CHIEF EXECUTIVE OFFICER

- a. Construction Development Progress Report
- b. Notifying the Board of the award received from Nan McKay and Associates Inc. for the WHA's Food Resource Program.

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

9. ADJOURNMENT