

Ludlow Housing Authority
Regular Board Meeting
39 Chestnut Street, Ludlow, MA 01056
Community Room
February 23, 2022 at 11:00 a.m.

AGENDA

1. Roll Call, Members of Authority

Susan Stanek

Joshua Carpenter

Raymond Anderson

David Sepanek

Audrey Polmanteer

2. Acceptance of the Minutes of the Meeting:

- A. Minutes from January 19, 2022

3. Payment of Bills: Detailed report

4. Financial Report:

- A. FYE 09/30/2022 Budget Proposal
B. SHERA Program Ending April 15th for COVID rent relief.

5. Modernization Report: Updates

- A. FISH # 161100 Laundry Room reconfiguration Wilson Street: DHCD active: In final construction in old laundry room est. (3) weeks
B. FISH # 161117 Vanity State St Development: DHCD design
C. FISH # 161104 Replace Windows John Thompson Manor: Corrected CFC & Final Payment for approval
D. FISH #161099 PTAC replacement with ASHP: CSC, CFC & Final Payment for approval
E. FISH # 161123 Repair slanted floor Unit 39CH # 113: NTP 12/21/2021
F. FISH # 161102 Replace Common Area Floors: Chestnut St: DHCD
G. FISH # 161120 Asbestos Abatement (2) floors: CFC & payment for approval
H. FISH # 161115 Replace Roofing and draining 26/28 & 38/40 Benton: RCAT, NTP 12/18/2021 or Spring depending on temperatures
I. FISH # 161132 Asbestos removal 103B Wilson Street: RCAT
J. FISH # 161133 Asbestos Removal 102C Wilson Street: RCAT
K. FISH # 161125 Congregate Accessibility Remodel: 136 Wilson DHCD
L. FISH # 161134 ADA Automatic door opener Wilson: Ludlow Housing Authority
M. FISH # 161130 Renovate and update ADA 103 & renovate 109 Chestnut Street
N. LEAN PROGRAM: New boilers and hot water heater updates
O. INS CLAIM Flooding repairs Administrative Building 114 Wilson Street

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6. Reading of the Correspondence:

- A. Public Housing Notices: Go to: MA Public Housing Notices to review
 - 1. PHN 2022-01 COVID-19 Omicron
 - 2. PHN 2022-02 Executive Director Salary & Qualifications Schedule
 - 3. PHN 2022-03 Fair Housing Marketing Plan
 - 4. PHN 2022-04 Guidance on Income Exclusions COVID-19 Essential Employee Premium and Transitional Support Services Stipends

7. Old Business:

- A. PHN 2019-13 Technical Assistance for Vacant Land Development:
Waiting for land to be sub-divided. Tabled
- B. Chestnut Street: Senior Center movement plan: Discuss usage of areas
- C. LHA Completely Non-Smoking: vote to not pursue or to send out surveys to all tenants. Tabled
- D. Tenant Board Member Position: Selectman to vote in member out of interested applicants.
- E. Review updated or new policies if available

8. New Business:

- A. Opening Community Halls: Timing, mask rules, group activities etc...

9. Adjourn Meeting

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Meeting Posted February 17, 2022