Ludlow Housing Authority
Monthly Board Meeting

RECEIVED
TOWN CLERK'S OFFICE
2020 MAY 15 P 3:21
TOWN OF LUDLOW

NOTE: The Authority will meet virtually on **Wednesday, May 20, 2020 at 11AM.**

Due to social distancing guidelines related to the COVID-19 state of emergency, this meeting will be held remotely, not at the LHA's offices. The public is invited to view and/or listen to the meeting via phone, computer, laptop, or tablet.
https://global.gotomeeting.com/join/315247861

To join by computer, go to www.gotomeeting.com click on "JOIN" (at the top right corner). Enter the 9-digit meeting code: 315-24-7861

or

Join by calling toll-free conference call line at (877) 309-2073 and enter code 315247861#.

The board chair will instruct participants on the appropriate time and manner for public comment during the meeting.

AGENDA

1. Roll Call, Members of Authority

   David Sepanek Patricia Holley

   Susan Stanek Audrey Polmanteer

2. Acceptance of the Minutes of the Meeting:

   Minutes from April 24, 2020

3. Payment of Bills: Warrant report

4. Financial Report: Monthly Accountant Report if available

Ludlow Housing Board Meeting Agenda

RECEIVED
TOWN CLERK'S OFFICE
2020 MAY 15 P 3:33
TOWN OF LUDLOW

5. Modernization Report:

   A. Offline Houses: FISH # 161075
      Next Bid opening is scheduled for May 22, 2020 at 11:10 a.m. if we receive any.
      We closed on 236 Center Street. We are currently doing some repairs.
   B. PHN 2019-13 Technical Assistance for Vacant Land Development: On hold until Emergency Situation Lifted
   C. FISH # 161103. Waiting for Town to cut/trim their portion and then we will complete the rest.
   D. FISH # 161106 37 Warren Street Driveway: completed
   E. FISH # 161090 Boilers at 3 & 7 Wilson Street. In final warranty stage, will need vote for Final Completion Stage

1. Reading of the Correspondence:

   A. Public Housing Notice 2020-6-21A

2020-21A Rent Policy During COVID-19 Emergency

Notice of Temporary Adjustment to Rent Due to State COVID-19 Policy

Addendum #1 Q&A

Rent Scenarios

Regulator Waiver on Late Fees and Interest

Regulatory Waiver on Rent Increases

2020-20 Restricting Access to High-Risk Developments

EOEA Homecare Essential Employees

Malden Board of Health Order Restricting Visitors at MHA Properties

Template Holder Agreement

2020-19 Changes to 12-31-19 FYE PMRs due to State of Emergency

Ludlow Housing Board Meeting Agenda

RECEIVED
TOWN CLERK'S OFFICE
2020 MAY 15 P 3:33
TOWN OF LUDLOW

2020-18 Protection of Personal Data at Home or in the Office
PII Tips & Tricks
2020-17 DHCD Required Certifications and Submissions Deadline Extension
Addendum #1 PHN 2020-17
Attachment A 9-30-19-FYE
Attachment B 12-31-19-FYE
Attachment C 3-31-20-FYE
Attachment D 6-30-20-FYE
Attachment E 9-30-20-FYE
Attachment F 12-31-20-FYE
2020-16 Remote Public Meetings During COVID-19
2020-15 Resident Services Resources
Self Sufficiency Program Questions and Answers
2020-14 Procuring Supplies & Services Related to COVID-19
OSD Products and Services Bulletin
2020-13 Preparing for and Responding to COVID-19 Case in Public Housing
Addendum #1 COVID-19 Lease Addendum for Quarantine Units
COVID-19 Disclosure Permission Log
2020-12 Guidance on Evictions and Rent Recertification
PHN 2020-12 Addendum #2A
2020-12 Addendum #1 Clarification on Guest Policy
Regulatory Waiver for 760 CMR 6.04
2020-11 Operational Guidance for COVID-19
Coronavirus Questionnaire for Public ENG-SPA 3-15
Coronavirus Questionnaire Instructions for Work Orders 3-16
COVID-19 Building Visitor Log
COVID-19 STOP SIGN TEMPLATE
Coronavirus Resident Notice Template
2020-10 Capital projects During Covid-19

Ludlow Housing Board Meeting Agenda

RECEIVED
TOWN CLERK'S OFFICE
2020 MAY 15 P 3:33
TOWN OF LUDLOW

2020-09 Interim Redeterminations

2020-08 DHCD Oversight During COVID-19
PHN 2020-08 Addendum #1
2020-07 COVID-19 Information Memo
2020-06 Implementation of the Annual Plan per Chapter 121B, Section 28A
AP Date Calculator - Attachment A to PHN 2020-06
Annual Plan Preparation Checklist - Attachment B to PHN 2020-06
Sample format for Preventive Maintenance Schedule Excel from RCATs - Attachment C to PHN 2020-06
Sample format for Preventive Maintenance Schedule Word from PHN 2016-18 - Attachment D to PHN 2020-06
Sample format for Deferred Maintenance Schedule - Attachment E to PHN 2020-06

6. New Business:
   A. Regional Attorney: Vote to accept John T. Liebel our Regional Attorney

   B. Annual Plan Hearing Meeting: July 8, 2020 at 11:00 am.
   This will be virtual and conference call per:
   2020-16 Remote Public Meetings During COVID-19

   C. PPE: for employees & tenants

7. Adjourn Meeting

Meeting Posted May 15, 2020