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.

RECEIVED
TOWN CLERK'S OFFICE
2022 FEB 16 P 4:21
TOWN OF LUDLOW

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

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

RECEIVED
TOWN CLERK'S OFFICE
2022 FEB 16 P 4:21
TOWN OF LUDLOW

Meeting Posted February 17, 2022