

REGULAR MEETING OF THE WOBURN HOUSING AUTHORITY

SEPTEMBER 28, 2023

@ 59 CAMPBELL STREET COMMUNITY ROOM

@ 3:00 P.M.

- I PLEDGE OF ALLEGIANCE**
 - II. ROLL CALL**
 - III. APPROVAL OF MINUTES OF AUGUST 31, 2023**
 - IV. EXECUTIVE DIRECTOR'S REPORT**
 - V. OLD BUSINESS**
 - VI. NEW BUSINESS**
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- 1. RESOLUTION 2023-09-01 RESOLUTION TO APPROVE EMERGENCY CHANGE ORDER PROPOSAL #27 TO THE CONTRACT WITH J.J. PHELAN FOR WORK ITEM NOT IN THE ORIGINAL SCOPE OF WORK TO REPLACE 4 MAIN UNDERGROUND WIRES BETWEEN TRANSFORMERS (165 FT.) AT A COST OF \$135,343.48 TO DHCD PROJECT #347078 NICHOLS STREET EXT. DEVELOPMENT 667-2.**
 - 2. RESOLUTION 2023-09-02 RESOLUTION AUTHORIZING CERTIFICATE OF PARTIAL RELEASE OF RETAINAGE WITH J.J. PHELAN AND SON, INC. FOR COMPLETED SITE IMPROVEMENTS; DECKS, RAMPS, RAILINGS, AND PAVING THROUGH OUT NICHOLS STREET EXT. #347078.**
 - 3. RESOLUTION 2023-09-03 RESOLUTION TO WRITE-OFF CERTAIN UNCOLLECTIBLE TENANT ACCOUNTS FOR THE 200 AND 667 PROGRAMS .**
 - 4. RESOLUTION 2023-09-4 RESOLUTION TO APPROVE THE FEDERAL OPERATING BUDGET FOR PROJECT MA 019/001 FOR FY 6/30/2024.**
 - 5. RESOLUTION 2023-09-05 RESOLUTION TO APPROVE THE LOCAL MANAGEMENT OPERATING BUDGET FOR PROJECT MA 900 FOR FY 6/30/2024.**
 - 6. RESOLUTION 2023-09-06 RESOLUTION TO APPROVE THE FEDERAL SECTION 8 PROGRAM BUDGET FOR PROJECT SECTION 8 FOR FY 6/30/2024.**

- 7. RESOLUTION 2023-09-07 RESOLUTION AUTHORIZING SUBMISSION OF BUDGET FOR COMBINED CHAPTER 200/667 FOR FY 6/30/2024 TO DHCD FOR APPROVAL.**
- 8. RESOLUTION 2023-09-08 TO APPROVE THE FY2024 EXECUTIVE DIRECTORS SALARY WITH THE NEW DHCD FY2024 EXECUTIVE DIRECTORS SALARY CALCULATION WORKSHEET AND FY2024 BUDGET GUIDELINES.**
- 9. RESOLUTION 2023-09-09 RESOLUTION ADOPTING NEW FAIR MARKET RENTS AND PAYMENT STANDARDS FOR THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM.**
- 10. RESOLUTION 2023-09-10 RESOLUTION TO INCREASE FLOOR/CEILING RENT FOR FEDERAL FAMILY PUBLIC HOUSING.**
- 11. DATE AND LOCATION OF NEXT MEETING.**
- 12. TO CONSIDER ANY OTHER BUSINESS THAT MAY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF.**

VII. RESIDENT PARTICIPATION

VIII. ADJOURNMENT