

Town Hall 1-6-21
Web-site 1-6-21
Bulletin Board 1-6-21

NOTICE OF MEETING

Posting Date and Number by Town Clerk _____

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH SECTIONS 18-25 OF
CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.
ON Monday, January 11, 2021
ON Via Teleconference
Dial 1-866-899-4679 Enter Access Code 748-313-429
(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)
(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)
Date 1/6/2021
(month day year)

AGENDA

1. Approve the Minutes of the Regular Board Meeting of Dec. 14, 2020
 2. OLD BUSINESS:
 3. NEW BUSINESS:
Financial Reports: December 2020 Vouchers, November 2020 Bank Balances
November 2020 Financial Statements
Board Vote to Accept the FY 2020 Agreed Upon Procedures Audit Results
Board to Accept the Following Public Housing Notices:
2020-40 Management Services Agreement and Interim E.D. Contract Guide
2020-41 December Coronavirus Relief Bill & State-Aided Public Housing
Executive Director's Report
Correspondence
Open Forum
Adjourn
- SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS DO NOT COUNT FOR
48 HR NOTICE**

NOTICE OF MEETING

Posting Date and Number by Town Clerk _____

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH SECTIONS 18-25 OF
CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, February 8, 2021

ON Via Teleconference

I Dial 866-899-4679 Enter Access Code 864-991-013

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 2/4/2021
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of January 11, 2021
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
- Financial Reports: January 2021 Vouchers, December 2020 Bank Balances and Financial Statements, Operating Statements Quarter Ending Dec 31, 2020
- Board Vote to Approve Amended Rent Policy
- Board Vote to Write-off Uncollectible Rent
- Board Review of Five-Year Capital Improvement Plan
- Board Vote to Approve Additional Services - H.C. Window/Siding Project
- Executive Director's Report
- Correspondence
- Open Forum
- Adjourn

**SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS DO NOT COUNT FOR
48 HR NOTICE**

NOTICE OF SPECIAL MEETING

Posting Date and Number by Town Clerk _____

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH SECTIONS 18-25 OF
CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, February 22, 2021

LOCATION OF MEETING Via Phone Conference

Dial 1-866-899-4679 Enter Access Code 730-194-589

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 2/18/2021
(month day year)

AGENDA

- (1) Roll call
- (2) Board Vote and Discussion Regarding Waiver of Resident Board Member
- (3) Adjourn

**SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS DO NOT COUNT FOR
48 HR NOTICE**

NOTICE OF MEETING

Posting Date and Number by Town Clerk _____

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH SECTIONS 18-25 OF CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority
(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.
ON Monday, March 8, 2021
ON Via Teleconference
I Dial 866-899-4679 Enter Access Code 485-952-773
(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) *Eileen Gibson, Executive Director*
(Signature & Title)
(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)
Date 3/3/2021
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of Feb. 8, 2021
 - 2. OLD BUSINESS:
 - 3. NEW BUSINESS:
Financial Reports: February 2021 Vouchers, January 2021 Bank Balances and Financial Statements
Board Vote on the Five (5) Year Capital Improvement Plan
Board Vote on the Fiscal Year 2022 Annual Plan
Board Review of the 2020 Annual Town Report of the Housing Authority
Board Vote to Extend the Landscaping Contract for (2) Additional Years
Board Vote to Accept Public Housing Notices:
2021-01 Changes Pertaining to Town Appointed Tenant Board Members
2021-02 Notice of Funding Availability - Resident Service Coordinators
2021-03 DHCD Guidelines for LHA Hiring of Executive Director
Executive Director's Report
Correspondence
Open Forum
Adjourn
- SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS DO NOT COUNT FOR 48 HR NOTICE**

NOTICE OF MEETING

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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, April 12, 2021

ON Via Teleconference

Dial 866-899-4679 Enter Access Code 993-122-901

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 4/8/2021
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of March 8, 2021
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
- Financial Reports: March 2021 Vouchers, February 2021 Bank Balances
and Financial Statements
- Board Vote to Submit a Tenant Selection Plan to HUD with Local Preference
- Board Vote to Amend Personnel Policy Regarding Vacation Carryover
- Board Vote to Approve Low-Bidder on PHD Small Window Project 338078
- Board Vote to Accept Public Housing Notices:
- 2021-04 American Rescue Plan & State-Aided Public Housing
- 2020-12 Annual Rent Recerts and CDC Eviction Moratorium Extension
- Executive Director's Report
- Correspondence
- Open Forum
- Adjourn

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48 HR NOTICE**

NOTICE OF MEETING

Posting Date and Number by Town Clerk _____

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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, May 10, 2021

ON Via Teleconference

Dial 877-309-2073 Enter Access Code 128-076-589

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 5/6/2021
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of April 12, 2021
 - 2. OLD BUSINESS:
 - 3. NEW BUSINESS:
 - Financial Reports: April 2021 Vouchers, March 2021 Bank Balances and Financial Statements and Operating Statements Quarter Ending 3/31/21
 - Board Vote to Approve Low-Bidder on PC Refrigerator Project 338083
 - Board Vote to Approve the Management Occupancy Review for Harvard Ct.
 - Board Vote to Approve the New Labor & Industry Rates
 - Board Vote to Accept Public Housing Notices:
 - 2021-05 Data for Fair Housing in Tenant Selection
 - 2021-06 Revised Income Limits for Admission & FMRs for Occupancy
 - 2021-07 Guidance and Best Practices for LHA's Post Covid-19 Vaccination
 - Board Discussion and Vote on Re-Opening Post Covid-19 Vaccination
 - Executive Director's Report
 - Correspondence
 - Open Forum
 - Adjourn
- SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS DO NOT COUNT FOR
48 HR NOTICE**

NOTICE OF MEETING

Posting Date and Number by Town Clerk _____

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH SECTIONS 18-25 OF
CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, June 14, 2021

ON _____ Via Teleconference

I Dial 866-899-4679 Enter Access Code 292-501-389

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Execetutive Director
(Title of board, committee, commission, etc.)

Date 6/8/2021
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of May 10, 2021
- 2. OLD BUSINESS:
- 3. NEW BUSINESS: Re-organization of the Board
- Financial Reports: May 2021 Vouchers, April 2021 Bank Balances and Financial Statements
- Board Vote to Approve Eileen Gibson Contract Officer (8) Projects
- Board Vote to Revise the Vehicle Policy
- Board Vote to Approve Alternative Options for Residents to Pay Rent
- Board Vote to Award H.C. Window & Siding Replacement Project No. 338080
- Board Vote on Change Order for PHD Window Replacement Project 338078
- Board Discussion and Vote on Re-Opening Post Covid-19 Vaccination
- Board Vote to Accept Public Housing Notices:
- 2021-08 "Public Housing innovations, Round II Notice of Funding Availability"
- 2021-09 "Juneteenth Independence Day Guidance"
- Board Vote on Juneteenth State Holiday
- Executive Director's Report
- Correspondence - Office of the Town Clerk
- Open Forum
- Adjourn

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48 HR NOTICE**

NOTICE OF MEETING

Posting Date and Number by Town Clerk _____

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH SECTIONS 18-25 OF
CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, July 19, 2021

ON 7:00 PM

Harvard Court Community Room, Whitman, MA 02382

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 7/15/2021
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of June 14, 2021
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
- Financial Reports: June 2021 Vouchers, May and June 2021 Bank Balances and May 2021 Financial Statements
- Board Vote to Approve Change Order No.1 on PHD Window Project 338078
- Board Vote to Approve State Contract for Accounting Services FY 2022
- Board Vote to Approve Contract for Financial Assistance Addendum No. 10
- Board Vote to Accept Public Housing Notices:
- 2021-10 "Air Conditioner Policies"
- 2021-11 "End of COVID-19 State of Emergency and LHA Operations"
- 2021-12 "Agreed Upon Procedures (AUP) Audit Reminders and Updates"
- 2021-13 "Updates to the Performance Management Review"
- Executive Director's Report
- Correspondence - Dept. of Housing & Community Development
- Open Forum
- Adjourn

**SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS DO NOT COUNT FOR
48 HR NOTICE**

Whitman Bulletin Board 8-19-21
Website 8-19-21

NOTICE OF MEETING

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NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH SECTIONS 18-25 OF
CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority
(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.
ON Monday, August 23, 2021
ON 7:00 PM
Harvard Court Community Room, Whitman, MA 02382
(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by Eileen Gibson, Executive Director
(Signature & Title)

(for Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 8/19/2021
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of July 23, 2021
 - 2. OLD BUSINESS:
 - 3. NEW BUSINESS:
 - Financial Reports: July 2021 Vouchers Bank Balances
 - June 2021 Financial Statements
 - Board Vote on Certification of Compliance with Lead Paint Laws FYE 6-30-21
 - Board Vote on Certification of Top Five Compensation FYE 6-30-21
 - Board Vote on Certification of Tenants Accounts Receivable FYE 6-30-21
 - Board Vote on Certification of Financial Statements & Mod Reports 6-30-21
 - Board Vote to Award Bedford St. Window & Siding Project
 - Board Approval of Updated Current Board Member Contact Information
 - Board Vote on Hiring Part-Time Custodian/Groundskeeper Harvard Court
 - Board Vote on Allowing Packaged Food for Tenant Managed Activities
 - Board Vote on Allowing Outdoor Barbeques
 - Board Vote to Accept Public Housing Notices:
 - 2021-14 "CHAMP Fair Housing PMR Criteria"
 - 2021-15 "Mandatory Reporting"
 - 2021-16 "Board Member Attendance Application Reminders"
 - 2021-17 "Template Reasonable Accommodation Policy"
 - Executive Director's Report
 - Correspondence
 - Open Forum
 - Adjourn
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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority
(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.
ON Monday, Sept. 13, 2021
ON 7:00 PM

Harvard Court Community Room, Whitman, MA 02382
(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 9/9/2021
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of August 23, 2021
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
 - Financial Reports: August 2021 Vouchers and Bank Balances
 - July 2021 Financial Statements
 - Board Vote to Award PHD Stair Riser and Railing Replacement Proj. 338085
 - Board Vote to Elect a Board Member to Community Preservation Committee
 - Board Vote to Approve a Revision to the FY2022 Capital Plan
 - Board Discussion of Executive Director's Annual Performance Evaluation
 - Board Vote to Accept Public Housing Notices:
 - 2021-18 "Continued COVID-19 Vigilance in Light of Delta Variance"
 - 2021-19 "Treatment of One-time Benefit for Families Receiving TANF/TAFDC"
 - Executive Director's Report
 - Correspondence
 - Open Forum
 - Adjourn

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Whitman Housing Authority
(board, committee, commission, authority, etc.)

WILL BE HELD AT _____ 7:00 o'clock _____ P. M.
ON _____ Monday, October 18, 2021 _____
ON _____ 7:00 PM _____
Harvard Court Community Room, Whitman, MA 02382
(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) _____ *Eileen Gibson* _____
(Signature & Title)

(for) _____ Eileen Gibson, Exectutive Director _____
(Title of board, committee, commission, etc.)

Date _____ 10/13/2021 _____
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of September 13, 2021
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
 - Board Vote on FY 2022 Budget as Presented by Accountant, Steve Cote
 - Financial Reports: September 2021 Vouchers, August and September Bank Balances and August 2021 Financial Statements
 - Board Vote to Accept the Results of the FY2021 Performance Mgmt. Review
 - Board Vote to Accept the Results of (2) Year Electricity Savings
 - Board Review of Policies: After-Hours Emergency Work Order, Capitalization
 - Credit Card, Credit Check and Criminal Offender Record Information (CORI)
 - Board Discussion of Social Media Outlets and WHA's Participation
 - Boar Vote to Accept the Following Public Housing Notice:
 - PHN 2021-20 FY2022 Budget Guidelines
 - Executive Director's Report
 - Correspondence
 - New Business
 - Open Forum
 - Adjourn

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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, November 8, 2021

Harvard Court Community Room, Whitman, MA 02382

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by Eileen Gibson, Executive Director
(Signature & Title)

(for Eileen Gibson, Exectutive Director
(Title of board, committee, commission, etc.)

Date 11/3/2021
(month day year)

AGENDA

1. Approve the Minutes of the Regular Board Meeting of October 18, 2021

2. OLD BUSINESS:

3. NEW BUSINESS:

Financial Reports: October 2021 Vouchers, September Financial Statements,

Operating, TARS and Modernization Reports Quarter Ending 9/30/2021

Board Vote to Approve Change Order on Bedford St. Project No. 338079

Board Vote to Sign Contract for Regional Legal Services

Board Review of Policies: Emergency Notification Policy, Emergency Use of

Authority Vehicles, Inspection Policy, Investment Policy, Parking Policy,

Pet Policy/Guidelines

Board Discussion of Social Media Outlets and WHA's Participation

Executive Director's Report

Correspondence

New Business

Open Forum

Adjourn

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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, December 13, 2021

Via Teleconference - Dial 1-866-899-4679 Access Code 708-920-693#

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 12/9/2021
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of November 8, 2021
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
 - Financial Reports: November 2021 Vouchers, October 2021 Bank Balances
 - October 2021 Financial Statements
 - Board Vote to Approve Revision to the FY 2022 Capital Plan
 - Board Vote to Award Fire Door Replacement Project No. 338090
 - Board Review of Policies: Reasonable Accommodations Policy, Sexual Harassment Policy, Smoke-Free Policy, Travel Policy
 - Board Vote to Accept the Following Public Housing Notices:
 - PHN 2021-21 Template Language Access Plan
 - PHN 2021-22 Boiler & Machinery and Crime Insurance Policy
 - Executive Director's Report
 - Correspondence - Fiscal Year 2025 Formula Funding Award Letter
 - New Business
 - Open Forum
 - Adjourn

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48 HR NOTICE**