

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 9, 2023
Harvard Court Community Building, 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 1/5/2023
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of Dec.12, 2022
 - Financial Reports: Dec. 2022 Vouchers, Nov. 2022 Bank Balances and Financial Statements
 - Board Review of Equal Employment Opportunity Policy
 - Board Discussion and/or Vote on 2023 Landscaping Quote(s)
 - Board Discussion and/or Vote on Cycle Painting Quote(s)
 - Board Vote to Accept Public Housing Notices:
 - PHN 2022-23 "Attestation Form for Nonpayment Notices to Quit"
 - Executive Director's Report
 - Correspondence - DHCD FY2026 Formula Funding Award Letter
 - New Business
 - 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, February 13, 2023
Harvard Court Community Building, 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 2/9/2023
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of January 9, 2023
- Financial Reports: Jan. 2023 Vouchers, Dec. 2022 Bank Balances and Financial Statements and Operating Statements for QE 12/31/2022
- Board Vote on Agreed Upon Procedures Audit for FYE 6/30/22
- Board Vote to Amend the EIV Income Verification Policy
- Board Vote to Accept the 2022 WHA Submission to the Annual Town Report
- Board Review of the 2024 Annual Plan of the Whitman Housing Authority
- Board Vote to Accept Public Housing Notice:
- PHN 2023-1 "Guidance Related to Animals in State-Aided Public Housing"
- Executive Director's Report
- Correspondence - HAI Group Insurance
- New Business
- Open Forum
- Adjourn

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48 HR NOTICE**

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

Whitman Housing Authority

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

ON Monday, March 13, 2023

Harvard Court Community Building, 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 3/9/2023
(month day year)

AGENDA

1. Approve the Minutes of the Regular Board Meeting of February 13, 2023
Financial Reports: Feb. 2023 Vouchers, Jan. 2023 Bank Balances and
Financial Statements

Executive Director Presents the 2024 Five Year Capital Improvement Plan

Board Vote on the 2024 Five Year Capital Improvement Plan

Board Presents the 2024 Annual Plan

Board Vote on the Harvard Court Tenant Selection Plan

Board Vote on Low Bidder for Landscape/Mowing for CY 2023

Director Reports on the Use and Cost of the Weekly Shopping Bus

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, April 10, 2023
Harvard Court Community Building, 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 4/6/2023
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of March 13, 2023
- Financial Reports: March 2023 Vouchers, February 2023 Bank Balances and Financial Statements
- Board Vote to Reject Low Bidder on Project No. 338087 - Bid Incomplete
- Board Vote to Award Low Bidder Number 2 on Project No. 338087
- Board Vote to Award Low Bidder on Prject No. 338095
- Board Vote on Substantial Completion on Project No. 338086
- Board Vote on Final Completion and Holdback of Funds on Project No. 338086
- Board Vote to Accept New Labor & Industries Rates Effective April 1, 2023
- Board Vote to Write Off Uncollectible Rent
- Board Vote to Request Re-instatement of Tenant Board Member to HA Board
- Board Vote to Approve Mark Up To Market Rent at Harvard Court
- Board Vote on Revision to the Budget for Harvard Court
- Board Review and Vote to Accept Elderly/Disabled Resident Survey - State
- Board Vote to Accept PHN re: Wage Match for State Housing Program Tenants
- 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
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WILL BE HELD AT 7:00 o'clock P. M.
ON Monday, May 8, 2023
Harvard Court Community Building, 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 5/3/2023
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of April 10, 2023
- Financial Reports: April 2023 Vouchers, March 2023 Bank Balances and Financial Statements
- Quarter End 3/31/23 Operating Statements, MOD Report and TARS Report
- Board Vote to Award Low Bidder for Harvard Court Sealcoating
- Board Vote to Award Low Bidder for Plumbing Services 3-yr. Contract
- Board Discussion and Vote Re: Harvard Court Main Door Locks
- Board Discussion and Vote Re: Fire Alarm Panels and Software H.C.
- Executive Director Evaluation
- Board Vote to Accept PHNs:
- PHN 2023-04 "New Public Housing Redevelopment and Land Disposition"
- PHN 2023-05 "New Insp. General Guidance Re: Fiscal Responsibilities Board"
- 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 Tuesday, June 20, 2023

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

Date 6/8/2023
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of May 8, 2023
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
- Financial Reports: May 2023 Vouchers, April 2023 Bank Balances a
and Financial Statements
- Board Review - Guide for Members of Public Boards and Commissions
- Board Vote to Write Off Uncollectible Debt
- Board Vote on Change Order (1) Pine Circle Meter & Breaker Project
- Board Vote FY 2023 Income Limits and Fair Market Rents
- Board Vote to Accept the Following Public Housing Notices:
- PHN 2023-06 "Mediation Services Provided by (MOPC)"
- PHN 2023-07 "Revised Income Limits for Admission & Fair Market Rents"
- Executive Director's Report
- Correspondence
- New Business
- Open Forum
- Adjourn
- Executive Session
- Adjourn

**SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS DO NOT COUNT FOR
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Town Hall 1-6-23
Website 7-6-23
Bulletin Board 7-6-23

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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, July 10, 2023
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 7/6/2023
(month day year)

AGENDA

1. Approve the Minutes of the Regular Board Meeting of June 20, 2023
2. OLD BUSINESS:
3. NEW BUSINESS:
Financial Reports: June 2023 Vouchers, May 2023 Bank Balances and
Financial Statements
Board Vote on Change Order (1) ARPA Fire Alarm Systems Project
Board Vote on the Cert. of Substantial Completion - Fire Alarm Systems
Board Vote on the Cert. of Final Completion - Fire Alarm Systems Project
Board Vote to Accept the FY2023 Employee Trainings Submission
Board Vote to Award Flight Alarm the HC Fire Alarm Panel Upgrades Project
Board Vote to Accept the Following Public Housing Notices:
PHN 2023-08 "Centralized Screening Determinations for Priority/Preference"
AHVP 2023-03 "Centralized Screening Determinations for Priority/Preference"
Board Discussion Re: August Meeting Date for FYE2023 Submittals to EOHL
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

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

ON Monday, August 28, 2023

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 8/24/2023
(month day year)

AGENDA

1. Approve the Minutes of the Regular Board Meeting of July 10, 2023
2. OLD BUSINESS:
3. NEW BUSINESS:
 - Reorganization of the Board
 - Financial Reports: July 2023 Vouchers, June 2023 Bank Balances and Financial Statements
 - Board Vote to Certify FYE2023 Operating Statements & Top Five Compensation
 - Board Vote to Certify FYE 2023 Compliance With State & Federal Lead Laws
 - Board Review & Vote to Certify FYE2023 Tenant's Accounts Receivable
 - Board Vote to Certify Affordable Use Restriction for Harvard Court Property
 - Board Vote to Approve a HILAPP Application for S.T. Sewer Line & Pump Project
 - Vote to Appoint Eileen Gibson as Signatory for Contracts of Financial Assistance
 - Board Review and Vote on Harvard Court Rent Policy
 - Board Review and Vote on Eviction Policy & Procedures
 - Board Vote on FY2024 Budget Guidelines for Maintenance Supervisors
 - Board Vote to Accept the Following Public Housing Notices:
 - PHN 2023-09 "Updates to Performance Management Review 2023"
 - PHN 2023-10 "High Leverage Asset Preservation Program Updates"
 - PHN 2023-11 "Updated Accelerated Independent Modernization Mgmt."
 - PHN 2023-12 "Mandatory Data Reporting"
 - Executive Director's Report
 - Correspondence
 - New Business
 - Open Forum
 - Adjourn

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WILL BE HELD AT _____ 7:00 o'clock _____ P. M.
ON _____ Tuesday, October 10, 2023

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 _____ 10/8/2023 _____
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of August 28, 2023
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
Fiscal Year 2024 Budget Presented by Steve Cote, Accountant
Financial Reports: August & Sept. Vouchers, July & August Bank Balances
July & August 2023 Financial Statements
Executive Director Presents the FY23 Performance Management Review
Board Vote to Write-off Uncollectible Rent
Executive Director Presents the FY23 Management Occupancy Review
Board Review and Vote to Approve the H.C. Grievance Policy & Procedures
Board Vote to Accept the Following Public Housing Notices:
PHN 2023-13 "On-Site Solar Power: Opportunities for Cost Saving"
PHN 2023-14 "FY24 Local Housing Authority Budget Guidelines"
PHN 2023-15 "Revised Housing Situation Priority Policy"
PHN 2023-16 "MRVP Centralizing Determinations for Preference & Priority
Executive Director's Report
Correspondence - Whitman Town Hall
New Business
Open Forum
Adjourn

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Whitman Housing Authority
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WILL BE HELD AT _____ 7:00 o'clock _____ P. M.
ON _____ Thursday, October 12, 2023

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 _____ 10/10/2023 _____
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of August 28, 2023
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
Board Discussion and Vote on FY2024 Budget
Financial Reports: August & Sept. Vouchers, July & August Bank Balances
July & August 2023 Financial Statements
Executive Director Presents the FY23 Performance Management Review
Board Vote to Write-off Uncollectible Rent
Executive Director Presents the FY23 Management Occupancy Review
Board Review and Vote to Approve the H.C. Grievance Policy & Procedures
Board Vote to Accept the Following Public Housing Notices:
PHN 2023-13 "On-Site Solar Power: Opportunities for Cost Saving"
PHN 2023-14 "FY24 Local Housing Authority Budget Guidelines"
PHN 2023-15 "Revised Housing Situation Priority Policy"
PHN 2023-16 "MRVP Centralizing Determinations for Preference & Priority
Executive Director's Report
Correspondence - Whitman Town Hall
New Business
Open Forum
Adjourn

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ON _____ Monday, November 13, 2023

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 _____ 11/8/2023

(month day year)

AGENDA

1. Approve the Minutes of the Regular Board Meeting of October 12, 2023
2. OLD BUSINESS:
3. NEW BUSINESS:
Financial Reports: Oct. 2023 Vouchers, Sept. 2023 Bank Balances
Sept. 2023 Financial Statements and Q.E. Sept. 2023 Operating Statements
Board Vote on Revision to the FY2024 Capital Improvement Plan
Board Discussion and Vote to Increase Hours to Tenant Coordinator Position
Board Vote to Accept the Following Public Housing Notices:
PHN 2023-18 "Notice of Funding Availability Resident Service Coordinator"
PHN 2023-19 "Public Housing Innovations 2024 Notice of Funding Availability"
PHN 2023-20 "Request for Information Regarding Pre-Qualification of
Accounting Firms to Conduct Annual AUP Financial Audits
Executive Director's Report
Correspondence
New Business
Open Forum
Adjourn

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Whitman Housing Authority
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WILL BE HELD AT _____ 7:00 o'clock _____ P. M.
ON _____ Monday, December 11, 2023

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, Exeective Director
(Title of board, committee, commission, etc.)
Date _____ 12/6/2023
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of November 13, 2023
 - 2. OLD BUSINESS:
 - 3. NEW BUSINESS:
Financial Reports: November 2023 Vouchers, October 2023 Bank Balances &
Financial Statements and Tenanats Accouts Recievable for Q.E. 9/30/2023
Results of Agreed Upon Procedures State Audit for FYE 6/30/2023
Change Orders (1), (2), (3), and (4) on the Fullerton Ave. Porch Removal
Project No. 338087
Board Vote to Partner with a Supportive Housing Program
Board Vote Re: Staff Authorization to Make Deposits at Santander Bank
Board Vote Re: Contract for Accounting Services FY2024
Board Vote to Accept the Following Public Housing Notice:
PHN 2023-21 "Mass State-Aided Housing Programs Property, Boiler and
Machinery and Crime Insurance for Policy (11-17-23 to 11-17-24)
Executive Director's Report
Correspondence
New Business
Open Forum
Adjourn
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