

PLYMOUTH HOUSING AUTHORITY

130 COURT STREET, PLYMOUTH, MASSACHUSETTS 02360
P.O. BOX 3537, PLYMOUTH, MASSACHUSETTS 02361-3537



MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
LOCATION: 130 Court Street, Plymouth, MA 02360
MEETING DATE: Monday, January 8, 2024 TIME: 9:30 a.m.
POSTED BY: Dede Riendeau, Secretary

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

Every effort will be made to ensure that the public can adequately access the proceedings to the best of our technical abilities.

Video Conference:

Meeting ID 8072857447#
Password 216207#

Telephone: 1-929-205-6099

AGENDA

Remote Preamble

9:30 a.m.

Approval of Minutes

Report from Executive Director

- Fiscal Year 2024 Budgets
- Budget Resolution MA59C
- Resolution authorizing the conversion from Public Housing to the HCV Section 8 Program
- Federal Annual and Capital Plans

Facilities Update

- Bid Approvals
 - High Cliff Kitchen Replacement Project Phase III
 - Septic System Service

Oak Street Update

Old Business/New Business

Warrant – November and December 2023

Public Comment

Next Meeting Date: February 26, 2024

Adjourn

The listings of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

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COMMITTEE: Plymouth Housing Authority
LOCATION: 130 Court Street, Plymouth, MA 02360
MEETING DATE: Monday, February 26, 2024 TIME: 9:30 a.m.
POSTED BY: Dede Riendeau, Secretary

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

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AGENDA

Remote Preamble

9:30 a.m.

Approval of Minutes

Report from Executive Director

- Year End Reports 12/31/2023
- Amendment to Grant Agreement for Oak Street School
- Implementation Date January 1, 2025 – Housing Opportunity Through Modernization Act (HOTMA)
 - Grandfathering Residents with \$100,000 in assets
- Implementation Date October 1, 2024 – National Standards for Physical Inspection of Real Estate (NSPIRE)
 - New Inspection Guidelines Public Housing and Section 8
- Approval of HILAPP Application

Facilities Update

Approval CO #1 – Oak Street

Oak Street Update

Old Business/New Business

Warrant

Public Comment

Next Meeting Date: March 11, 2024

Adjourn

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street Plymouth, MA
MEETING DATE: Monday, April 8, 2024 TIME: 9:30 a.m.
POSTED BY: Dede Riendeau, Secretary

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

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Remote Preamble

9:30 a.m. Approval Minutes
Report from Executive Director

1. Passbook Savings Rate .46
2. Update New Cigarette Smoke Detectors
3. Pilot Program Landlord Direct Rent Payments
4. High Cliff Resident Meeting March 15th
5. Shortfall Section 8 HCV

Facilities Update:

1. CO 1, CSC, CFC and Final Req. - 20 Hughes Roof Replacement
2. CSC, CFC and Final Req. – High Cliff Kitchens

Update Oak Street
Old Business/New Business
Warrant

6. February and March

Public Comment
Next Meeting Date: May 13, 2024
Adjourn

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street Plymouth, MA
MEETING DATE: Monday, May 13, 2024 TIME: 9:30 a.m.
POSTED BY: Dede Riendeau, Secretary

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

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Remote Preamble

9:30 a.m. Approval Minutes
Report from Executive Director

1. Service Agreement for Professional Services with RECAP – Consultant for Streamline Conversion
Increase Agreement \$3500
2. ACC Capital Amendment FY 2024

Facilities Update/Approvals:

1. Annual Painting at Unit Turnover
2. Security Cameras HighCliff and Northfield
3. Annual Generator Services

Update Oak Street
Old Business/New Business
Warrant
Public Comment
Next Meeting Date: June 10, 2024
Adjourn

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street Plymouth, MA
MEETING DATE: Thursday, May 23, 2024 TIME: 10:00 a.m.
POSTED BY: Dede Riendeau, Secretary

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

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Remote Preamble

9:30 a.m. Approval Minutes
Report from Executive Director

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Increase Agreement \$3500
2. ACC Capital Amendment FY 2024

Facilities Update/Approvals:

1. Annual Painting at Unit Turnover
2. Security Cameras HighCliff and Northfield
3. Annual Generator Services

Update Oak Street
Old Business/New Business
Warrant
Public Comment
Next Meeting Date: June 10, 2024
Adjourn

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street Plymouth, MA
MEETING DATE: Monday, June 17, 2024 TIME: 9:30 a.m.
POSTED BY: Dede Riendeau, Secretary

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

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Video Conference:

Meeting ID 8072857447#
Password 216207#

Telephone: 1-929-205-6099

Remote Preamble

9:30 a.m. Approval Minutes
Report from Executive Director
1. Over-Income Limits for Public Housing
Facilities Update/Approvals:
Update Oak Street
Old Business/New Business
Warrant
Public Comment
Next Meeting Date: July 8, 2024
Adjourn

The listings of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 10 Oak Street Plymouth, MA
MEETING DATE: Monday, June 17, 2024 TIME: 10:30 a.m.
POSTED BY: Dede Riendeau, Secretary

10:30 a.m. Facility Tour

The listings of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street Plymouth, MA
MEETING DATE: Wednesday, June 26, 2024 TIME: 10:00 a.m.
POSTED BY: Dede Riendeau, Secretary

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Video Conference:

Meeting ID 8072857447#
Password 216207#

Telephone: 1-929-205-6099

Remote Preamble

9:30 a.m. Approval Minutes
Report from Executive Director
Participation in Community Preservation Commission
Facilities Update/Approvals
Bid Results:

- Roof Replacement – Cherry Hill
- Replace Emergency Lights and Signs – Southfield
- Remove Wallpaper & Paint - HighCliff

Update Oak Street
Old Business/New Business
Warrant
Public Comment
Next Meeting Date: July 8, 2024
Adjourn

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: High Cliff 23 Prince Street, Plymouth, MA
MEETING DATE: Monday August 12, 2024 TIME: 9:30 a.m.
POSTED BY: Dede Riendeau, Secretary

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

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Video Conference:

Meeting ID 8072857447#
Password 216207#

Telephone: 1-929-205-6099

Remote Preamble

9:30 a.m. Open Meeting

Facilities Update

Warrant June and July

Public Comment

Next Meeting Date: September 9, 2024 9:30 a.m.

11:00 a.m. Streamline Conversion Update

Shannon Lestan – RECAP Advisors, Consultant

Adjourn

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street, Plymouth, MA
MEETING DATE: Monday September 9, 2024 TIME: 9:30 a.m.
POSTED BY: Dede Riendeau, Secretary

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

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Telephone: 1-929-205-6099

Remote Preamble

9:30 a.m. Open Meeting

Budget Revisions 2024

PHA Maintenance Truck

Annual Contributions Contract Capital Fund \$302,438.08 MA59C

Inspection and Rest Reasonable Survey Services for High Cliff and Northfield for Streamline Conversion

McCright & Associate

Facilities

Northfield patio upgrade

Warrant August

Public Comment

Next Meeting Date: October 15th or 21st, 2024 9:30 a.m.

Adjourn

The listings of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Notice of Public Hearing

The Plymouth Housing Authority invites all tenants and the general public to a review of the Authority's Proposed Annual Plan for Fiscal Year 2024

The Annual Plan is intended to provide insight into the Authority's operations and plans for the coming fiscal year as they affect the Authority's state-aided public housing. The Proposed Annual Plan is comprised of the following elements:

1. Proposed Capital Improvement Plan (5-year)
2. Proposed Maintenance and Repair Plan
3. Current Operating Budget
4. Responses to the Performance Management Review (PMR) findings
5. List of housing authority policies
6. List of waivers from governing regulations of the Department of Housing and Community Development (DHCD)
7. Other elements

Hearing time and date: **10:00 am on 09/08/2023**

Hearing location: Plymouth Housing Authority
130 Court St. - Plymouth, MA. 02360
See other information below

Residents and the general public are invited to review the Annual Plan before the hearing and may submit public comments as noted below. The Authority shall consider the concerns of any Local Tenants' Organization (LTO) or Resident Advisory Board (RAB) regarding needs and priorities and incorporate some or all of such needs and priorities in the draft plan if deemed by the Authority to be consistent with sound management. Substantive comments will be summarized and included in the Annual Plan when it is submitted to the Department of Housing and Community Development (DHCD).

- o Copies of the Annual Plan are available at the Authority's office or may be reviewed online at <https://tinyurl.com/LHA-MA-AnnualPlan>
- o Comments may be submitted orally at the hearing, by emailing the housing authority office, or by submitting written comments at the housing authority office. Comments must be received no later than the close of the public hearing.
- o For reasonable accommodation requests contact the housing authority office by 09/04/2023 at 4:00 pm.
- o Contact information for Plymouth Housing Authority:
Office: 130 Court Street, Plymouth, MA 02360
Phone: (508) 746-2105
Email: driendeau@plymha.org

Detailed Instructions for Remote Access

Plymouth Annual Plan Meeting

Sept. 8th, 2023 at 10 AM

130 Court Street - Plymouth, MA 02360

In our Community Building

You can also Join Virtually

Join Zoom Meeting:

From a computer:

<https://us02web.zoom.us/j/8072857447?pwd=bkhlcENyOHRVVetFSjNkdVF4YnJpdz09>

Meeting ID: 807 285 7447

Password: 216207

Or By Phone:

1-929-205-6099

- 8072857447#

- 0#

- 216207#

To View Our Annual Plan

Please Enter or Click the Link below:

<https://tinyurl.com/LHA-MA-AnnualPlan>

Aviso de audiencia pública

El/La Plymouth Housing Authority invita a todos los arrendatarios y al público en general a una revisión del Plan Anual Propuesto por la autoridad para el año fiscal 2024

El Plan anual tiene como objetivo dar a conocer las operaciones de la autoridad y sus planes para el año fiscal entrante en lo que respecta a sus iniciativas de vivienda pública con financiamiento estatal. El Plan anual propuesto comprende los siguientes elementos:

1. Plan de mejoras de capital propuesto (5 años)
2. Plan de mantenimiento y reparaciones propuesto
3. Presupuesto operativo actual
4. Respuestas a los hallazgos en la Revisión de gestión del desempeño (PMR)
5. Listado de las políticas de la autoridad de vivienda
6. Listado de las exenciones a las normas vigentes del Departamento de Vivienda y Desarrollo Comunitario (DHCD)
7. Otros elementos

Fecha y hora de la audiencia: **10:00 am del 09/08/2023**

Lugar de la audiencia: Plymouth Housing Authority
130 Court St. - Plymouth, MA. 02360
See other information below

Invitamos a los residentes y al público en general a leer el Plan anual antes de la audiencia y a hacer comentarios públicos por los medios que se indican más abajo. La autoridad tomará en consideración las inquietudes de cualquier organización de arrendatarios locales (LTO) o junta asesora de residentes (RAB) en relación con las necesidades y prioridades. Si las considera consistentes con los principios de buena gestión, la autoridad incorporará dichas necesidades y prioridades -en parte o en su totalidad- en la versión preliminar del plan. Los comentarios sustantivos se resumirán e incluirán en el Plan anual cuando este se envíe al Departamento de Vivienda y Desarrollo Comunitario (DHCD).

- o Puede obtener copias del Plan anual en la oficina de la autoridad o consultar el Plan por Internet en <https://tinyurl.com/LHA-MA-AnnualPlan>. El Plan está disponible únicamente en inglés.
- o Si desea hacer comentarios, puede hacerlo oralmente en la audiencia o enviar los comentarios por correo electrónico o postal a la oficina de la autoridad de vivienda. Los comentarios se deben recibir antes del cierre de la audiencia pública.
- o Si tiene una solicitud razonable en relación con una discapacidad, póngase en contacto con la oficina de la autoridad de vivienda antes del 09/04/2023 a las 4:00 pm.
- o Información de contacto de Plymouth Housing Authority:
Oficina: 130 Court Street, Plymouth, MA 02360
Teléfono: (508) 746-2105
Correo electrónico: driendeau@plymha.org

Detailed Instructions for Remote Access

Plymouth Annual Plan Meeting

Sept. 8th, 2023 at 10 AM

130 Court Street - Plymouth, MA 02360

In our Community Building

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From a computer:

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Meeting ID: 807 285 7447

Password: 216207

Or By Phone:

1-929-205-6099

- 8072857447#

- 0#

- 216207#

To View Our Annual Plan

Please Enter or Click the Link below:

<https://tinyurl.com/LHA-MA-AnnualPlan>

សេចក្តីជូនដំណឹងអំពីសវនកម្មសាធារណៈ

**Plymouth Housing Authority អញ្ជើញអ្នកជួល
និងសាធារណជនទូទៅទាំងអស់ឲ្យមើលឡើងវិញនូវផែនការ
ប្រចាំឆ្នាំដែលបានដាក់ស្តង់ដារសម្រាប់ឆ្នាំសារពើពន្ធ
2024**

ផែនការប្រចាំឆ្នាំមានគោលបំណងផ្តល់ការយល់ដឹងអំពីបុរេបតិបត្តិការ និងផែនការរបស់អាជ្ញាធរ
សម្រាប់ឆ្នាំសារពើពន្ធខាងមុខនេះ ព្រោះវាប៉ះពាល់ដល់លំនៅដ្ឋានសាធារណៈដែលជួយដោយ
រដ្ឋរបស់អាជ្ញាធរ។ ផែនការប្រចាំឆ្នាំដែលបានដាក់ស្តង់ដារ មានធាតុដូចខាងក្រោម៖

1. ផែនការកែលម្អអនុបត្តិការដែលបានដាក់ស្តង់ដារ (5 ឆ្នាំ)
2. ផែនការជួសជុល និងថែទាំដែលបានដាក់ស្តង់ដារ
3. ថវិកាបុរេបតិបត្តិការបច្ចុប្បន្ន
4. ការផ្តល់យោបល់ពីលទ្ធផលនៃការពិនិត្យមើលឡើងវិញនូវការគ្រប់គ្រងការបំពេញការងារ (PMR)
5. បញ្ជីគោលនយោបាយអាជ្ញាធរលំនៅដ្ឋាន
6. បញ្ជីការលះបង់សិទ្ធិពីបទប្បញ្ញត្តិគ្រប់គ្រងរបស់ក្រសួងអភិវឌ្ឍន៍សហគមន៍ និងលំនៅដ្ឋាន (DHCD)
7. ធាតុផ្សេងទៀត

កាលបរិច្ឆេទ និងម៉ោងសវនកម្ម៖ **10:00 am នៅ 09/08/2023**

ទីកន្លែងសវនកម្ម៖ Plymouth Housing Authority
130 Court St. - Plymouth, MA. 02360
See other information below

គេហទំព័រ

និងសាធារណជនទូទៅគួរតែអញ្ជើញឱ្យពិនិត្យមើលឡើងវិញនូវផែនការប្រចាំឆ្នាំមុនពេលបើកសវនាការ
ហើយអាចបញ្ជូនមតិសាធារណៈដូចមានកត់សម្គាល់ខាងក្រោម។

អាជ្ញាធរគួរតែគ្រប់គ្រងលំនៅដ្ឋានរបស់អង្គការរបស់អ្នកជួលក្នុងមូលដ្ឋាន (LTO) ឬក្រុមប្រឹក្សាសាលាបង់គេហដ្ឋាន
(RAB) អំពីតម្រូវការ និងអាទិភាពនានា ហើយបញ្ជូនតម្រូវការ និងអាទិភាពទាំងនោះមួយចំនួន
ឬទាំងអស់ទៅក្នុងសេចក្តីព្យាងផែនការ បើអាជ្ញាធរយល់ថាសមស្របជាមួយការគ្រប់គ្រងដែលត្រូវការ។ មតិសំខាន់
ៗនឹងត្រូវបានសង្ខេប និងបញ្ជូនទៅក្នុងផែនការប្រចាំឆ្នាំ នៅពេលវាត្រូវបានដាក់ជូនក្រសួងអភិវឌ្ឍន៍សហគមន៍
និងលំនៅដ្ឋាន (DHCD)។

- o សេចក្តីជូនដំណឹងនៃផែនការប្រចាំឆ្នាំ មាននៅកម្រិតយល់របស់អាជ្ញាធរ
ឬអាចពិនិត្យមើលឡើងវិញលើបណ្តាញតាមរយៈ <https://tinyurl.com/LHA-MA-AnnualPlan>។
មានជាភាសាអង់គ្លេសស្របច្បាប់។
- o មតិសាធារណៈគួរតែផ្តល់ដោយផ្ទាល់មាត់នៅក្នុងសវនាការ
ដោយផ្ទៀងផ្ទាត់នូវការយល់ដឹងរបស់អាជ្ញាធរលំនៅដ្ឋាន
ឬដោយដាក់មតិជាលាយលក្ខណ៍អក្សរនៅកម្រិតយល់របស់អាជ្ញាធរលំនៅដ្ឋាន។
មតិសាធារណៈត្រូវតែផ្តល់ឱ្យបានមុនពេលបើកសវនាការសាធារណៈ។
- o សម្រាប់សំណើសុំការស្តាប់សម្រាប់សវនាការ សូមទាក់ទងការិយាល័យអាជ្ញាធរលំនៅដ្ឋានក្រុមប្រឹក្សា
នៅម៉ោង 4:00 pm។
- o ព័ត៌មានទំនាក់ទំនងសម្រាប់ Plymouth Housing Authority៖
ការិយាល័យ៖ 130 Court Street, Plymouth, MA 02360
ទូរស័ព្ទ៖ (508) 746-2105
អ៊ីមែល៖ driendeau@plymha.org

Detailed Instructions for Remote Access

Plymouth Annual Plan Meeting

Sept. 8th, 2023 at 10 AM

130 Court Street - Plymouth, MA 02360

In our Community Building

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Thông báo Điều trần Công khai

Plymouth Housing Authority

xin mời tất cả những người thuê nhà và cộng đồng đến tham dự buổi đánh giá Kế hoạch Hàng năm Đề xuất cho Năm Tài chính của Cơ quan Quản lý 2024

Kế hoạch Hàng năm này nhằm đem lại cái nhìn sâu sắc đối với các hoạt động của Cơ quan Quản lý và các kế hoạch cho năm tài chính sắp tới vì chúng ảnh hưởng đến vấn đề gia cư công cộng có sự trợ giúp của tiểu bang của Cơ quan Quản lý. Kế hoạch Hàng năm Đề xuất bao gồm các thành phần sau:

1. Kế hoạch Cải tạo Cơ bản Đề xuất (5 năm)
2. Kế hoạch Bảo trì và Sửa chữa Đề xuất
3. Ngân sách Vận hành Hiện tại
4. Trả lời đối với những phát hiện trong bản Đánh giá Quản lý Hoạt động (PMR)
5. Danh sách các chính sách của cơ quan quản lý gia cư
6. Danh sách các quyết định miễn tuân thủ các quy định chi phối của Sở Gia cư và Phát triển Cộng đồng (DHCD)
7. Các thành phần khác

Ngày và giờ điều trần: **10:00 am và 09/08/2023**

Địa điểm điều trần: Plymouth Housing Authority
130 Court St. - Plymouth, MA. 02360
See other information below

Các cư dân và cộng đồng được mời tham gia xem xét Kế hoạch Hàng năm trước phiên điều trần và có thể gửi ý kiến đóng góp của công chúng như được mô tả dưới đây. Cơ quan Quản lý phải cân nhắc các quan ngại của bất kỳ Tổ chức của Người Thuê nhà Địa phương (LTO) hay Hội đồng Cố vấn Cư dân (RAB) nào về các nhu cầu và ưu tiên và kết hợp một số hoặc tất cả các nhu cầu và ưu tiên đó trong bản thảo kế hoạch nếu Cơ quan Quản lý coi là phù hợp với việc quản lý hợp lý. Các ý kiến đóng góp có cơ sở sẽ được tóm tắt và đưa vào nội dung Kế hoạch Hàng năm khi nộp cho Sở Gia cư và Phát triển Cộng đồng (DHCD).

- o Các bản sao của Kế hoạch Hàng năm sẵn có tại văn phòng Cơ quan Quản lý hoặc quý vị có thể xem trực tuyến tại <https://tinyurl.com/LHA-MA-AnnualPlan>. Các bản này chỉ có bằng Tiếng Anh.
- o Các ý kiến đóng góp có thể được nộp bằng lời tại buổi điều trần, gửi email cho văn phòng cơ quan quản lý gia cư, hoặc nộp ý kiến bằng văn bản tại văn phòng cơ quan quản lý gia cư. Các ý kiến đóng góp phải được nhận không muộn hơn giờ kết thúc phiên điều trần.
- o Để đưa ra các yêu cầu về biện pháp điều chỉnh đặc biệt hợp lý, hãy liên hệ với văn phòng cơ quan quản lý gia cư trước 09/04/2023 lúc 4:00 pm.
- o Thông tin liên hệ cho Plymouth Housing Authority:
Văn phòng: 130 Court Street, Plymouth, MA 02360
Điện thoại: (508) 746-2105
Email: driendeau@plymha.org

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开公众听证会的通知

Plymouth Housing Authority 邀请所有租户和公众 对本管理局的 2024 财政年度建议的《年度计划》进行审查

该《年度计划》旨在深入了解本管理局的运作和下一财政年度的计划，因为它们会影响到本管理局的由马萨诸塞州资助和管理的公共住房。建议的年度计划包括以下内容：

1. 建议的资本改善计划（5年）
2. 建议的维修计划
3. 当前的运营预算
4. 对绩效管理审查（PMR）调查结果的回应
5. 住房管理局政策一览表
6. 从住房和社区发展部（DHCD）的法规可豁免的条例清单
7. 其他基本点

听证会时间和日期: **10:00 am 在 09/08/2023**

听证会地点: Plymouth Housing Authority

130 Court St. - Plymouth, MA. 02360

See other information below

请租户和公众在听证会之前审阅《年度计划》，并可以按照以下说明提交公众意见。本管理局将考虑任何地方租户组织（LTO）或居民咨询委员会（RAB）对需求和需优先考虑的事项的关注，并在管理局认为是与明智、稳妥的管理相一致的情况下，将部分或全部此类需求和需优先考虑的事项纳入计划草案。公众的实质性意见会被汇总并纳入《年度计划》，然后被提交给住房和社区发展部（DHCD）。

- 可以在管理局的办公室获得《年度计划》的副本，或者可以上网进入 <https://tinyurl.com/LHA-MA-AnnualPlan> 在线查看。那些副本或网上内容是用英语的。
- 各位要提出评论，可以在听证会上通过口头方式、或通过向住房管理局的办公室发送电子邮件、或在住房管理局的办公室当面提交书面评论。所有评论必须在公众听证会结束之前收到。
- 对于合理的需通融的要求，请在 09/04/2023 之前通过 4:00 pm 与住房管理局的办公室联系。
- Plymouth Housing Authority 的联系方式：
办公室： 130 Court Street, Plymouth, MA 02360
电话： (508) 746-2105
电子邮件： driendeau@plymha.org

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Aviso de Audiência Pública

O Plymouth Housing Authority convida todos os locatários e o público em geral para uma revisão do plano anual proposto pela Autoridade para o ano fiscal 2024

O Plano Anual é destinado a fornecer insights sobre as operações e planos da Autoridade para o próximo ano fiscal, uma vez que afetam as habitações públicas da Autoridade estadual. O plano anual proposto é composto pelos seguintes elementos:

1. Plano de melhoria de capital proposto (5 anos)
2. Plano de manutenção e reparação proposto
3. Orçamento operacional atual
4. Respostas aos achados da Revisão de Gerenciamento de Desempenho (PMR)
5. Lista de políticas da autoridade habitacional
6. Lista de isenções de regulamentos aplicáveis do Departamento de Habitação e Desenvolvimento Comunitário (DHCD)
7. Outros elementos

Data e hora da audiência: **10:00 am** em **09/08/2023**

Local da audiência: Plymouth Housing Authority
130 Court St. - Plymouth, MA. 02360
See other information below

Os residentes e o público em geral são convidados a revisar o Plano Anual antes da audiência e podem enviar comentários públicos, conforme indicado abaixo. A Autoridade deve considerar as preocupações de qualquer Organização de Locatários Locais (LTO) ou Conselho Consultivo de Residentes (RAB) em relação às necessidades e prioridades e incorporar algumas ou todas essas necessidades e prioridades ao projeto do plano se a Autoridade considerar que é consistente com a boa gestão. Os comentários substanciais serão resumidos e incluídos no Plano Anual quando este for submetido ao Departamento de Habitação e Desenvolvimento Comunitário (DHCD).

- Cópias do Plano Anual estão disponíveis no escritório da Autoridade ou podem ser analisadas on-line em <https://tinyurl.com/LHA-MA-AnnualPlan>. Estas estão apenas no idioma inglês.
- Os comentários podem ser apresentados oralmente na audiência, por e-mail para o escritório da autoridade habitacional ou por escrito para o escritório da autoridade habitacional. Os comentários devem ser recebidos, no máximo, até o encerramento da audiência pública.
- Para solicitações razoáveis de acomodação, entre em contato com o escritório da autoridade habitacional em 09/04/2023 às 4:00 pm.
- Informações de contato para Plymouth Housing Authority:
Escritório: 130 Court Street, Plymouth, MA 02360
Telefone: (508) 746-2105
E-mail: driendeau@plymha.org

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Уведомление о публичном слушании

Plymouth Housing Authority приглашает всех жильцов и представителей общественности принять участие в рассмотрении предлагаемого Жилищным управлением Годового плана на фискальный год 2024

Целью Годового плана является представление сведений о деятельности и планах Жилищного управления на предстоящий фискальный год в том, что касается предоставления социального жилья Жилищным управлением при поддержке штата Массачусетс. Предлагаемый Годовой план включает следующие разделы:

1. Предлагаемый план капитального ремонта (5-летний);
2. Предлагаемый план технического обслуживания и ремонта;
3. Текущий операционный бюджет;
4. Ответы по результатам оценки организации хозяйственной деятельности (PMR);
5. Список политик Жилищного управления;
6. Список отказов от постановлений Департамента жилищного хозяйства и общественного развития (DHCD);
7. Другие разделы.

Время слушания: **10:00 am** Дата слушания **09/08/2023**

Место проведения слушания: Plymouth Housing Authority
130 Court St. - Plymouth, MA. 02360
See other information below

Жильцы и представители общественности приглашаются принять участие в рассмотрении Годового плана перед началом слушания и могут делать открытые замечания, как указано ниже. Жилищное управление рассмотрит замечания Местной жилищной организации (LTO) или Жилищного консультационного совета (RAB), касающиеся потребностей и приоритетов жильцов, и включит все такие приоритеты и потребности или их часть в проект плана, если Жилищное управление посчитает, что они соответствуют принципам рационального управления. Содержательные замечания будут резюмированы и включены в Годовой план при его подаче в Департамент жилищного хозяйства и общественного развития (DHCD).

- o Копии Годового плана можно получить в офисе Жилищного управления или на сайте: <https://tinyurl.com/LHA-MA-AnnualPlan>. Документы доступны только на английском языке.
- o Замечания можно сделать устно в ходе слушания, а также отправить их по электронной почте в офис Жилищного управления или оставив их в письменном виде в офисе Жилищного управления. Замечания должны быть получены до закрытия публичного слушания.
- o Разумные запросы о размещении можно направить в офис Жилищного управления до 09/04/2023 4:00 pm.
- o Контактная информация Plymouth Housing Authority:
 - Офис: 130 Court Street, Plymouth, MA 02360
 - Телефон: (508) 746-2105
 - Адрес эл. почты: driendeau@plymha.org

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Avi Odisyon Piblik

The Plymouth Housing Authority

ap envite tout lokatè ak piblik la an jeneral nan yon revizyon Plan Anyèl pou Ane Fiskal la ke Administrasyon an Pwopoze 2024

Plan Anyèl la fèt nan entansyon pou bay apèsi sou operasyon Otorite a ak plan pou ane fiskal k ap vini a nan fason k ap afekte lojman piblik Administrasyon ke eta a finanse. Plan Anyèl yo pwopoze a te gen eleman sa yo ladann:

1. Plan Amelyorasyon Kapital yo Pwopoze (5-an)
2. Plan Antretyen ak Reparasyon yo Pwopoze
3. Bidjè Operasyon Aktyèl
4. Rezilta Revizyon Repons Jesyon Pèfòmans lan (Performance Management Review, PMR)
5. Lis règleman administrasyon lojman yo
6. Lis egzonasyon règlemantasyon k ap fè otorite nan Depatman Lojman ak Devlopman Kominotè a (Department of Housing and Community Development, DHCD)
7. Lòt eleman yo

Dat ak lè odisyon: **10:00 am** nan dat **09/08/2023**

Adrès odisyon an: Plymouth Housing Authority
130 Court St. - Plymouth, MA. 02360
See other information below

N ap envite rezidan yo ak piblik la an jeneral pou vin fè revizyon Plan Anyèl la avan odisyon an epi yo gendwa soumèt kòmantè piblik jan sa note annapre a. Administrasyon an pral konsidere enkyetid nenpòt Òganizasyon Lokatè Lokal (LTO) oswa Komite Konsiltatif Rezidan (Resident Advisory Board, RAB) anrapò ak bezwen preyorite epi enkòpore kèlke nan yo oswa tout nan bezwen sa yo ak priyorite yo nan dokiman plan an si Administrasyon an jije ke sa nesèsè pou on bon jesyon. Y ap fè rezime kòmantè enpòtan yo epi mete yo nan Plan Anyèl la lè yo te soumèt li bay Depatman Lojman ak Devlopman Kominotè (Department of Housing and Community Development, DHCD).

- Kopi Plan Anyèl yo disponib nan biwo Administrasyon an oswa w ka revize anliy nan <https://tinyurl.com/LHA-MA-AnnualPlan>. Sa yo se nan lang Anglè sèlman.
- Yo gendwa soumèt kòmantè yo vèbalman nan odisyon an, pa imèl bay biwo administrasyon lojman an, oswa nan soumisyon kòmantè ekri w yo nan biwo administrasyon lojman an. Yo ta dwe voye kòmantè yo nan yon moman ki pa pi ta pase odisyon piblik la.
- Pou demand akomodasyon rezonab kontakte biwo administrasyon lojman an kote w ap 09/04/2023 a 4:00 pm.
- Enfòmasyon kontak pou Plymouth Housing Authority:
Biwo: 130 Court Street, Plymouth, MA 02360
Telefòn: (508) 746-2105
Imèl: driendeau@plymha.org

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- 8072857447#

- 0#

- 216207#

To View Our Annual Plan

Please Enter or Click the Link below:

<https://tinyurl.com/LHA-MA-AnnualPlan>

PLYMOUTH HOUSING AUTHORITY

130 COURT STREET, PLYMOUTH, MASSACHUSETTS 02360
P.O. BOX 3537, PLYMOUTH, MASSACHUSETTS 02361-3537



MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street, Plymouth, MA
MEETING DATE: Tuesday October 15, 2024 TIME: 9:30 a.m.
POSTED BY: Dede Riendeau, Secretary

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

Every effort will be made to ensure that the public can adequately access the proceedings to the best of our technical abilities.

Video Conference:

Meeting ID 8072857447#

Password 216207#

Telephone: 1-929-205-6099

Remote Preamble

9:30 a.m. Open Meeting
Approval Minutes
Report from Executive Director:
RAD Conversion
2025 Fair Market Rents and Payment Standards
Facilities / Modernization Approvals:
Physical Needs Assessment Contract-High Cliff, Northfield Streamline Conversion
Emergency Fire Pump and Generator Low Bid Approval - Cherry Hill
Elevator Services Contract -Low Bid Approval
IT Services Agreement - Reject all Bids
Oak Street Update
Old Business/New Business
Warrant
Public Comment
Next Meeting Date: November 12, 2024 9:30 a.m.
Adjourn

The listings of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

PLYMOUTH HOUSING AUTHORITY

130 COURT STREET, PLYMOUTH, MASSACHUSETTS 02360
P.O. BOX 3537, PLYMOUTH, MASSACHUSETTS 02361-3537



MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street, Plymouth, MA
MEETING DATE: Tuesday, Tuesday November 12, 2024 TIME: 9:30 a.m.
POSTED BY: Dede Riendeau, Secretary

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

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Video Conference:

Meeting ID 8072857447# Password 216207#
Telephone: 1-929-205-6099

Remote Preamble

9:30 a.m. Open Meeting
Minutes October
Executive Director Report
Vote to Approve Capital Fund Amendment #12
Utility Chart 2025
Checking Account Affordable Housing of PHA LLC
Tenant Meeting High Cliff & Northfield RAD Conversion November 19th
Facilities Update
Cherry Hill Generator
Cherry Hill Roof Replacement
Cameras High Cliff & Northfield
Northfield Patio & Drainage – CSC, CFC, Req. 2 Approvals
Federal Annual and Five-Year Plans Approval
Old/New Business
Update Oak Street
Warrant October
Public Comment
Next Meeting Date: Monday December 9, 2024 9:30 a.m.
Adjourn

The listings of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

PLYMOUTH HOUSING AUTHORITY

130 COURT STREET, PLYMOUTH, MASSACHUSETTS 02360
P.O. BOX 3537, PLYMOUTH, MASSACHUSETTS 02361-3537



SPECIAL MEETING NOTICE **PLYMOUTH HOUSING AUTHORITY**

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 10 Oak Street, Plymouth, MA 02360
MEETING DATE: Monday, November 25, 2024 TIME: 1:00 p.m.
POSTED BY: Dede Riendeau, Secretary

AGENDA

1:00 p.m. Facility Tour

The listings of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

PLYMOUTH HOUSING AUTHORITY

130 COURT STREET, PLYMOUTH, MASSACHUSETTS 02360
P.O. BOX 3537, PLYMOUTH, MASSACHUSETTS 02361-3537



MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street, Plymouth, MA
MEETING DATE: Monday, December 9, 2024 TIME: 9:30 a.m.
POSTED BY: Dede Riendeau, Secretary

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

Every effort will be made to ensure that the public can adequately access the proceedings to the best of our technical abilities.

Video Conference:

Meeting ID 8072857447# Password 216207#
Telephone: 1-929-205-6099

Remote Preamble

9:30 a.m. Open Meeting
Minutes
Executive Director Report
▪ Budgets for Fiscal Year 1/1/25 – 12/31/25
Facilities Update / Approvals:
▪ Cleaning Contract– Cherry Hill and High Cliff
▪ CO #2: Additional Security Camera Cable – High Cliff
Old/New Business
Update Oak Street
Warrant October
Public Comment
Next Meeting Date: Monday January 13, 2025 9:30 a.m.
Adjourn

The listings of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Notice of Public Hearing

THE PLYMOUTH HOUSING AUTHORITY invites all tenants and the general public to a review of the Authority's Proposed Annual Plan for Fiscal Year 2026

The Annual Plan is intended to provide insight into the Authority's operations and plans for the coming fiscal year as they affect the Authority's state-aided public housing. The Proposed Annual Plan is comprised of the following elements:

1. Proposed Capital Improvement Plan (5-year)
2. Proposed Maintenance and Repair Plan
3. Current Operating Budget
4. Responses to the Performance Management Review (PMR) findings
5. List of housing authority policies
6. List of waivers from governing regulations of the Executive Office of Housing and Livable Communities (EOHLC)
7. Other elements



Hearing time and date: 1:00 PM on 9/26/2025

Hearing location: Plymouth Housing Authority
130 Court St., Plymouth, MA. 02360

Residents and the general public are invited to review the Annual Plan before the hearing and may submit public comments as noted below. The Authority shall consider the concerns of any Local Tenants' Organization (LTO) or Resident Advisory Board (RAB) regarding needs and priorities and incorporate some or all of such needs and priorities in the draft plan if deemed by the Authority to be consistent with sound management. Substantive comments will be summarized and included in the Annual Plan when it is submitted to the Executive Office of Housing and Livable Communities (EOHLC).

- o Copies of the Annual Plan are available at the Authority's office or may be reviewed online at <https://publichousingfacilityreview.mass.gov/Public?ap=96>
- o Comments may be submitted orally at the hearing, by emailing the housing authority office, or by submitting written comments at the housing authority office. Comments must be received no later than the close of the public hearing.
- o For reasonable accommodation requests contact the housing authority office by 9/12/2025 at 12:00 PM
- o Contact information for PLYMOUTH HOUSING AUTHORITY:
Office: 130 Court Street - PO Box 3537 Plymouth, MA 02361
Phone: 508-746-2105
Email: cplourde@plymha.org

Detailed Instructions for Remote Access

Plymouth Annual Plan Meeting

Sept. 26th, 2025 at 1 PM

130 Court Street - Plymouth, MA 02360

In our Community Building

You can also Join Virtually

<https://us02web.zoom.us/j/8072857447?pwd=bkhlcENyOHRVVetFSjNkdVF4YnJpdz09>

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