

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, January 13, 2025 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
▪ Engage Mass Nahro – Director Search
Facilities Update / Approvals:
▪ Security Cameras – Certificate of Substantial Completion and Certificate of Final Completion– Northfield and High Cliff
▪ Patio and Drainage – Certificate of Substantial Completion and Certificate of Final Completion– Northfield
▪ School Conversion – Certificate of Final Completion- Oak Street
Old/New Business
Update Oak Street
Warrant October
Public Comment
Next Meeting Date: Monday, February 24, 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.

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street, Plymouth, MA
MEETING DATE: Monday, February 24, 2025 TIME: 9:30 a.m.
POSTED BY: Christopher Plourde, Acting Executive Director

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 – Tabled for March Meeting
Executive Director Report

- Year End Financial Reports Fiscal Year 2024

Facilities Update / Approvals:

- Cherry Hill Roof Replacement Project – Change Order #1 Approval
 - Addition of Alternate #2 – Wing A for \$169,500

Old/New Business
Warrant
Public Comment
Next Meeting Date: Monday, March 10, 2025 9:30 a.m.
Adjourn

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CANDIDATE REVIEW NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street, Plymouth, MA
MEETING DATE: Friday, March 7, 2025 TIME: 12:00 PM – 3:30 PM
POSTED BY: Christopher Plourde, Acting Executive Director

Executive Director Candidate Qualification Review will be available to all tenants at Plymouth Housing Authority conference room located at 130 Court Street, Plymouth MA:

12:00PM – 3:30PM Friday, March 7, 2025

Tenants are welcome to review candidate qualifications, and to leave comments or questions.

Board will be interviewing candidates Monday, March 10, 2025

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street, Plymouth, MA
MEETING DATE: Monday, March 10, 2025 TIME: 9:30 a.m.
POSTED BY: Christopher Plourde, Acting Executive Director

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 –

- January 2025
- February 2025

Executive Director Report

- Statement of Operations

Facilities Update / Approvals:

- Fire Alarm Annual Service Contract - Low Bid Approval

Old/New Business
Warrant
Public Comment
Next Meeting Date: Monday, April 14, 2025 9:30 a.m.

Executive Director Interviews

- Candidate #1 – at 10am
- Candidate #2 – at 11am

Adjourn

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EXECUTIVE SESSION MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: Remote Video Meeting
MEETING DATE: Thursday, March 27, 2025 TIME: 9:30 a.m.
POSTED BY: Christopher Plourde, Executive Director

NO IN-PERSON ATTENDANCE OF MEMBERS OF THE PUBLIC WILL BE PERMITTED

Video Conference:

Meeting ID 8072857447#
Password 216207#

Telephone:

1-929-205-6099

AGENDA

Remote Preamble

9:30 a.m. Executive Session

- The Board of Commissioners will hold an Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21, to discuss the Executive Directors Contract

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Relay services for the Hearing Impaired
Dial 711

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street, Plymouth, MA
MEETING DATE: Monday, April 14, 2025 TIME: 9:30 a.m.
POSTED BY: Christopher Plourde, Executive Director

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:

- March 2025

Executive Director Report:

- Approval –Capital Finance Amendment (CFA) #13 in the amount of \$463,643.24

Facilities Update / Approvals:

- Approval – Tub Cuts – High Cliff, 72 units
- Approval – Ductless Split Systems – Cherry Hill, 2 units

Old/New Business

Warrant

Public Comment

Next Meeting Date: Monday, May 12, 2025 9:30 a.m.

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 12, 2025 TIME: 9:30 a.m.
POSTED BY: Christopher Plourde, Executive Director

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
Minutes

- April 2025

Executive Director Report

- Resolution authorizing – RAD Conversion
- Smoking Policy – Review and Discuss
- Air Conditioning Policy – Approve Modifications
- Discussion/vote to appoint Housing Authority representative to the Plymouth Community Preservation Committee.

Facilities Update / Approvals:

- Emergency Catch Basin Sinkhole Repair - Low Bid Approval - Southfield

Old/New Business

Warrant

Public Comment

Next Meeting Date: Monday, June 9, 2025 9:30 a.m.

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 9, 2025 TIME: 9:30 a.m.
POSTED BY: Christopher Plourde, Executive Director

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. Open Meeting
Minutes

- May 2025

Executive Director Report

- Approval – Operating Agreement – RAD Conversion
- Approval – Cable Price Increase
- Approval – Office Hours Policy
- Approval – Smoking Policy Revision Draft

Facilities Updates / Approvals:

- Flooring Replacement (Turnover) Annual Service Contract, State - Low Bid Approval
- Flooring Replacement (Turnover) Annual Service Contract, Federal - Low Bid Approval
- Trash Removal Annual Service, All Sites - Low Bid Approval
- Patio and Drainage – Certificate of Final Completion– Northfield
- Tub Cuts – Certificate of Substantial Completion and Certificate of Final Completion – High Cliff
- Emergency Catch Basin Sinkhole Repair – Certificate of Substantial Completion – Southfield
- ASHP Installation – Certificate of Substantial Completion and Certificate of Final Completion – Cherry Hill
- Fire Pump and Alarm System Backup Generator – Certificate of Substantial Completion – Cherry Hill

Old/New Business

Warrant

Public Comment

Next Meeting Date: Monday, July 14, 2025 9:30 a.m.

Adjourn

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Relay services for the Hearing Impaired
Dial 711

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street, Plymouth, MA
MEETING DATE: Monday, July 14, 2025 TIME: 9:30 a.m.
POSTED BY: Christopher Plourde, Executive Director

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
1. Minutes
 - A. May 2025
 - B. June 2025
 2. Executive Director Report
 - A. Discussion – Smoking Policy Revision
 3. Facilities Updates / Approvals:
 - A. Emergency Catch Basin Sinkhole Repair – Certificate of Substantial Completion and Certificate of Final Completion– Southfield
 - B. Fire Pump and Alarm System Backup Generator – Certificate of Substantial Completion and Change Orders – Cherry Hill
 4. Old/New Business
 5. Warrant
 6. Public Comment
 7. Next Meeting Date: Monday, August 11, 2025 9:30 a.m.
 8. Adjourn

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MEETING LOCATION: 130 Court Street, Plymouth, MA
MEETING DATE: Monday, August 11, 2025 TIME: 9:30 a.m.
POSTED BY: Christopher Plourde, Executive Director

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
1. Minutes
 - A. July 2025
 2. Budget Revision
 3. Executive Director Report
 - A. Discussion – Smoking Policy Revision
 - B. Air Conditioning Update
 - C. Approval-Capital Finance Amendment (CFA) #14 in the amount of \$1,088,991.40
 - D. Discussion/vote to appoint Housing Authority representative to the Plymouth Community Preservation Committee
 4. Facilities Updates / Approvals:
 - A. Fire Pump and Generator – Certificate of Substantial Completion and Certificate of Final Completion – Cherry Hill
 - B. Roof Replacement – Change Order 2 – Cherry Hill
 5. Old/New Business
 6. Warrant
 7. PHA Board Member Updates – Town Board Seats
 8. Public Comment
 9. Next Meeting Date: Monday, September 8, 2025 9:30 a.m.
 10. 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 15, 2025 TIME: 9:30 a.m.
POSTED BY: Christopher Plourde, Executive Director

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
1. Minutes August 2025
 2. Executive Director Report
 - A. Approval- Operating Agreement- RAD Conversion
 - B. Approval – FY26 State Annual Plan
 - C. Board Reorganization
 - D. Board Member Training
 3. Facilities Updates / Approvals
 - A. Condenser Replacement– Certificate of Substantial Completion and Certificate of Final Completion – 32 South Pond Road
 - B. Rubber Roof Replacement – Change Order #3– No Cost Time Extension
 - C. Seal and Stripe Parking Lot – High Cliff – Low Bid Approval (bids due 9/25/25)
 - D. Exterior Painting – Northfield (bids due 9/11/25)
 4. Old/New Business
 5. Warrant
 6. PHA Board Member Updates – Town Board Seats
 7. Public Comment
 8. Next Meeting Date: Tuesday, October 14, 2025 9:30 a.m.
 9. Adjourn

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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>

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://publichousingfacilityreview.mass.gov/Public?ap=96>

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MEETING NOTICE PLYMOUTH HOUSING AUTHORITY

COMMITTEE: Plymouth Housing Authority
MEETING LOCATION: 130 Court Street, Plymouth, MA
MEETING DATE: Tuesday, October 14, 2025 TIME: 9:30 a.m.
POSTED BY: Christopher Plourde, Executive Director

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

Remote Preamble

- 9:30 a.m. Open Meeting
1. Minutes
 - A. September 2025
 2. Executive Director Report
 - A. Board Reorganization
 - B. Nomination of Vacated Seat
 - C. 2026 Fair Market Rents and Payment Standards
 - D. Collection Loss – 059
 - E. Rent Re-Determination Policy
 3. Facilities Updates / Approvals
 - A. Rubber Roof Replacement – Change Orders #3, #4 – No Cost Time Extensions
 - B. Exterior Painting – Certificates of Substantial and Final Completion - Northfield
 - C. Seal and Stripe Parking Lot – Certificates of Substantial and Final Completion - High Cliff
 - D. Basement Water Repairs – Low Bid Approval – Montgomery Drive
 4. Old/New Business
 5. Warrant
 6. PHA Board Member Updates – Town Board Seats
 7. Public Comment
 8. Next Meeting Date: Tuesday, November 10, 2025 9:30 a.m.
 9. Adjourn

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POSTED BY: Christopher Plourde, Executive Director

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

Remote Preamble

- 9:30 a.m. Open Meeting
1. Minutes
 - A. October 2025
 2. Executive Director Report
 - A. Nomination of Vacated Seat - CPC
 3. Facilities Updates / Approvals
 - A. Rubber Roof Replacement – Change Order – Store Front Window Replacement – Cherry Hill
 - B. Master Meter – Low Bid Approval – Castle Court
 - C. Exterior Painting – Certificates of Substantial and Final Completion - Northfield
 - D. Basement Water Repairs - Certificates of Substantial and Final Completion – Montgomery Drive
 4. Old/New Business
 5. Warrant
 6. PHA Board Member Updates – Town Board Seats
 7. Public Comment
 8. Next Meeting Date: Tuesday, December 8, 2025 9:30 a.m.
 9. Adjourn

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COMMITTEE: Plymouth Housing Authority
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MEETING DATE: Monday, December 8, 2025 TIME: 9:30 a.m.
POSTED BY: Christopher Plourde, Executive Director

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Telephone: 1-929-205-6099

Remote Preamble

- 9:30 a.m. Open Meeting
1. Minutes
 - A. November 2025
 2. Executive Director Report
 - A. Fiscal Year 2026 Budget Approval
 - B. Wage Match Approval
 - C. Affordable Action Goal
 3. Facilities Updates / Approvals
 - A. Repointing Brick Facade – Low Bid Approval – Castle Court
 - B. Exterior Painting – Certificates of Substantial and Final Completion - Northfield
 - C. Electric Lighting and Fixtures: GFCI Upgrade – Low Bid Approval – HighCliff
 4. Old/New Business
 5. Warrant
 6. PHA Board Member Update – CPC Board Seat
 7. Public Comment
 8. Next Meeting Date: Monday, January 12, 2026 9:30 a.m.
 9. Adjourn

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