



Holden Housing Authority

C/O Leominster Housing Authority, Managing Agent

100 Main Street

Leominster, Massachusetts 01453-5599

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North Central Mass Housing (ncmhousing.org)

Town Clerk Received:

NOTICE OF REGULAR MEETING

Submitted by: Benjamin Gold, Executive Director Date: 5/12/2026

Notice is hereby given in accordance with Section 23B of Chapter 39 of the General Laws that a regular meeting of the Holden Housing Authority Board of Commissioners will be held at 12:00 P.M. on 5/20/2026, in the Community Room at 9 Flagler Drive, in the town of Holden, Massachusetts. The Chair will conduct the meeting and instruct the public on the appropriate time and manner for comments.

AGENDA

1. **Meeting Called to Order**
 - a. Roll Call
 - b. Approval of Regular Minutes – 4/15/2026
2. **Executive Director Report**
 - a. Hired receptionist
 - b. Board Member
 - c. 250th Celebration
 - d. Two new policies
 - e. HTO
3. **Financials**
 - a. Approval of Year's End 2026
 - b. Approval of FY2027 Budget
4. **Administration**
 - a. Modernization/Work Order Report
 - b. State-Aided Housing Report
 - c. Leased Housing Report
5. **Unfinished Business** – None
6. **New Business**
 - a. Resolution 2026-8 Year-End Financial and Federal-State Paint Certifications
 - b. Resolution 2026-9 FY2027 Budget
 - c. Resolution 2026-10 Wage Match for State Housing Tenants
 - d. Resolution 2026 -11 Update Grievance Policy
 - e. Resolution 2026-12 Update Rent Collection Policy
 - f. Resolution 2026-13 Authorizing Signing of Certificate of Final Completion for Electric Baseboard to Heat Pump Replacement Project #134079
7. **Holden Tenant Organization Report**
8. **Other Correspondence** – None
9. **Motion to Adjourn**

RECEIVED

MAY 12 2026

Town Clerk's Office
Holden, Massachusetts

