



Belmont Housing Authority

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BELMONT, MA**

DATE: January 12, 2026  
TIME: 9:39 AM

**BOARD MEETING AGENDA  
BELMONT HOUSING AUTHORITY  
IN PERSON ANNUAL/REGULAR BOARD MEETING  
LOC: WAVERLY OAKS: 637 TRAPELO RD. BELMONT, MA.  
JANUARY 15<sup>th</sup>, 2026, AT 5:00 PM**

**1. Attendance**

**2. New Business**

- a. ED Report
- b. PMR Scoring Update & Corrective Action Plan
- c. Fiscal Update
- d. Planning & Development Updates

**3. Tenant Association**

**4. Public Comment**

**5. Item(s) for Approval**

- a. November 2025 Board Meeting Minutes
- b. December 2025 Board Meeting Minutes
- c. Belmont Village – CHA Consulting Invoice #2025-08 BELMONT VILLAGE
- d. Belmont Village – CHA Consulting Invoice #2025-10 BELMONT VILLAGE
- e. Sherman Gardens - CHA Consulting Invoice #2025-08 SHERMAN GARDENS
- f. Sherman Gardens - CHA Consulting Invoice #2025-09 SHERMAN GARDENS
- g. Sherman Gardens - CHA Consulting Invoice #2025-10 SHERMAN GARDENS
- h. EOHLC FISH#026082 - Window Replacements at Waverly Oaks:
  - i. Request for proprietary specification, window heat pumps
- i. Maintenance Truck Purchase

**6. Confirmation of next meeting.**

**7. Adjournment**