HUDSON HOUSING AUTHORITY
ANNUAL REPORT 2025

The Hudson Housing Authority is authorized by and operates under the provisions of Chapter 121B of the Massachusetts General Laws. Founded in 1962, the Hudson Housing Authority manages and administers low-rent housing programs, which are funded by the Massachusetts Executive Office of Housing and Community Development (EOHLC) and U. S. Department of Housing and Urban Development (HUD). The operations of the Authority are supported entirely by rents, grants, or contracts with the state or federal governments. The Authority is governed by a Board of five commissioners. The Board of Commissioners meets on the second Thursday of each month at a location rotating between the Brigham Circle and Norma Oliver Village community centers. The office hours are 8:30 a.m. to 4:00 p.m. weekdays.

Rental Assistance

The Hudson Housing Authority administers seventy-two federal Section 8 Vouchers and approximately thirty Massachusetts Rental Vouchers. These programs provide participant property owners with a direct payment on behalf of the family. Family participants contribute no more than 40% of their gross monthly income toward the rent, with the Housing Authority contributing the difference. The combined budget for the rental assistance programs is over $700,000.00. The Hudson Housing Authority Section 8 waiting list is open. Applicants may apply through the Section 8 Centralized Waiting List at www.affordablehousing.com or by requesting a paper application from the Authority office. Applicants can expect a wait of several years for assistance. Applicants may apply to the Massachusetts Rental Voucher Program waitlist through the centralized state public housing waitlist (CHAMP) at the following website: https://publichousingapplication.ocd.state.ma.us/ or by requesting a paper application from the Authority office.

Housing for the Elderly and Handicapped

The Hudson Housing Authority provides 218 one-bedroom apartments for elderly and handicapped persons at two locations, stated-aided Brigham Circle and federally-aided Norma Oliver Village.

Waiting lists exist for both programs, and a local resident and veterans' preference is granted at both Brigham Circle and Norma Oliver Village for those who live and/or work in Hudson. Applications are available for both Brigham Circle and Norma Oliver Village at the Authority office at 8 Brigham Circle. Applicants can also apply to Brigham Circle through the centralized state public housing waitlist (CHAMP) at the following website: https://publichousingapplication.ocd.state.ma.us/. There is currently no asset limitation at either development, and at the Brigham Circle development a wage exclusion adjustment may be possible for elderly persons. The eligibility criteria are outlined below.

Eligibility Criteria

State-aided (Brigham Circle)

Income Limits –	One Person	$ 92,650.00
	Two Persons	$105,850.00

Age 60, disabled or handicapped

Federally-aided (Norma Oliver Village)

Income Limits –	One Person	$ 92,650.00
	Two Persons	$105,850.00

Age 62, disabled or handicapped

Housing for Special Needs

The Hudson Housing Authority, in cooperation with the Department of Mental Health and the Department of Developmental Services, serves sixteen persons in two group homes. These programs provide educational and employment opportunities in a traditional residential setting.

The Authority continues monitoring the 40B developments Coolidge Greene and Highlands at Hudson.

Capital Improvements in 2025

Brigham Circle

• Federal Pacific Replacement and Fire Alarm Upgrade in 667-2 development	$905,031	project complete
• Common Area Flooring Replacement in 667-1 and 667-2 developments	$525,645	project ongoing
• Hot water heater replacement in 667-1 and 667-2 developments	$177,500	project ongoing
• Site work and driveway and walkway paving reconstruction at 667-1 and 667-2 developments	TBD	project ongoing

Norma Oliver Village

• Community Center generator installation	$ 67,498	project ongoing
• Interior door replacements and access control improvements	TBD	project ongoing

Housing for Special Needs (49 Washington Street)

• Side Ramp Replacement	$ 21,900	project ongoing

Housing for Special Needs (8 Irving Street)

• Back deck upgrade	TBD	project ongoing

Hudson Housing Authority Board of Commissioners

Board Members	Term Expires
Chairperson:	
Stephen Domenicucci, 9 Avon Drive	May 2026
Vice Chairperson:	
Sarah Cressy, 45 Pleasant Street	May 2028
Treasurer/Town Tenant Board Member:	
Cynthia Janeiro-Ehlke, 49 Pine Street	May 2026
State Appointee:	
Christine Dimare, 21 Edith Road	May 2026
Commissioner:	
Christine Monteiro, 445 Main Street	May 2029

Jaclyn Beaulieu continues to serve as the Authority's Executive Director. The administrative office remains staffed by our dedicated team of Assistant Director Robert Milne, Program Administrator Madison Davies-Waterman, and Bookkeeper/Administrative Assistant Allison Carroll. Maintenance Supervisor Jon Orkiseski along with maintenance employees Lucas Breton and Michael Lombardi provide exemplary maintenance service for the Authority's properties.

The Hudson Housing Authority wishes to acknowledge the continued service of the Hudson Fire Department and Hudson Police Department. We also wish to thank Executive Assistant, Mr. Thomas Gregory, and the Select Board along with the departments of Council on Aging, Board of Health, Public Works, Town Clerk, Community Development and Veteran's Affairs for their continued support and assistance.

Respectfully submitted,
HUDSON HOUSING AUTHORITY