

Regular Meeting

April 10, 2025

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman Stephen Domenicucci called the meeting to order at 6:31 p.m.

The meeting took place at the Brigham Circle Community Center, 6 Brigham Cir, Hudson, MA 01749.

Members Present: Stephen Domenicucci, Sarah Cressy, Christine Monteiro, Cynthia Janeiro-Ehlke
Members Absent: Christine Dimare
Others Present: Jaclyn Beaulieu, public attendees

Upon a motion by Sarah Cressy, duly seconded by Christine Monteiro, the Board voted 3-0-1 to approve the minutes of the March 13, 2025 regular meeting, as presented. Cynthia Janeiro-Ehlke abstained.

The Board reviewed the 10/1/24 through 2/28/25 budget comparative report. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to approve the 10/1/24 through 2/28/25 budget comparative report, as presented.

Commissioners reviewed the Accounts Payable report for March 2025. Upon a motion by Cythia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 to approve the Accounts Payable report for March 2025, as presented.

Commissioners reviewed the Warrant to Transfer Funds for March 2025, Payroll Warrants March 2025, and the Housing Assistance Payments Warrant for April 2025. Chairman Domenicucci signed the warrants.

Project 667-2 Brigham Cir ARPA Fed Pacific Replacement and Fire Alarm Upgrade (FISH #141073)
We are still waiting on an update on the building permit fees and final signoff of said permits. All new systems are operational.

Project 667-1&2 Brigham Circle Common Area Floor Replacement (FISH 141420)
EOHLC approved the increased estimated project budget of approximately \$645,000. Architect Brockway has submitted 100% design documents to EOHLC and we are currently waiting on their review and signoff to put the project out to bid.

Project MA091-1 Norma Oliver Village Community Center Generator
The bid for this project went live on April 9 on Biddocs online. A bid deadline is scheduled for April 25, 2025.

Project 689: 49 Washington Street 2nd Floor bathroom upgrade (FISH 141421)
We received eight bids on this project. The original estimated cost for the project was \$28,213 and the low bid received is \$26,441 from Sorella Contracting, Inc. After review of the bid documents and references provided by the low bidder, RCAT has recommended that we accept the quote. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOSLY 4-0 to accept the bid and enter into contract with Sorella Contracting, Inc. for the 49

Washington Street 2nd Floor Bathroom Upgrade project in the amount of \$26,441, with Jaclyn Beaulieu and contract officer and Stephen Domenicucci as secondary contract officer.

The Board reviewed Amendment #11 to the Contract for Financial Assistance (CFA) 5001 with EOHLC for continued funding through FY28. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 to adopt Amendment #11 to the Contract for Financial Assistance (CFA) 5001 in the amount of \$495,149.93, funding the FY27 and FY28 formula funding awards, and the Aging in Place award, for state housing programs.

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 to authorize the HHA Executive Director to sign current and future CFA amendments with EOHLC on behalf of Hudson Housing Authority.

The Board noted correspondence from HUD regarding a potential shortfall in the Section 8 Housing Choice Voucher program in calendar year 2025. We have not received formal notice of a shortfall, but preemptive notice that based on recent calculations that there may be a shortfall by the end of the year. This was forwarded to Fee Accountant Robillard, who believes we have HUD-held reserves that should cover any shortfall. Director Beaulieu to keep the Board updated.

HUD has released revised FY25 fair market rents (FMR) for the Boston-Cambridge-Quincy, MA-NH HUD FMR area. The revised FMRs resulted in small increases from FY24 for most bedroom sizes. After review, we believe that staying at 95% of the FMR, as we have the past few years, will be most beneficial. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted 3-0-1 to approve the Boston-Cambridge-Quincy, MA-NH HUD FMR area payment standards for FY25, as presented. Cynthia Janeiro-Ehlke abstained.

| Bedroom Size | 0 | 1 | 2 | 3 | 4 | 5 |
|-------------------------|----------|----------|----------|----------|----------|----------|
| Fair Market Rent | \$2263 | \$2394 | \$2837 | \$3418 | \$3761 | \$4108 |
| Payment Standard | \$2149 | \$2274 | \$2695 | \$3247 | \$3573 | \$3903 |

The Board reviewed the FY25 income limits released by HUD for federal housing programs. Upon a motion by Sarah Cressy, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 4-0 to adopt the FY25 income limits for federal housing programs, as presented.

The Board reviewed a draft HHA Video Surveillance Policy. HHA counsel has suggested having a Video Surveillance Policy in place, and the draft policy was written by counsel. HHA does have security cameras at our properties and it would be helpful to have a policy on their use. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to adopt the HHA Video Surveillance Policy, as presented.

Director Beaulieu has recommended that the Board review the Parking Policy for Norma Oliver Village. We may want to consider making changes to the policy, and there was a discussion about resident only areas. We are planning to expand handicap accessible parking in front of Building 1 to

accommodate more residents of the building. We are seeking quotes from contractors to restripe the area.

We have ordered updated road signage based on requests made at the last meeting. New signs will include new handicap parking signs so that all signs on the property are uniform, a one-way sign to be placed near buildings 4 and 5, and updated signage to direct visitors to the "visitor lot" behind buildings 3 and 4. There is a current 4-5 week lead time for production.

Other Business:

Commissioner Cressy reported that she checked with the Senior Center about technology training services after there was a discussion about same at the last meeting. They do currently offer technology training sessions to seniors once a month.

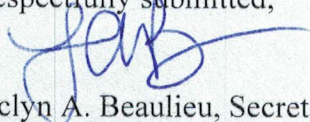
There will be an upcoming meeting of Assabet Valley Affordable Housing, Inc. on Thursday, April 24, 2025 at 5:00pm at the HHA office.

The next HHA meeting will take place on Thursday, May 8, 2025, at 6:30 p.m. at the Norma Oliver Village community center, 4 Glen Road, Hudson, MA and will include the public hearing for the federal public housing 5-Year Action Plan. Public hearing for the state Annual Plan scheduled for June 12, 2025 at 6:30pm at the Brigham Circle Community Center in conjunction with the June board meeting.

There was no executive session.

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to adjourn at 8:10 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "JAB", is written over the typed name of the secretary.

Jaclyn A. Beaulieu, Secretary

