

**Regular Meeting**

**January 29, 2026**

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Stephen Domenicucci, called the meeting to order at 6:38 p.m.

The meeting took place via Zoom virtual conference. The access information for the meeting was as follows:

<https://us02web.zoom.us/j/84544849319?pwd=VLR2K7SQYMXxG2QaYJmRaDxBkvKdHb.1>

**Meeting ID: 845 4484 9319**

**Passcode: 351690**

**One tap mobile:**

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Members Present: Stephen Domenicucci, Sarah Cressy, Cynthia Janeiro-Ehlke, Christine Dimare,

Christine Monteiro

Members Absent: N/A

Others Present: Jaclyn Beaulieu, public attendees

Roll call was taken by Chairman Domenicucci of all members present.

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 by roll call to approve the minutes of the December 11, 2025 regular meeting.

The Board deferred review of the 10/1/25 through 11/30/25 budget comparative report to the more current 10/1/25 through 12/31/25 budget comparative report. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 5-0 by roll call to approve the HHA budget comparatives for 10/1/25 through 12/31/25, as presented.

The Board noted receipt of the 10/1/25 through 12/31/25 quarterly operating statements.

Commissioners reviewed the Accounts Payable report for December 2025. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 by roll call to approve the Accounts Payable report for December 2025, as presented.

The meeting recording started at this point as Director Beaulieu resolved some technical issues she faced at the start of the meeting.

Commissioners reviewed the Warrant to Transfer Funds for December 2025, the Payroll Warrants for December 2025, and the Housing Assistance Payments Warrant for January 2026. There were no comments. Chairman Domenicucci will sign the warrants at a later date.

Project 667-1&2 Brigham Circle Common Area Floor Replacement (FISH 141420)

Buildings 1-5 have had all of their new flooring installed and are mostly complete. We have paused construction while we wait for correct stair treads for building 7-13 to be delivered. We expect delivery to be mid-February.

Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)

Allen & Major Associates continues to work on the design phase of this project and expect to have a draft plan for review soon.

Project 667-1&2 Brigham Circle Hot Water Heater Replacement (FISH 141423)

The hot water heater replacement project is currently out to bid on [www.projectdog.com](http://www.projectdog.com). The bid went live on 1/21/26 and general bids are due no later than 2/13/26 at 2:00 p.m. There is an optional site walk-through scheduled on 2/3/26.

Project MA091-1 Norma Oliver Village Community Center Generator

We are still waiting on final hookups for the gas. Eversource needs to install a new meter for the generator to be functional.

Project 689: 49 Washington Street Side Ramp Upgrade (FISH 141426)

The bid for this project goes live on 2/11/26 and general bids will be due no later than 2/19/26 at 2:00 p.m. An optional site walk-through is scheduled for 2/26/26.

Project MA091 Norma Oliver Village Interior Common Area Door Replacement and Door Buzzer Entry System Upgrade

Architect Andrew Brockway is being brought on for this project. This project will include the replacement of all (non-apartment) interior doors in the 6 resident buildings at the complex. The project will also include an upgrade to the door buzzer entry system in all 6 resident buildings that will upgrade the intercom system to a videocom system. This project was originally been conceptualized as two different projects, but Architect Brockway believes it is in our best interest to combine the projects into one project. He roughly estimates an approximate \$550,000 construction budget for the project. We expect this project to be ready to go out to bid by March.

The Board noted our preliminary inspection score of 94/100 for the 12/2/25 HUD National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection at Norma Oliver Village. The Board also reviewed the inspection report. This was our first NSPIRE inspection, as the protocol was only changed within the last two years. A score of 94/100 will result in the HHA being a High Performer agency.

The Board reviewed the Final Ratings Report for our EOHLC Performance Management Review (PMR) desk audit and facilities review for our state public housing program. Our final weighted score for the PMR is 94.29/100. The PMR desk audit reviews our occupancy rate, tenant accounts receivable, board member training, timeliness of certifications and reporting submissions, our Annual Plan, an adjusted net income calculation, our operating reserves, staff certifications and training, our capital funding plan and usage, and several criteria evaluating our correct usage of the CHAMP online waitlist system. The facilities review includes a review of our maintenance policies and procedures, our work order system, and a physical review of randomly selected units at the property.

The Board noted EOHLC's approval of our FY2026 budget submission.

The Board reviewed Revision 01 of the FY2026 budget for program 400-1 (state public housing). The revision is being presented to include a split cost of a new maintenance truck between the state public housing and federal public housing programs. The original budget submission included the federal public housing program covering the full cost of a new truck. After review and consideration of feedback, we believe the state public housing program can cover half the cost of a new truck and recommend approval of this revision.

Sarah Cressy moved that the proposed Operating Budget for State-Aided Housing of the Hudson Housing Authority (Chapter 200 / 667 / 705 / 689 / MRVP), Program Number 400-1 for fiscal year ending 9/30/2026 showing total revenue of \$ 861,867 (Acct. No. 3000) and Total Expenses of \$ 861,867 (Acct. No. 4000) thereby requesting a subsidy of \$ 39,219 (Acct. No. 3801), and further that the Executive Director's total annual salary of \$116,234 for fiscal year ending 9/30/2026 be submitted to the Department of Housing and Community Development for its review and approval. Christine Dimare Seconded the motion which, upon roll-call, was passed by a vote of 5 to 0.

The Board noted a January 12, 2026 case resolution of the Architectural Access Board (AAB) for a case filed against HHA regarding accessibility concerns at Norma Oliver Village, specifically including winter snow removal and access to a picnic table in a wooded area. The AAB found that upon review and consideration, that the materials we submitted constituted sufficient evidence that snow removal is conducted in a manner that ensures means of egress, accessible walkways, and major roadways are cleared and maintained as a priority and continuously throughout any snow event. The Board further found that the picnic table was removed from the wooded area. There were no other items noted in their response and the case was closed.

Director Beaulieu has initiated a discussion with Architect Brockway about creating a patio area between buildings 2 and 3. He believes it is a feasible project and we will continue to work on it as time allows. His first priority is the interior door replacement and door buzzer entry system project.

Other Business:

Commissioner Janeiro-Ehlke attended a meeting with the Affordable Housing Trust on behalf of the HHA Board to discuss the Town's 10-Year Master Plan and provided updated information about HHA's properties and programs to them as part of their research process in creating the Master Plan. Thank you to Commissioner Janeiro-Ehlke for attending the meeting on our behalf.

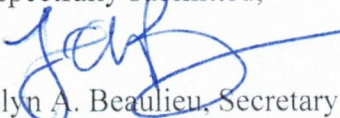
The next meeting is Thursday, March 12, 2026 at 6:30 p.m. via Zoom.

Executive Session:

There was no executive session.

Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 by roll call to adjourn at 8:40 p.m.

Respectfully submitted,

  
Jaclyn A. Beaulieu, Secretary

