

Regular Meeting

May 14, 2026

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Vice Chairperson, Sarah Cressy, called the meeting to order at 6:40 p.m.

The meeting took place at the Norma Oliver Village Community Center, 4 Glen Road, Hudson, MA 01749. All commissioners present were physically present at the meeting – none were virtual.

The meeting included a virtual call-in option via Zoom virtual conference to live view the meeting. The access information for the meeting was as follows:

<https://us02web.zoom.us/j/87145928257?pwd=DZpw3v0klfHPuwWbELuNzEWHULRzah.1>

Meeting ID: 871 4592 8257 Passcode: 105851

One tap mobile

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

Members Absent: None

Others Present: Jaclyn Beaulieu, public attendees

The public hearing on the Hudson Housing Authority FY2026-2030 HUD Capital Fund Program 5-Year Action Plan and FY26 Annual Plan was held.

We just finished the community center generator project. We are currently active on the Interior Door Replacement and Access Control Improvements project. The contract was signed with the general contractor a few weeks ago and we expect construction to begin this summer. This project will take multiple years of capital funding as the contract with the general contractor is \$498,950.

Director Beaulieu presented the 5-Year Plan and explained the proposed projects for each of the 5 years in the Plan. Most of the FY26 budget will need to go to the interior door replacement project. Other projects on the new 5-Year plan given priority in the first two years of the plan include exterior lighting upgrades, miscellaneous site work around the property, tree work, landscaping, and the beginnings of an interior common area lighting project, as funding allows. Commissioners had no proposed revisions to the Plan. The Resident Advisory Board (RAB) met on April 23, 2026; there were no comments made by the RAB to change the Plan as presented. There were no public comments made at this public hearing.

Upon a motion by Christine Dimare, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to close the public hearing. The Board noted the FY26 capital funding award of F251,874. Upon a motion by Christine Dimare, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 4-0 to approve the rolling Hudson Housing Authority FY2026-2030 HUD Capital Fund Program 5-Year Action Plan and FY26 Annual Plan, as presented. Upon a motion by Christine Dimare, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to approve, and authorize the board chairperson to sign, the annual Civil Rights Certification for submission to HUD.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to approve the minutes of the April 9, 2026 regular meeting.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to approve the minutes of the April 9, 2026 Executive Session meeting.

The Board reviewed the 10/1/25 through 3/31/26 budget comparative report. Upon a motion by Christine Dimare, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to approve the HHA budget comparatives for 10/1/25 through 3/31/26, as presented.

The Board noted receipt of the 3/31/26 quarterly operating statements.

Commissioners reviewed the Accounts Payable report for April 2026. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to approve the Accounts Payable report for April 2026, as presented.

Commissioners reviewed the Warrant to Transfer Funds for April 2026, the Payroll Warrants for April 2026, and the Housing Assistance Payments Warrant for May 2026. There were no comments. Board chairperson will sign the warrants at a later date.

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

We are still waiting on the flooring material delivery, but have been informed by the contractor that they are expecting it to come in next week. Once the flooring has been received, everyone is prepared to recommence construction immediately.

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

Initial construction design documents have been submitted by the designer to EOHLC and we are expecting their initial review comments by the end of the week.

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

Notice to Proceed was issued to Avaah ASH LLC on May 6, 2026 at an on-site pre-construction meeting. Submittals are being reviewed and we expect construction to start in June.

Project MA091-1 Norma Oliver Village Community Center Generator

This project has passed inspection and is now finished. Upon a motion by Christine Monteiro, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to approve the Certificate of Substantial Completion, as presented.

Project MA091 Norma Oliver Village Interior Door Replacement & Access Control Improvements

We are in the process of scheduling a preconstruction meeting to issue a Notice to Proceed. The rebid of the electrical sub-bid resulted in no bids received. In accordance with procurement guidelines, the general contractor has selected a subcontractor for the amount that was carried in their general bid.

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

Notice to Proceed with issued to OakRidge Construction Inc. on May 6, 2026 at an on-site pre-construction meeting. Submittals are being reviewed and we expect construction to start in June.

Project 689: 8 Irving Street Back Deck Rehab (FISH 141424)
Vance Architects continue their work on the design for this project.

The Board reviewed the FY26 income limits released by HUD for federal housing programs. Upon a motion by Christine Dimare, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 4-0 to adopt the FY26 income limits for federal housing programs, as presented.

The Board noted correspondence from the Town of Hudson regarding the Town Tenant Board Member position. The Town has recommended this item be added to the June 8, 2026 Select Board agenda.

The Board considered electing a new chairperson to fill the vacancy left by Stephen Domenicucci until the annual meeting in June, at which time they will hold the annual election to appoint the officers of the Board. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to appoint Sarah Cressy as the interim board chairperson, effective immediately.

Other Business:

Resident Lillian MacNeil asked the Board for clarification on outside water spigots around the property at Norma Oliver Village. She believes there is one currently turned on at Building 4, but not at any other buildings. She would like to know if we can turn on the water spigots at other buildings. Director Beaulieu to look into this question.

Multiple residents asked if management can place more picnic tables around the property. Director Beaulieu to look into this. Multiple residents asked if there is a plan in place to clean up the garden area that currently has "junk" around it. This issue is already being worked on by the maintenance team. Multiple residents asked about the mulch piles around the property that have not yet been spread. There were concerns about the mulch. Director Beaulieu to look into this.

Executive Session:

There was no executive session.

The next meeting will take place on June 11, 2026 at 6:30 p.m. at the Brigham Circle Community Center.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 4-0 by roll call to adjourn at 7:43 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu, Secretary

