Regular Meeting **September 17, 2026**

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairwoman, Cynthia Janeiro-Ehlke, called the meeting to order at 6:30 p.m.

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

The meeting included a virtual call-in option via Zoom virtual conference to live view the meeting; the meeting was recorded via Zoom. The access information for the meeting was as follows:
https://us02web.zoom.us/j/87565083468?pwd=mXbYZalIlUJeMAiYOs0esSm8H2ME3Z.1
Meeting ID: 875 6508 3468 One tap mobile
Passcode: 687613 +13017158592,,87565083468#,,,,*687613# US (Wash., DC)
+13052241968,,87565083468#,,,,*687613# US

Members Present: Cynthia Janeiro-Ehlke, Sarah Cressy, Patricia Russell, Christine Dimare, Christine Monteiro
Members Absent: None
Others Present: Jaclyn Beaulieu, public attendees

The meeting was recorded.

Commissioners reviewed minutes from the meetings that took place in August 2026. Upon a motion by Sarah Cressy, duly seconded by Christine Monteiro, the Board voted 5-0 to approve the minutes of the August 13, 2026 regular meeting, the August 17, 2026 special joint meeting, the August 26, 2026 special meeting, and the August 26, 2026 executive session meeting, as presented.

The Board reviewed the 10/1/25 through 7/31/26 budget comparative report. Upon a motion by Christine Dimare, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 5-0 to approve the HHA budget comparative report for 10/1/25 through 7/31/26, as presented.

Commissioners reviewed the Accounts Payable report for August 2026. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to approve the Accounts Payable report for August 2026, as presented.

Commissioners reviewed the Warrant to Transfer Funds for August 2026, the Payroll Warrants for August 2026, and the Housing Assistance Payments Warrant for September 2026. There were no comments. Chairwoman Janeiro-Ehlke signed the warrants.

Project 667-1&2 Brigham Circle Common Area Floor Replacement (FISH 141420)
The stair treads and nosings have been installed. The board reviewed the Certificate of Substantial Completion. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to approve the Certificate of Substantial Completion on the Brigham Circle Common Area Floor Replacement project, as presented.

Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)
No update. We are still waiting on an update from EOHLC and/or the designer.

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

The Board considered Change Order 01 in the amount of $6,419.87 that includes upgrading the water heater for the laundry room and some required electrical work to relocate disconnect switches in some of the water heater closets. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 to approve Change Order 01 on project FISH 141423 Brigham Circle hot water heater replacement in the amount of $6,419.87, as presented.

The Board considered Change Order 02 in the amount of $13,029.45 that includes inspector and code required fuse disconnects in buildings 7-13. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 5-0 to approve Change Order 02 on project FISH 141423 Brigham Circle hot water heater replacement in the amount of $13,029.45, as presented.

Project MA091 Norma Oliver Village Interior Door Replacement & Access Control Improvements Construction is set to begin on Monday, September 21. Contractor has been advised to start with building 5 because the buzzer system in that building is currently inoperable. There was a tenant meeting today to discuss the project and answer resident questions about the project.

Project 689: 49 Washington Street Side Ramp Upgrade (FISH 141426)
The contractor awarded this project, OakRidge Construction Inc., has requested to withdraw their bid on this project. RCAT recommends accepting the withdrawal. Upon a motion by Sarah Cressy, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 5-0 to accept the request for withdrawal from OakRidge Construction Inc. and rescind the Board's 4/9/26 vote to accept their bid of $21,900.00 and enter into a contract with same for the 49 Washington Street Side Ramp Replacement project.

The next apparent low bidder on this project JJB Enterprise in the amount of $26,250.00. RCAT has reviewed the bid and finds it to be in order. References were reviewed by Vance Architects and found that JJB Enterprise has received favorable reviews from other housing authorities and public entities where they have performed similar projects in recent years. Based on this information, RCAT has recommended that we accept the quote from JJB Enterprise. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 to accept the bid and enter into a contract with JJB Enterprise for the 49 Washington Street Side Ramp Replacement Project in the amount of $26,250.00, with Jaclyn Beaulieu as contract officer and Cynthia Janeiro-Ehlke as secondary contract officer.

Project 689: 8 Irving Street Back Deck Rehab (FISH 141424)
We are currently waiting on the signed contract back from the contractor to schedule a preconstruction meeting.

As part of EOHLC's Performance Management Review process, we must review our affirmative action goal annually and update our minority placement rate accordingly. The affirmative action goal we must use is the higher of the percent of population with a minority race/ethnicity in the town (Hudson) (4.5%), or that of the Metropolitan Statistical Area (Boston-Cambridge-Newton, MA-NH Metro Area) (18.2%). Currently, the percentage of minority households in our state public housing program is 8.0%. Therefore, we have not met our affirmative action goal and must implement a minority placement rate of 1 in 5 (20%) of households admitted to the program until we reach our affirmative action goal. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to set the affirmative action goal at 18.2%, and the

subsequent minority placement rate at 1 in 5 (20%) of households admitted to the state public housing program for FY27.

The Board was presented the HUD published FY 2027 Fair Market Rents (FMRs) and Proposed Section 8 Payment Standards for the Boston-Cambridge-Quincy, MA HUD Metro FMR Area and all other areas of Massachusetts. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to establish the Payment Standard for the town of Hudson, MA and the entire Boston-Cambridge-Quincy, MA HUD Metro FMR Area at 95% of the FY 2027 FMR, and all other areas of Massachusetts at 110% of the FY 2027 FMR, effective October 1, 2026.

The Boston-Cambridge-Quincy, MA HUD Metro FMR Area:

Bedroom Size	0	1	2	3	4	5
Fair Market Rent	$2440	$2518	$3008	$3584	$3953	$4317
Payment Standard	$2318	$2392	$2858	$3405	$3755	$4101

The Board reviewed the proposed flat rent for MA091-1 Norma Oliver Village 1-BR units based on the proposed PMS of a 1-BR unit in Hudson, MA. Upon a motion by Sarah Cressy, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 5-0 to establish the flat rent for the 1-BR units at MA091-1 Norma Oliver Village at $2,392, effective October 1, 2026.

Commissioners reviewed the aging accounts in Tenant Accounts Receivable for Brigham Circle and Norma Oliver Village as of 9/30/2025. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to write off $1,824.00 as of 9/30/25 in Brigham Circle 667 aging accounts. Upon a motion by Christine Dimare, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 5-0 to write off $3,433.00 as of 9/30/25 in Norma Oliver Village MA91-1 aging accounts.

The FY27 Budget Guidelines were released by EOHLC on 8/31/26. There is a 0% increase to the allowable non-utility expense levels (ANUEL) over FY26. State budgets will be tight this year. We will begin working on the FY27 budget in the coming weeks.

Director Beaulieu updated the Board the board on the new "HHA Chairperson" email address. The email address has been created and is active; Chairwoman Janeiro-Ehlke now has access. Anyone wishing to contact the board chair can do so at chairperson@hudsonhousing.org.

The Board reviewed an updated draft of the Norma Oliver Village Parking Policy along with a map of the property that showed where the parking lots are located, and how many parking spots are in each lot. After review of the map, everyone agrees that all lots have a comparable number of spaces, and that because some lots are closer to the building(s) and more easily accessible than other lots, designated building parking lots are not our best choice at this time. All also agree that we will not do assigned parking at this time. Upon a motion by Christine Dimare, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 5-0 to approve and adopt the updated Norma Oliver Village Parking Policy, as presented.

Other Business:

Public attendee comments and questions on agenda items:

Resident D. Weeks believes Assistant Director Milne told a new resident that she could have a specific parking spot and that Ms. Weeks should not park in that spot. Director Beaulieu was not present for the conversation Ms. Weeks is referencing, however, assured Ms. Weeks that Mr. Milne would not tell any resident that they could have a specific parking spot, as there are no assigned parking spots on the property.

Resident S. Antonelli asked when the next Brigham Circle tenant meeting is; Director Beaulieu to schedule in October.

Resident C. Rebeiro-Hunter requests that HHA speak to her neighbor who is parking his truck in a way that prevents her from using the parking spot next to it. Director Beaulieu to look into this.

Resident S. Durand again reports the sinking catch basin in the roadway in front of Building 3 at Brigham Circle. We are aware of this issue, it is being addressed as part of the site improvement project currently under design. Unfortunately, this issue is not easily fixable and may have to wait until the project is in construction to fix the problem. Ms. Durand reports that there may be a resident at Brigham Circle parking in a handicap parking spot without an appropriate placard; Director Beaulieu to look into this.

Resident K. Demarco thanked Director Beaulieu for updated no parking sign at her parking spot.

Resident M. McKeone does not want the office staff to tell new residents that they can park wherever they want on the property. Commissioners reminded Ms. McKeone that the Parking Policy does not include assigned parking spots, and that this information is accurate and in line with the policy. Ms. McKeone would like the hedges trimmed at the entrance to Brigham Circle. Ms. McKeone would like a resident feedback section at the beginning of board meeting agendas. Ms. McKeone would like copies of board packets; Director Beaulieu reminded Ms. McKeone that she made this comment at a previous meeting, and was informed that she is welcome to request a copy of any board packet from the HHA office after the meeting agenda has been posted.

The next meeting will take place on October 8, 2026 at 6:30 p.m. at the Norma Oliver Village Community Center.

Executive Session:
There was no executive session.

Upon a motion by Christine Monteiro, duly seconded by Christine Diamre, the Board voted UNANIMOUSLY 5-0 to adjourn at 7:40 p.m.

Chairwoman Janeiro-Ehlke immediately announced adjourning the meeting was an error. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 5-0 to nullify the adjournment.

Other Business:
The Board reviewed the MRVP mobile payment standards released by EOHLC on 9/15/26. EOHLC has set the payment standards for this program at 105% of the FY27 small area FMR (SAFMR). Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted

UNANIMOUSLY 5-0 to adopt the MRVP mobile payment standards at 105% of the FY27 SAFMR for new leases effective October 1, 2026 and annual recertifications effective December 1, 2026, as presented.

Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to adjourn the meeting at 7:43 p.m.

Respectfully submitted,

Jaclyn A. Beaulieu, Secretary