

**2015
ANNUAL REPORT
Hudson Housing Authority**

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 Department of Housing and Community Development (DHCD) 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, four of which are locally elected with the fifth member appointed by the Commonwealth. The Board of Commissioners meets on the first Thursday of each month at the Brigham Circle office which is located at 8 Brigham Circle. The office hours are 8:30 a.m. to 4:00 p.m. weekdays.

Rental Assistance

The Hudson Housing Authority administers sixty-nine federal Section 8 Vouchers and thirteen 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 number of persons served by the rental assistance programs continues to be reduced by budget restrictions placed on it by the state and federal governments. 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. Applicants can expect a wait of several years for assistance.

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.

The Brigham Circle program continues to be challenged by a budget reduction and the failure of the Commonwealth to provide adequate capital funding. The Department of Housing and Community Development had approved a Capital Improvement Plan whereby \$65,756.00 was allocated in FY2014 towards capital improvements throughout the development, and at its Housing for Special Needs residences. The Capital Plan was designed to keep as many units as possible occupied; use maintenance strategies to extend the useful life of building components; and, reduce energy and water usage.

The federally aided Norma Oliver received a Capital Fund Program (CFP) grant in the amount of \$92,960.00. In accordance with its Five-Year Plan the authority intends to upgrade its fire alarm system and replace its hallway carpeting.

While waiting lists exist for both programs, a local resident and veterans preference is granted at Brigham Circle for those who live and/or work in Hudson. A Veteran's preference is granted for residents and non-residents at Norma Oliver Village. Applications are available at the Authority office at 8 Brigham Circle. Please note that there is no asset limitation at either development, and at the Brigham Circle development a wage exclusion adjustment may be possible. The eligibility criteria are outlined below.

Eligibility Criteria

State-aided (Brigham Circle)

Income Limits – One Person	\$47,450.00
Two Persons	\$54,200.00
Age 60, disabled or handicapped	

Federally-aided (Norma Oliver Village)

Income Limits – One Person	\$32,950.00
Two Persons	\$37,650.00
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 opportunities in a traditional residential setting.

The Authority continues monitoring the 40B developments, Coolidge Green and Simrah Gardens.

Local Housing Authority Act of 2014

The long debated Local Housing Authority Act of 2014 was signed into law by Governor Deval L. Patrick on Wednesday, August 6, 2014. The bill includes sweeping changes to the oversight, governance, and operation of local housing authorities, but also provides innovative strategies designed to assist authorities with capital improvements, purchasing, unit turn over, wait list management and interagency collaborations.

Smoke Free Housing Policy

Effective August 1, 2014, Hudson Housing Authority adopted a Smoke Free Housing policy. Residents and their guests who wish to smoke must do so far enough away from the property so that smoke does not migrate into the building. This policy was adopted to provide residents with a healthy environment and to reduce damages brought on by nicotine in individual apartments and buildings. Hudson Housing Authority extends its thanks to Dr. Sam Wong of the Board of Health for his assistance in this endeavor.

Hudson Housing Authority Board

Board Members

Term Expires

Ethan Mikula, 28 Ontario Drive	May 2016
Joseph G. Leandres, 147 Cox Street	May 2019
Glenn R. Davis, 43 Woodrow Street	May 2017
Michael Mercuri, 442 Main Street	May 2015
Vacant Position	State Appointee

Former Chairman, Scott Duplisea, was elected to serve on the Board of Selectmen in May 2014. As such, Mr. Duplisea resigned from his position on the Housing Authority Board. Former Commissioner, Michael Mercuri, was appointed to serve the remainder of Mr. Duplisea's term. Commissioner Glenn Davis serves as the Housing Authority Representative on the Community Preservation Committee. In accordance with the Local Housing Authority Act of 2014, the State Appointee position may be a resident commissioner.

Julie M. Torres continues to serve as the Authority's Executive Director. Assistant Director, Cherie L. Brigham and Program Administrator, Jaclyn A. Beaulieu do an outstanding job serving the needs of our residents, and program participants. Diane C. White announced her retirement in May 2014 after more than 30 years of dedicated service. Robert Milne continues to provide part-time office support and assistance as Tenant Selector. Both Rheal J. Leger and Jon Orkiseski provide exemplary maintenance service for the Authority.

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 Moses, and the Board of Selectmen 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