

HUDSON HOUSING AUTHORITY ANNUAL REPORT 2020

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. The Board of Commissioners meets on the first Thursday of each month at the Brigham Circle office at 8 Brigham Circle (or online via Zoom during the COVID-19 state of emergency). 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 twenty-four 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 at www.gosection8.com/masscwl. Applicants can expect a wait of several years for assistance. The Hudson Housing Authority Massachusetts Rental Voucher Program waitlist is currently closed.

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.

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 local resident and veteran's preference is also granted at Norma Oliver Village. Applicants can apply to Brigham Circle through the centralized state public housing waitlist (CHAMP) at the following website: <https://publichousingapplication.ocd.state.ma.us/>. Applications are also available for both Brigham Circle and Norma Oliver Village 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 for elderly persons. The eligibility criteria are outlined below.

Eligibility Criteria

State-aided (Brigham Circle)

Income Limits – One Person	\$56,600.00
Two Persons	\$64,900.00
Age 60, disabled or handicapped	

Federally-aided (Norma Oliver Village)

Income Limits – One Person	\$44,800.00
Two Persons	\$51,200.00
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 and employment opportunities in a traditional residential setting.

The Authority continues monitoring the 40B developments Coolidge Greene and J Highlands at Hudson (formerly Simrah Gardens).

Capital Improvements in 2020

Due to the COVID-19 pandemic, capital improvements in 2020 were limited to only those that were necessary for health and/or safety purposes so that priority of resources could be directed toward our COVID-19 response efforts.

Brigham Circle

- N/A

Norma Oliver Village

- N/A

Housing for Special Needs (49 Washington Street)

- Front Porch Replacement \$ 9,350.00

Housing for Special Needs (8 Irving Street)

- Failed AC Condenser replacement \$ 6,905.00

Hudson Housing Authority Board of Commissioners

Board Members

Chairman:

Bryan R. Johannes, 198 Lincoln Street

Term Expires

May 2024

Vice-Chairwoman (State Appointee):

Annemarie Lourens, 4 Meadowbrook Road

May 2020

Treasurer:

Vacant

May 2017 (holdover status)

Commissioner:

Stephen Domenicucci, 9 Avon Drive

May 2022

Commissioner:

Sarah Cressy, 45 Pleasant Street

May 2021

Jaclyn Beaulieu continues to serve as the Authority's Executive Director. The administrative staff had some turnover in 2020, including the retirement of longtime Assistant Director Cherie Brigham and the hiring of Bookkeeper/Administrative Assistant Allison Carroll. Our new Assistant Director, Robert Milne, and Program Administrator, Madison Davies-Waterman, continue their outstanding work prioritizing serving the needs of our residents and program participants. Maintenance Supervisor Jon Orkiseski along with maintenance employee Peter Wolochowicz 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