

HUDSON HOUSING AUTHORITY ANNUAL REPORT 2021

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 pandemic). 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-seven 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 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.affordablehousing.com. 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	\$70,750.00
Two Persons	\$80,850.00
Age 60, disabled or handicapped	

Federally-aided (Norma Oliver Village)

Income Limits – One Person	\$47,000.00
Two Persons	\$53,700.00
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.

Capital Improvements in 2021

Brigham Circle

- Roof Replacement (667-1) \$148,994
- Site Lighting Upgrade \$ 10,050

Norma Oliver Village

- N/A

Housing for Special Needs (49 Washington Street)

- Window Replacement \$ 9,350

Housing for Special Needs (8 Irving Street)

- Back Deck Repair \$ 10,407
- Flooring Replacement \$ 9,207

Hudson Housing Authority Board of Commissioners

Board Members

Chairman:

Bryan R. Johannes, 198 Lincoln Street

Term Expires

May 2024

State Appointee:

Vacant

May 2020

Treasurer:

Stephen Domenicucci, 9 Avon Drive

May 2026

Commissioner:

Sarah Cressy, 45 Pleasant Street

May 2023

Town Tenant Board Member:

Cynthia Janeiro-Ehlke, 111 Broad Street

May 2022

Jaclyn Beaulieu continues to serve as the Authority's Executive Director. The administrative office remains staffed by our dedicated team of Assistant Director Robert Milne, Program Administrator Madison Davies-Waterman, and Bookkeeper/Administrative Assistant Allison Carroll. Maintenance Supervisor Jon Orkiseski along with maintenance employees John Bucciaglia and Lucas Breton provide exemplary maintenance service for the Authority's properties.

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 Gregory, 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