

HUDSON HOUSING AUTHORITY ANNUAL REPORT 2022

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 second Thursday of each month at a location rotating between the Brigham Circle and Norma Oliver Village community centers. The office hours are 8:30 a.m. to 4:00 p.m. weekdays.

Rental Assistance

The Hudson Housing Authority administers seventy-two federal Section 8 Vouchers and thirty 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, state-aided Brigham Circle and federally-aided Norma Oliver Village.

Waiting lists exist for both programs, and a local resident and veterans' preference is granted at both Brigham Circle and Norma Oliver Village for those who live and/or work in Hudson. Applications are available for both Brigham Circle and Norma Oliver Village at the Authority office at 8 Brigham Circle. Applicants can also apply to Brigham Circle through the centralized state public housing waitlist (CHAMP) at the following website: <https://publichousingapplication.ocd.state.ma.us/>. 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	\$78,300.00
Two Persons	\$89,500.00
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 2022

Brigham Circle

- Door Buzzer / Intercom System Upgrade \$ 73,331 contract ongoing

Norma Oliver Village

- Common Stairwell Upgrade Development-Wide \$164,099 contract complete
- Development-Wide Appliance Replacement \$164,760 contract ongoing

Housing for Special Needs (49 Washington Street)

- Bathroom Renovation \$ 39,992 contract complete

Housing for Special Needs (8 Irving Street)

- N/A

Hudson Housing Authority Board of Commissioners

Board Members

Chairman:

Bryan R. Johannes, 198 Lincoln Street

Term Expires

May 2024

State Appointee:

Christine Dimare, 21 Edith Road

May 2026

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 2026

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 Select Board 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