

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Glenn Davis, called the meeting to order at 6:42 p.m.

The meeting took place via Zoom virtual conference due to the COVID-19 State of Emergency. The access information for the meeting was as follows:

Link: <https://us02web.zoom.us/j/88523348621?pwd=N0dWbmdnRzZxdFBycG1aVUszUjJXQT09>

Conference call-in details via telephone:

Meeting ID: 885-2334-8621 Meeting Password: 041309 One tap mobile: + 13126266799, 16465588656, 13462487799, 16699009128, 12532158782, 13017158592

Members Present: Glenn Davis, Anne Marie Lourens, Bryan Johannes, Mary Lou McKeone, Ethan Mikula
Members Absent: None
Others Present: Jaclyn A. Beaulieu

Chairman Davis took roll call of all in attendance:

Anne Marie Lourens	Present
Bryan Johannes	Present
Ethan Mikula	Present
Mary Lou McKeone	Present
Glenn Davis	Present

Chairman Davis read an introduction to the procedure for a remote meeting of the Board, including the ground rules for a virtual meeting. Each member will be given an opportunity to comment on each agenda item, but should wait to be called on by the Chairman. All votes will be taken via roll call vote. The meeting was recorded.

Upon a motion by Bryan Johannes, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to approve the minutes of the April 7, 2020 Regular meeting.

Director Beaulieu presented the Budget Comparatives and quarter end financial reports for 10/1/19 through 3/31/20. Upon a motion by Ethan Mikula, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to approve the Budget Comparatives and quarter end financials, as presented.

Commissioners reviewed the Accounts Payable report for April 2020. Upon a motion by Anne Marie Lourens, duly seconded by Ethan Mikula, the Board voted UNANIMOUSLY by roll call to approve the Accounts Payable for April 2020, as presented.

The Warrant to Transfer Funds for April 2020, Payroll Warrants for April 2020, and the HAP Warrant for May 2020 were reviewed by the Board. Chairman Davis will sign them at a later date.

667-1 Brigham Circle Drainage Project (FISH #141059)

Family Paving repaved the walkway in front of Building 2 yesterday and added an area drain that connects to the underground pipe. We have to wait for a rain event to determine if it solved the pooling problem.

HUD released PIH Notice 2020-05 on April 10, 2020 giving public housing authorities optional waivers to implement across our federal public housing and section 8 housing choice voucher programs. HHA hired attorney Manette Donovan to (1) help determine which waivers would be both administratively helpful and feasible for HHA to adopt, and (2) properly record the adoption of each waiver and notify residents, program

participants, and landlords. Director Beaulieu presented the “Summary of Public Housing and HCV Waivers and Alternative requirements,” along with the notification letters that have been posted to the HHA website. Upon a motion by Glenn Davis, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to approve the adoption of selected HUD waivers from PIH Notice 2020-05, as presented.

In order to align the Admissions and Continued Occupancy Policy and Section 8 Housing Choice Voucher Administrative Plan with the adoption of selected COVID-19 waivers from PIH Notice 2020-05, Director Beaulieu presented amended Plans to the board with a summary of plan amendments; none of the proposed amendments are significant. Upon a motion by Ethan Mikula, duly seconded by Bryan Johannes, the Board voted UNANIMOUSLY by roll call to approve the Admissions and Continued Occupancy Policy, as amended May 2020. Upon a motion by Bryan Johannes, duly seconded by Ethan Mikula, the Board voted UNANIMOUSLY by roll call to approve the Section 8 Housing Choice Voucher Administrative Plan, as amended May 2020.

The auto insurance is due for renewal on the maintenance vehicles. Upon a motion by Bryan Johannes, duly seconded by Ethan Mikula, the Board voted UNANIMOUSLY by roll call to approve payment in the amount of \$6,952.00 to Murphy Insurance Agency for the 2020-2021 auto insurance policy renewal.

Director Beaulieu gave the Board an update on HHA’s response to the COVID-19 pandemic.

HHA has implemented the temporary No Visitors Policy enacted by the Board at the April 2020 meeting. All buildings have been marked by signage that states this policy. We are handling violations to the policy on a case-by-case basis, but overall the policy has been well-accepted and appreciated by our residents.

DHCD has allowed LHAs to temporarily suspend lease-ups in elderly/disabled (667) public housing developments through May 18; HHA has accepted use of this temporary suspension.

HHA Maintenance Supervisor Jon Orkiseski has been monitoring maintenance supplies very closely and has been placing large bulk orders for cleaning and sanitizing supplies as they come available at our suppliers.

The Board noted the donation of hand sanitizer bottles from Hi-Gear Products, Inc. of Hudson and wished to extend their thanks to Hi-Gear for their commitment to our community.

Director Beaulieu presented a draft temporary policy in compliance with the current HUD and Massachusetts eviction moratoriums. HHA attorney Bob Jachowicz recommended adoption of a temporary policy to note HHA’s compliance with the eviction moratoriums. Upon a motion by Glenn Davis, duly seconded by Anne Marie Lourens, the Board voted 4-1-0 to adopt the temporary Eviction Moratorium Policy, as presented.

Glenn Davis	Yay
Anne Marie Lourens	Yay
Bryan Johannes	Yay
Ethan Mikula	Yay
Mary Lou McKeone	Nay

The Board reviewed the corrected Contract for Accounting Services by and between Hudson Housing Authority and Milne, Shaw, & Robillard, P.C. that was tabled last month for clarification on the fees. Upon a motion by Bryan Johannes, duly seconded by Ethan Mikula, the Board voted UNANIMOUSLY by roll call to approve the FY20/FY21 Contract for Accounting Services by and between Hudson Housing Authority and Milne, Shaw, & Robillard, P.C. as presented.

The first delivery of the Open Table Mobile Food Pantry program took place on April 8 and serviced 31 HHA elderly/disabled households. The first delivery was a huge success, with many residents reaching out to

extend their thanks for the program. We have been approved by Open Table to increase the number of households served for the May delivery to 55. The May delivery is scheduled for May 13.

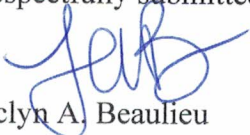
We are in the first round of housing authorities required to submit the new DHCD mandatory Annual Plan. Our Annual Plan is due to DHCD no later than August 31, 2020. A public hearing is required as part of the annual plan process; Director Beaulieu suggested a public hearing date of July 16, 2020; all agreed. Director Beaulieu will post accordingly.

Executive Session: Chairman Davis declared that today's meeting requires an Executive Session. Upon a motion by Anne Marie Lourens, duly seconded by Bryan Johannes, the Board voted UNANIMOUSLY by roll call to enter into executive session at 7:55 p.m., to discuss pending litigation, as the discussion of these matters in open session may have a detrimental effect on the negotiating position of the housing authority; and, not to reconvene in public session upon the completion of discussion of executive session matters.

Executive Session Roll Call:	Anne Marie Lourens:	Yay
	Bryan Johannes:	Yay
	Ethan Mikula	Yay
	Mary Lou McKeone	Yay
	Glenn Davis:	Yay

Upon a motion by Glenn Davis, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to adjourn at 8:03 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu
Secretary

