

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Bryan Johannes, called the meeting to order at 6:37 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/84928402387?pwd=R1FtTjZrRzZiOEpoUEcxYk9JSHpYdz09>

Conference call-in details via telephone:

Meeting ID: 849 2840 2387 Meeting Password: 938788 One tap mobile: + 13126266799, 16465588656, 13462487799, 16699009128, 12532158782, 13017158592

Members Present: Bryan Johannes, Stephen Domenicucci, Sarah Cressy, Cynthia Janeiro-Ehlke

Members Absent: N/A

Others Present: Jaclyn Beaulieu, public attendees

Roll call was taken by Chairman Johannes of all members present. Chairman Johannes read an introduction to the reason and procedure for a remote meeting of the Board. All votes will be taken via roll call vote. The meeting was recorded.

The public hearing and resident advisory board (RAB) meeting on the Hudson Housing Authority FY2022-2026 HUD Capital Fund Program 5-Year Action Plan was held. Several residents and/or members of the public were in attendance. Director Beaulieu presented the Plan and explained the proposed projects for each of the 5 years in the Plan.

Commissioner Domenicucci asked if we projected any issue(s) with supplies for the proposed window project in FY22; Director Beaulieu was unsure, but because the project likely wouldn't start for at least a year, there's really no way to tell. Commissioner Janeiro-Ehlke asked if the plan can be adjusted later if we have emergent issues arise; Director Beaulieu explained that it is a "rolling" plan that is adjusted yearly. Commissioners had no proposed revisions on the Plan. Chairman Johannes opened up the floor to residents and/or members of the public to make comments on the Plan. Resident Mary Lou Mckeone made several comments on proposed projects, including suggestions for the trash shed replacement project, the common stairway project, the interior door project, and the community center renovation project. There were no comments by anyone else in attendance. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY by roll call to approve the rolling Hudson Housing Authority FY2022-2026 HUD Capital Fund Program 5-Year Action Plan, as presented.

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 by roll call to approve the minutes of the March 10, 2022 regular meeting.

The Board reviewed the HHA Budget Comparative report 10/1/2021 through 2/28/2022. Upon a motion by Bryan Johannes, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to approve the HHA budget comparatives for 10/1/21 through 2/28/22, as presented.

Commissioners reviewed the Accounts Payable report for March 2022. Upon a motion by Bryan Johannes, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 by roll call to approve the Accounts Payable report for March 2022, as presented.

Commissioners reviewed the Warrant to Transfer Funds for March 2022, the Payroll Warrants for March 2022, and the Housing Assistance Payments Warrant for April 2022. There were no comments. Chairman Johannes

will sign the warrants at a later date.

Project 667-1&2 Brigham Circle Call Box Replacement (FISH #141071)

The designer contract was approved by DHCD. A meeting was held on April 5 with the designer and RCAT to review the current status of the intercom and door buzzer system and that is currently under review by the designer.

Project 91-1 Norma Oliver Village Appliance Replacement development wide

No update.

Project 91-1 Norma Oliver Village Common Stairway Upgrade

A mockup of the project was performed a few weeks ago in Building 4 to get a better visual on the current status of the stairwells. The design is being finalized by Andrew Brockway and is projected to go out to bid by the end of the month.

Project FISH #141069: 689 49 Washington Street Bathroom Upgrade project (FISH #141069)

We are currently waiting on the estimated timeline for delivery of supply orders to determine a start date for construction. The application for the building permit has been submitted. We are hoping to start by the end of the month.

The Board noted that DHCD approved the FY2022 budget for all state programs.

The Board was presented the revised HUD published FY2022 Fair Market Rents (FMRs) and Proposed Section 8 Payment Standards for the Boston-Cambridge-Quincy, MA HUD Metro FMR Area. Upon a motion by Bryan Johannes, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY by roll call to establish the Payment Standard for the town of Hudson, MA and the entire Boston-Cambridge-Quincy, MA HUD Metro FMR Area at 95% of the FY2022 FMR, effective April 11, 2022.

The Board discussed updating the Brigham Circle Pet Policy to remove required pet deposits. The current pet deposit is \$160 per household. The administrative burden on the office of managing pet deposits is not worth the fee collected. Upon a motion by Bryan Johannes, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY by roll call to stop collecting pet deposits at Brigham Circle immediately and to reimburse Brigham Circle current residents and reachable past residents their previously-paid pet deposits, and to instruct Director Beaulieu to move forward with the formal update to the Brigham Circle Pet Policy.

DHCD secured and disbursed COVID-19 rapid home tests to all MA housing authorities for distribution to senior affordable housing. HHA got enough tests to disburse 3 boxes of 2 tests each to all 218 households at Brigham Circle and Norma Oliver Village. They will be delivered to resident apartments next week.

HHA was contacted by For the Love of K Gardens, a nonprofit organization that creates gardens for schools, community organizations, and families to enhance knowledge and enthusiasm for growing their own food. We have enthusiastically welcomed this organization to create a garden area and install raised garden beds at Brigham Circle for our residents. They will also provide volunteers to help in the planting and managing of the garden. Commissioner Cressy commented that this sounds like a wonderful program and offered her time as a volunteer, if needed.

The HHA state-appointee board position is still vacant and can now be filled by a vote of the Select Board. Hudson resident Christine Dimare has expressed interest in the position and was present in the meeting to introduce herself. Ms. Dimare is a longtime resident of Hudson who currently works for the town in the Accounts Payable department. The commissioners each introduced themselves to Ms. Dimare. Upon a motion by Stephen Domenicucci, duly seconded by Bryan Johannes, the Board voted UNANIMOUSLY by

roll call to support Ms. Dimare's interest in joining the HHA Board of Commissioners and put her name forward to the Select Board for appointment.

Director Beaulieu updated the Board on tenant concerns addressed at recent HHA meetings:

The radar speed sign for Norma Oliver Village was delivered. We are scheduled for an onboarding webinar to learn about the software next week. Once that is complete, the sign will be installed.

Other Business:

Cynthia Janeiro-Ehlke's position as Town Tenant Board Member is up for reappointment for the next 4 years. Ms. Janeiro-Ehlke has expressed interest in maintaining her position. The process is for the Board to send a letter of reappointment to the Select Board. Director Beaulieu will draft the letter for Chairman Johannes to sign.

The C.A. Farley Elementary School Home and School Association has reached out to HHA about their spring Give Back program for the students. The students are making "Happy Spring" cards for elderly members of our community and would like to give some to HHA for our residents. We have graciously accepted this kind gesture and will be disseminating the cards in the next couple weeks to all residents at Brigham Circle and Norma Oliver Village.

DHCD has been awarded \$150,000,000 American Rescue Plan Act (ARPA) funds for public housing throughout the state. We will receive extra formula funding equal to our most recent (FY24) award to add to our capital funding allotment. DHCD's focus for the rest of the funds is targeted awards to housing authorities for upgrades/repairs/replacement of fire alarms and fire pumps past their useful life, federal pacific electric panels, elevator repairs, and accessible unit conversions. We hope to receive funds to replace current federal pacific electric panels at Brigham Circle; DHCD will make the awards and we will be notified in the coming months.

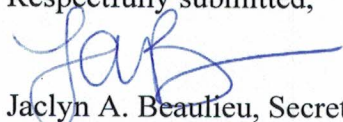
Director Beaulieu informed the Board that she has had some requests from residents for discussion on cameras inside the Norma Oliver Village community center. Several residents are concerned that there is illegal and/or against-policy activity regularly occurring in the community center, and feel that cameras would help solve this problem. A discussion ensued about this possibility, including outstanding questions on the legality of this request, whether or not there have been damages to the community center, if we can already see who is entering and exiting the facility, and if there is an industry standard on something like this. An idea of installing a security key card system was discussed. Chairman Johannes asked Director Beaulieu to gather more information from colleagues at other housing authorities as well as legal counsel and report back at a later meeting.

Executive Session:

There was no executive session.

Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 by roll call to adjourn at 8:01 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary

