

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Bryan Johannes, called the meeting to order at 6:32 p.m.

The meeting took place at the Brigham Circle Community Center, 6 Brigham Circle, Hudson, MA 01749.

Members Present: Bryan Johannes, Stephen Domenicucci, Cynthia Janeiro-Ehlke
Members Absent: Sarah Cressy, Christine Dimare
Others Present: Robert Milne (HHA Assistant Director), public attendees

The Board noted that the Department of Housing and Community Development (DHCD) has officially changed their name to the Executive Office of Housing and Livable Communities (EOHLC).

The public hearing the Hudson Housing Authority Brigham Circle DHCD Annual Plan FY2024 was held. There was only one member of the public in attendance. Assistant Director Milne presented the Plan. Chairman Johannes read aloud much of the plan, including the proposed 5-year Capital Improvement Plan. There were no comments by anyone in attendance. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 3-0 to approve the Hudson Housing Authority Brigham Circle DHCD Annual Plan FY2024, as presented.

Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 3-0 to approve the minutes of the May 11, 2023 regular meeting.

Upon a motion by Bryan Johannes, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 3-0 to defer the budget comparative reports 10/1/22 through 4/30/23 to the July meeting.

Commissioners reviewed the Accounts Payable report for May 2023. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 3-0 to approve the Accounts Payable report for May 2023, as presented.

Commissioners reviewed the Warrants to Transfer Funds for May 2023, the Payroll Warrants for May 2023, and the Housing Assistance Payments Warrants for June 2023. There were no comments and the warrants were signed by Chairman Johannes.

Project 667-2 Brigham Circle Window Replacement Project (FISH #141072)
The schematic design was approved by EOHLC and designer Brockway is working on the 100% construction documents for this project to go out to bid.

Project 667-2 Brigham Circle ARPA Federal Pacific Replacement and Fire Alarm Upgrade (FISH #141073)
The schematic design is still under review by EOHLC and the designer.

Project 91-1 Norma Oliver Village Appliance Replacement development wide
We are still working on finalizing a final change order with the contractor for the extra services related to installation of the vent hoods and ADA appliances.

Project 91-1 Norma Oliver Village Window Replacement Project
Construction on this project is complete. Designer Brockway walked the property and created a punch list for the contractor of minor items that needed to be addressed; all items have already been addressed and the punch list is completed. The Board reviewed the Certificate of Substantial Completion (CSC) and application

for final payment to the contractor. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 3-0 to approve the Certificate of Substantial Completion on the Norma Oliver Village Window Replacement Project, and to issue final contract payment to Mariano Enterprise, Inc. in the amount of \$11,484.30.

The Board noted their receipt of the FY22 final audit (federal programs) and Agreed Upon Procedures (AUP) (state programs) reports.

Upon a motion by Bryan Johannes, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 3-0 to approve the HUD FY23 federal income limits, as presented, retroactively to their published date of May 15, 2023. For reference, the income limits for these programs in the town of Hudson are as follows (see HHA website for full statewide adopted S8 income limits).

Federal Public Housing and Section 8 Program

Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	31,150	35,600	40,050	44,500	48,100	51,650	55,200	58,750
Very Low (50%)	51,950	59,400	66,800	74,200	80,150	86,100	92,050	97,950
Low (80%)	82,950	94,800	106,650	118,450	127,950	137,450	146,900	156,400

Upon a motion by Bryan Johannes, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 3-0 to approve the EOHLC FY23 state income limits for admission to state-aided public housing and participation in the Alternative Housing Voucher Program (AHVP), as presented, retroactively to their published date of May 15, 2023. For reference, the income limits for these programs in the town of Hudson are as follows (see HHA website for full statewide adopted AHVP income limits).

State Public Housing (Brigham Circle)

Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low (80%)	82,950	94,800	106,650	118,450	127,950	137,450	146,900	156,400

Alternative Housing Voucher Program (AHVP)

Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low (80%)	82,950	94,800	106,650	118,450	127,950	137,450	146,900	156,400

Upon a motion by Bryan Johannes, duly seconded by Stephen Domenicucci, the Board voted 2-0-1 to approve the EOHLC FY23 state income limits for admission to the Massachusetts Rental Voucher Program (MRVP), as presented, retroactively to their published date of June 1, 2023. Cynthia Janeiro-Ehlke abstained. For reference, the income limits for these programs in the town of Hudson are as follows (see HHA website for full statewide adopted MRVP income limits).

Massachusetts Rental Voucher Program (MRVP)

Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low (80%)	82,950	94,800	106,650	118,450	127,950	137,450	146,900	156,400

Assistant Director Milne updated the Board on resident matters:

The electrical work on the key fob access system for the Norma Oliver Village community center is complete; we are currently waiting on final component installation and staff training on how to use the system.

The Board reviewed a sample No Smoking sign for placement at the entryway doors at Norma Oliver Village. The Board approved the sign sample; Chairman Johannes asked for 14 signs to place on both the front and back doors of all buildings on the property.

Chairman Johannes informed the Board that HHA maintenance supervisor Jon Orkiseski has been working on obtaining some quotes for a generator for the Norma Oliver Village community center.

Chairman Johannes opened the floor to public attendee comments:

Public attendee F. Ryan asked if the air conditioners in the Norma Oliver Village community center can be replaced as they are very old. Assistant Director Milne will discuss with Director Beaulieu.

Other Business:

Assistant Director Milne informed the Board that due to all administrative staff requesting a paid day off on July 3, 2023 in conjunction with the July 4th holiday, the administrative office will be closed that day. Maintenance staff will remain on call 24/7 for emergency work order requests.

There was confusion about a flyer at Norma Oliver Village that referenced a public hearing for an amendment to the Admissions and Continued Occupancy Policy (ACOP) due to HOTMA regulation changes. The public hearing is about ACOP changes incorporating the new over income in public housing policy; the hearing is scheduled in conjunction with the next Board meeting on July 13, 2023.

The next meeting will take place on Thursday, July 13, 2023 at 6:30 p.m. at the Norma Oliver Village community center, 4 Glen Road, Hudson, MA.

Executive Session: None.

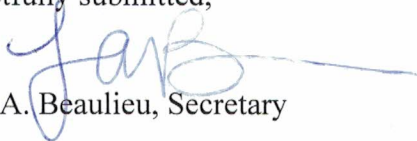
Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 3-0 to adjourn at 8:02 p.m.

Signed,



Robert P. Milne, Assistant Director

Respectfully submitted,



Jaclyn A. Beaulieu, Secretary

