

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman Bryan Johannes called the meeting to order at 6:35 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, Christine Dimare, Sarah Cressy
Members Absent: N/A
Others Present: Jaclyn Beaulieu

Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 5-0 to approve the minutes of the December 14, 2023 regular meeting, as presented.

The Board reviewed the 10/1/23 through 11/30/23 budget comparative report. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 to approve the 10/1/23 through 11/30/23 budget comparative report, as presented.

Commissioners reviewed the Accounts Payable report for December 2023. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 to approve the Accounts Payable report for December 2023, as presented.

Commissioners reviewed the Warrant to Transfer Funds December 2023, the Payroll Warrants for December 2023, and the Housing Assistance Payments Warrants for December 2023 and January 2024. Chairman Johannes signed the warrants.

Project 667-2 Brigham Circle Window Replacement Project (FISH #141072)
The windows are in and construction is scheduled to begin the week of January 22, 2024. Residents have been notified of the start date and given a tentative work schedule that will be updated weekly as construction progresses.

Project 667-2 Brigham Circle ARPA Federal Pacific Replacement and Fire Alarm Upgrade (FISH #141073)
No update.

Project MA091-1 Norma Oliver Village Mechanical and Boiler Systems upgrade
Norian/Siani Engineering is currently working on the schematic design.

Project MA091-1 Norma Oliver Village Trash Shed Upgrade
Architect Andy Brockway is working on the schematic design for this project and estimates going out to bid the first week of March 2024.

As part of the Housing Opportunity Through Modernization Act (HOTMA), the Earned Income Disallowance (EID) was eliminated effective January 1, 2024 with a sunset for participating families of December 31, 2025. The regulatory elimination of the EID requires an amendment to both the Section 8 Housing Choice Voucher (HCV) Administrative Plan and the public housing Admissions and Continued Occupancy Policy to reflect this change. Upon a motion by Stephen Domenicucci, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to adopt the EID elimination amendment to the Section 8 HCV Administrative Plan, as presented, retroactively to January 1, 2024. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 5-0 to adopt the EID

elimination amendment to the Admission and Continued Occupancy Policy, as presented, retroactively to January 1, 2024.

On or about January 1, 2024 the Brigham Circle Community Center laundry room sustained vandalism, including a threat written on one of the laundry room walls. Two of the washing machines were damaged. There is currently an open investigation being conducted by the Hudson Police Department.

Residence Property Services, Inc. withdrew their quote for the Brigham Circle Community Center office renovation. We are currently working on contacting more contractors for new quotes for this project. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to authorize Director Beaulieu to enter into a contract with a contractor she deems qualified to complete the Brigham Circle Community Center office renovation project at a reasonable cost not to exceed \$9,999.

There were no residents in attendance and no resident comments were taken.

Other Business:

There will be no February meeting. The next meeting will take place on Thursday, March 14, 2024 at 6:30 p.m. at the Norma Oliver Village community center, 4 Glen Road, Hudson, MA.

Executive Session: None.

Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to adjourn at 7:29 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary