

Regular Meeting

May 8, 2025

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman Stephen Domenicucci called the meeting to order at 6:31 p.m.

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

Members Present: Stephen Domenicucci, Sarah Cressy, Christine Monteiro, Cynthia Janeiro-Ehlke, Christine Dimare

Members Absent: None

Others Present: Jaclyn Beaulieu, public attendees

The public hearing on the Hudson Housing Authority FY2025-2029 HUD Capital Fund Program 5-Year Action Plan was held.

We just finished the development-wide trash shed replacement project and the development wide boiler system upgrade project. There are no currently active projects. The next project we plan to begin with CFP24 funding is an interior common area door replacement project.

Director Beaulieu presented the Plan and explained the proposed projects for each of the 5 years in the Plan. Projects on the new 5-Year plan given priority in the first two years of the plan include a door buzzer entry system upgrade project, exterior building light upgrades, and miscellaneous site work around the property. Commissioners had no proposed revisions to the Plan. The Resident Advisory Board (RAB) met on March 27, 2025; there were no comments made by the RAB to change the policy as presented. There were no public comments made at this public hearing.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to approve the rolling Hudson Housing Authority FY2025-2029 HUD Capital Fund Program 5-Year Action Plan, as presented, and to approve Chairman Domenicucci to sign the Civil Rights Certification form for submission with the Plan.

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted 5-0 to approve the minutes of the April 10, 2025 regular meeting, as presented.

The Board noted receipt of the 10/1/24 through 3/31/25 quarterly operating statements.

The Board reviewed the 10/1/24 through 3/31/25 budget comparative report. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 5-0 to approve the 10/1/24 through 3/31/25 budget comparative report, as presented.

Commissioners reviewed the Accounts Payable report for April 2025. Upon a motion by Cythia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to approve the Accounts Payable report for April 2025, as presented.

Commissioners reviewed the Warrant to Transfer Funds for April 2025 and Payroll Warrants April 2025. Chairman Domenicucci signed the warrants. The Housing Assistance Payments Warrant for April 2025

was deferred to the next meeting.

Project 667-2 Brigham Cir ARPA Fed Pacific Replacement and Fire Alarm Upgrade (FISH #141073)
Director Beaulieu reported that in order to obtain a waiver on the building permit fees, we must request the waiver from the Select Board. The Building Commissioner reports that he will support our request for a waiver. Director Beaulieu to initiate steps to bring this request to the Select Board.

Project 667-1&2 Brigham Circle Common Area Floor Replacement (FISH 141420)
This project is currently out to bid on Biddocs online with a bid opening scheduled for May 21 at 12:00 p.m.

Project MA091-1 Norma Oliver Village Community Center Generator
The Board reviewed the General Bid Log; 4 bids were received. The apparent low bidder was Smith Electrical with a bid of \$67,498.00. Project designer Norian/Siani Engineering reviewed the bid and contacted references for Smith Electrical. References were positive and suggested that they could successfully complete this project; they recommend accepting the bid. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to accept the bid from Smith Electrical in the amount of \$67,498 for the Norma Oliver Village Community Center Generator project, and to name Jaclyn Beaulieu as contract officer and Stephen Domenicucci as secondary Contract Officer.

Project 689: 49 Washington Street 2nd Floor bathroom upgrade (FISH 141421)
The contract has been signed with Sorella Contracting, Inc. A virtual kick-off meeting was held today and Notice to Proceed has been issued as of May 8, 2025.

The Board reviewed the FY25 income limits released by EOHLC for state housing programs. Income limits for the Massachusetts Rental Voucher Program (MRVP) are effective June 1, 2025 and income limits for state public housing and the Alternative Housing Voucher Program (AHVP) are effective April 14, 2025. Upon a motion by Christine Dimare, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 5-0 to adopt the FY25 income limits for state housing programs, as presented.

The Board reviewed the 2025 payment standards released by EOHLC for Massachusetts Rental Voucher Program. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to adopt the MRVP Boston area payment standards for 2025 as presented, effective June 1, 2025.

The Board reviewed the 2025 ceiling rents released by EOHLC for the Alternative Housing Voucher Program. Upon a motion by Christine Dimare, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 to adopt the AHVP ceiling rents as presented, effective June 1, 2025.

The Board was presented with the proposed flat rent for MA091-1 Norma Oliver Village 1-BR units based on the recently approved PMS of a 1-BR unit in Hudson, MA. Upon a motion by Stephen Domenicucci, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to establish the flat rent for the 1-BR units at MA091-1 Norma Oliver Village at \$2,274, effective June 1, 2025.

The Board noted receipt of the draft EOHLC Annal Plan 2026 in advance of next month's public hearing on said plan.

We are still seeking quotes for restriping the lots at Norma Oliver Village. New road and handicap parking signage are on order. Anyone with ideas for new building signage please contact Director Beaulieu.

Other Business:

There were no comments from public attendees on agenda items.

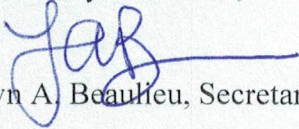
There will be an upcoming joint meeting of Assabet Valley Affordable Housing, Inc. and the Hudson Housing Authority on Thursday, May 15, 2025 at 5:00 pm at the HHA office.

The next HHA meeting will take place on Thursday, June 12, 2025 at the Brigham Circle community center and will include the public hearing for the state Annual Plan. The July meeting will be Thursday, July 10, 2025 at the Norma Oliver Village community center and will include the public hearing for the federal HHA 5-Year Plan.

There was no executive session.

Upon a motion by Sarah Cressy, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 5-0 to adjourn at 8:18 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu, Secretary

