

Regular Meeting

September 11, 2025

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman Stephen Domenicucci called the meeting to order at 6:35 p.m.

The meeting took place at the Norma Oliver Village Community Center, 4 Glen Road, Hudson, MA 01749.

Members Present: Stephen Domenicucci, Sarah Cressy, Christine Monteiro, Christine Dimare
Members Absent: Cynthia Janeiro-Ehlke
Others Present: Jaclyn Beaulieu, public attendees

Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to approve the minutes of the August 21, 2025 regular meeting, as presented.

The Board reviewed the 10/1/24 through 7/31/25 budget comparative report. Upon a motion by Christine Dimare, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to approve the 10/1/24 through 7/31/25 budget comparative report, as presented.

Commissioners reviewed the Accounts Payable report for August 2025. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 to approve the Accounts Payable report for August 2025, as presented.

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

Project 667-1&2 Brigham Circle Common Area Floor Replacement (FISH 141420)
The contract with CJM Services, Inc. has been fully executed and a preconstruction meeting is scheduled for September 17.

Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)
Allen & Major Associates, Inc. is working on the property/land surveying of Brigham Circle.

Project 667-1&2 Brigham Circle Hot Water Heater Replacement (FISH 141423)
We met with our RCAT project manager and their sustainability staff to discuss possible paths for this project. There are approximately 25-30 water heaters currently at Brigham Circle; all are to be replaced with this project. However, we are exploring different types and sizes of water heaters to determine the best fit for different buildings at the property. We are also discussing possibly upgrading our electric baseboard heat to a more energy efficient option, such as air source heat pumps. More discussions are forthcoming with the sustainability team at RCAT and EOHL.

Project MA091-1 Norma Oliver Village Community Center Generator
Smith Electrical continues to do preparatory work at the site while the generator remains on order.

Project 689: 49 Washington Street 2nd Floor bathroom upgrade (FISH 141421)

Sorella Contracting, Inc. is almost finished with Change Order 03, which was the last of outstanding items on the punch list. We hope to have this finished and ready for a Certificate of Final Completion at the next meeting.

Project 689: 49 Washington Street Side Ramp Upgrade (FISH 141426)

The handicap accessible ramp to get into the building is in a state of disrepair and needs to be upgraded. A project was created in Caphub and submitted as a revision to the plan we already submitted, because we believe the project needs to be prioritized and completed as soon as possible. The upgraded ramp will replace the wood boards with PVC decking, metal railings, and increased lighting. The ramp has been temporarily secured for the time being and is currently safe to use. Vance Architects has been brought on as the designer. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 approve the contract with Vance Architects, LLC in the amount of \$6,000 for the 49 Washington Street Side Ramp Upgrade project, with Jaclyn Beaulieu as contract officer and Stephen Domenicucci as secondary contract officer.

The Board noted EOHLC's approval of the state housing FY26 Capital Improvement Plan.

The Board was presented the HUD published FY 2026 Fair Market Rents (FMRs) and Proposed Section 8 Payment Standards for the Boston-Cambridge-Quincy, MA HUD Metro FMR Area and all other areas of Massachusetts. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 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 FY 2026 FMR, and all other areas of Massachusetts at 110% of the FY 2026 FMR, effective October 1, 2025.

The Boston-Cambridge-Quincy, MA HUD Metro FMR Area:

Bedroom Size	0	1	2	3	4	5
Fair Market Rent	\$2359	\$2476	\$2941	\$3526	\$3894	\$4254
Payment Standard	\$2241	\$2352	\$2794	\$3349	\$3699	\$4041

The Board was presented with the proposed flat rent for MA091-1 Norma Oliver Village 1-BR units based on the proposed PMS of a 1-BR unit in Hudson, MA. Upon a motion by Stephen Domenicucci, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to establish the flat rent for the 1-BR units at MA091-1 Norma Oliver Village at \$2,352, effective October 1, 2025.

Commissioners reviewed the aging accounts in Tenant Accounts Receivable for Brigham Circle and Norma Oliver Village as of 9/30/2024. Upon a motion by Stephen Domenicucci, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 to write off \$6,098.00 as of 9/30/24 in Brigham Circle 667 aging accounts. Upon a motion by Christine Dimare, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to write off \$471.00 as of 9/30/24 in Norma Oliver Village 91-1 aging accounts.

The FY26 Budget Guidelines were released by EOHLC on 8/28/25. There is a 5% increase to the allowable non-utility expense levels (ANUEL) over FY25. We will begin working on the FY26 budget in the coming weeks.

Other Business:

Public attendee feedback was received.

Resident K. Demarco provided the Board with copies of the Peter's Grove no smoking policy for their review. She has also reached out to the new Packard Street property for a copy of their policy but has not yet received it.

Resident L. Duncan expressed her disagreement with tenants having cameras in their apartments that take video outside of their apartment on the property grounds. We cannot give legal advice, but do believe this is allowable per Massachusetts laws and regulations, and recommend Ms. Duncan contact legal counsel if she has further questions on the legality of this.

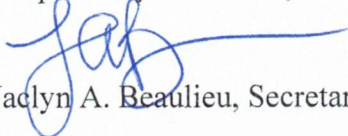
Resident M. McKeone asked HHA to look into upgrading emergency lighting in hallways at Norma Oliver Village. She briefly reviewed results of a tenant survey she did several years ago; several of the items residents listed as "wish list" items for the property have been completed, including a TV for the community center, new tables and chairs for the community center, and public transportation options. She also expressed interest in a "shop swap" for the residents; Director Beaulieu to reach out to the Supportive Housing Program site staff to see if this is something they could help with.

The next meeting will take place on Thursday, October 9, 2025 at 6:30 p.m. the Brigham Circle community center.

There was no executive session.

Upon a motion by Stephen Domenicucci, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 4-0 to adjourn at 7:35 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu, Secretary

