

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Bryan Johannes, called the meeting to order at 6:01 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/89422291253?pwd=TEliZTRtcmRLTG5TalZmRE1Hek1WUT09>

Conference call-in details via telephone:

**Meeting ID: 894 2229 1253 Meeting Password: 755254** One tap mobile: + 13126266799, 16465588656, 13462487799, 16699009128, 12532158782, 13017158592

Members Present: Bryan Johannes, Stephen Domenicucci, Sarah Cressy  
Members Absent: Anne Marie Lourens  
Others Present: Jaclyn A. Beaulieu

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.

Executive Session: Chairman Johannes declared that today’s meeting requires an Executive Session. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to enter into executive session at 6:03 p.m., to discuss pending litigation, as the discussion of these matters in open session may have a detrimental effect on the negotiating position of the housing authority; and to reconvene in public session upon the completion of discussion of executive session matters.

Executive Session Roll Call: Stephen Domenicucci Yay  
Sarah Cressy Yay  
Bryan Johannes: Yay

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY to end executive session and return to open session at 6:25 p.m.

Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY by roll call to approve the minutes of the April 1, 2021 Regular Meeting.

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to approve the minutes of the March 18, 2021 Special Meeting.

Director Beaulieu presented the Budget Comparatives report for 10/1/2020 through 3/31/2021. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to approve the Budget Comparatives for 10/1/2020 through 3/31/2021, as presented.

Commissioners reviewed the Accounts Payable report for April 2021. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to approve the Accounts Payable for April 2021, as presented.

The Board reviewed the HAP Warrant for May 2021. Chairman Johannes will sign at a later date. Director Beaulieu did not have the Warrant to Transfer Funds or the Payroll Warrants for April 2021 available yet, as today was the first day of the month; she will bring them to the next meeting.

Project FISH #141063: 667-1 Brigham Circle Roof Replacement Development Wide project  
The Notice to Proceed was issued to JD&D Construction, Inc. on 4/22/21.

Project 91-1 Norma Oliver Village Appliance Replacement development wide  
The public bid opening on this project was 5/4/2021. Two bids were received; both bids were significantly over the estimated cost of the project. Designer Andrew Brockway does not recommend accepting either bid. No vote of acceptance was taken. We are going to reassess the priorities of this project and how the project is constructed before moving further.

Project FISH #141065: 689 49 Washington Street Window Replacement  
A preconstruction meeting was held on March 31 to kick off this project. A Notice to Proceed was issued. The windows are on order. Estimated time for delivery is about a month.

Project 167 8 Irving Street Boiler Replacement  
No update.

HHA Front Office Door Replacement Project  
The door and materials are on order; we are waiting on an estimated delivery date.

Commissioners reviewed the aging accounts in Tenant Accounts Receivable for Brigham Circle and Norma Oliver Village as of 3/31/2020. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to write off \$2,263 in Brigham Circle 667 aging accounts and \$2,744 in Norma Oliver Village 91-1 aging accounts.

As per the vote on 4/1/21, HHA moved forward with the purchase of a van for the maintenance department off of the OSD VEH98 vehicle purchasing contract. The final cost of the van is \$47,451.50. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to approve payment to Marcotte Ford of Holyoke, MA for the purchase of a Ford light duty transit 250 cargo van, medium roof, AWD, as listed on the Master Vehicle List in the MA Operational Services Division (OSD) VEH98 vehicle purchasing contract, at a total purchase price, including optional add-ons, of \$47,451.50.

There were some recent changes to the governing laws to policy on Service and Support Animals that requires an update to our Reasonable Accommodation policy. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to approve the updated Reasonable Accommodation Policy, as presented.

The No Visitors Policy in HHA buildings was lifted on 4/24/2021 per the vote at the 4/1/2021 meeting. The HHA office was opened to the public as of 4/26/2021 on a limited 1-household per time in the lobby limit.

DHCD issued notice on May 3, 2021 that the HUD-published FY2021 income limits and Fair Market Rents are effective for the public housing program, the MRVP, and the AHVP, effective 4/1/2021.

#### Income Limits

Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low (80%)	70,750	80,850	90,950	101,050	109,150	117,250	125,350	133,400

Boston-Cambridge-Quincy, MA HUD Metro FMR Area

Bedroom Size	0	1	2	3	4	5
Fair Market Rent	\$1742	\$1924	\$2336	\$2906	\$3168	\$3640

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to accept the FY2021 income limits and Fair Market Rents for the state public housing program, MRVP, and AHVP, effective 4/1/2021 as presented.

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to adjourn at 7:21 p.m.

Respectfully submitted,

  
Jaclyn A. Beaulieu, Secretary

