

Hudson Housing Authority Board of Commissioners
Minutes of Regular Meeting
September 18, 2023

In attendance: Chairperson Revonda Smith, Vice Chairperson Claire Cousin, Treasurer, Rebecca Wolff, Commissioner Nick Zachos, Commissioner Mary Decker and Executive Director, Jeffrey E. Dodson.

Absent – Commissioners Anthony Bennett

The meeting was called to order by Chairperson Smith at 6:02 p.m. It was conducted both live and remotely via Zoom teleconferencing.

Public Comment

None

Minutes

There were no minutes available from the previous meeting so there was not a vote to approve the previous meeting's minutes.

Accounts Payable

Commissioner Wolff made a motion, Commissioner Zachos seconded the motion. Accounts payable was unanimously approved for July and August.

Resident Commissioner's Report

No report

Executive Director's report

Development

Update on Development

Title reports have been received by Mountco and are being reviewed.
RAD modification discussions will begin once we have a master plan in place.
Site suitability studies have been reviewed for both sites and I have been advised that both sites are suitable.
Environmental review is in progress for both sites along with soil testing.
Architects have presented mood boards and will present more to obtain further feedback to develop the final footprint.
The city will be engaged formally once the footprints are in place.
Architects will be incorporating feedback from the board, residents, and myself.

2023 Housing Choice Voucher Funding Offset

A letter from HUD was sent to the executive director indicating that the Hudson Housing Authority was subjected to an offset to an offset of \$150,699 for 2023 due to underutilization. Preliminary conversations have been had with Hudson Youth regarding the commercial space and their interest.

Some discussion was had regarding communicating with HUD regarding Hudson's affordable issue and providing incentives to landlords to participate in the HCV program.

Audit Report for

A letter from HUD was sent to the executive director indicating that the most recent audit included no findings. A commendation was made by HUD to the executive director and staff for good work in administering the federal housing program.

Presentation by Mountco & Architects Alexander Gorlin

Presented mood boards to the Board of Commissioners and the attendees for feedback regarding the proposed development.

Some questions were answered by the architects and some discussion were had regarding the amenities of the new development, the height of the buildings, bedroom sizes, common areas, pedestrianization of State Street geothermal heating, and cooling, parking, and quality of life issues.

New Business

Nomination and Voting for FY 23/24

Commissioner Cousins made a motion to renominate the current officers, Commissioner Smith as Chairperson, Commissioner Cousins as Vice Chairperson and Commissioner Wolff as Treasurer and vote for the same, Commissioner Cousins made a motion, and it was seconded by Commissioner Zachos. The motion was passed unanimously.

Resolutions

Resolution 538 The Hudson Housing Authority Board of Commissioners authorizes the Executive Director to certify the SEMAP indicator score which indicates HHA will be designated as "STANDARD".

Commissioner Smith made a motion, and it was seconded by Commissioner Wolff. The motion was passed unanimously by a roll call vote.

Resolution 539 The Hudson Housing Authority Board of Commissioners authorizes the Executive Director to execute the attached Memorandum of Understanding with Mountco Construction and Development Corporation.

There was some discussion and clarification made by the Executive Director and the Development attorney Brian Lawlor regarding the owner's representative and community engagement.

Commissioner Smith made a motion, and it was seconded by Commissioner Decker. The motion was passed unanimously by a roll call vote.

Resolution 540 The Board of Commissioners authorizes the Executive Director to provide the Chairperson with view access only for QuickBooks online as a check and balance for the financial oversight.

Commissioner Wolff made a motion, and it was seconded by Commissioner Decker. The motion was passed unanimously by a roll call vote.

Resolution 541 The Board of Commissioners adopt the amended Election Policy as attached to the resolution.

There was a discussion about the voting time span for residents and the language was revised to reflect the intent to make the election policy expansive.

Commissioner Zachos made a motion, and it was seconded by Commissioner Wolff. The motion was passed unanimously by a roll call vote.

Commissioner Zachos asked about evictions. Brian Lawlor, Esq. elaborated on the Housing Authorities' status as it relates to evictions.

There was some public comment about evictions and apartment conditions.

Commissioner Zachos motion to adjourn, Commissioner Smith seconded the motion. The vote was unanimous to adjourn the meeting.

The meeting was adjourned.