

Hudson Housing Authority Agenda

Place of Meeting: Virtual Zoom conference

May 7, 2020

6:30 P.M.

To participate remotely click on link:

<https://us02web.zoom.us/j/88523348621?pwd=N0dWbmdnRzZxdFBYcG1aVUszUjJXQT09>

Meeting ID: **885-2334-8621**

Meeting Password: **041309**

Conference call-in details are here, if you wish to join the meeting for audio only via telephone:

Meeting ID: **885-2334-8621** One tap mobile: + 13126266799, 16465588656, 13462487799, 16699009128, 12532158782, 13017158592

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A§§ 18-25

1. Call to order
2. Minutes to be Approved
 - a. Minutes of April 7, 2020 Regular Meeting
3. Financial Reporting and Accounts Payable
 - a. Budget comparative and Quarter End financials report through March 31, 2020
 - b. Accounts Payable Report for April 2020
4. Warrants:
 - a. Transfer of Funds April 2020
 - b. Payroll – April 2020
 - c. Housing Assistance Payments for May 2020
5. Projects and Contracts
 - a. 667-1 Brigham Circle Drainage Project FISH #141059
 - i. No update
6. New Business
 - a. HUD Waivers: HHA adoption of HUD COVID-19 waivers (from PIH Notice 2020-05)
 - i. Board to consider approval of HHA adoption of HUD COVID-10 waivers, as outlined in ‘Summary of Public Housing and HCV Waivers and Alternative Requirements’

- b. Memo regarding changes to Admissions and Continued Occupancy Policy and Section 8 Housing Choice Voucher Administrative Plan due to adoption of COVID-19 waivers
 - i. Board to consider approval of HHA Admissions and Continued Occupancy Policy (ACOP), as amended May 2020
 - ii. Board to consider approval of HHA Section 8 Housing Choice Voucher Administrative Plan, as amended May 2020
- c. Board to consider approval of payment to Murphy Insurance Agency for 2020-2021 Auto Insurance policy renewal of \$6,952.00
- d. COVID-19 UPDATE
 - i. Director Beaulieu to give update on COVID-19 measures at HHA
 - i. No Visitors Policy
 - ii. DHCD guidance on temporary overnight visitors
 - iii. Suspension of Brigham Circle lease-ups through May 4
 - iv. Supply purchases
 - a. Board to note donation of sanitizer bottles and maintenance department ventilator supplies from Hi-Gear Products, Inc. of Hudson
 - ii. Board to consider adoption of temporary policy in compliance with the HUD and Massachusetts Eviction Moratoriums due to COVID-19

7. Old Business

- a. Board to consider approval of Contract for Accounting Services by and between Hudson Housing Authority and Milne, Shaw & Robillard, P.C.
- b. Open Table, Inc. Mobile Food Pantry Program
 - i. Successful first delivery on 4/8/20 to 31 HHA elderly/disabled households
 - ii. Second delivery scheduled for 5/13/20; Program increase to 55 HHA elderly/disabled households

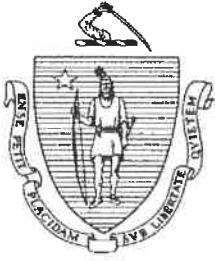
8. Other Business

9. Executive Session

10. Adjournment

Attached: Order Suspending Certain Provisions of the Open Meeting Law, MGL 30A §§ 20

Posted By: Jaclyn Beaulieu
 Posted Date: April 29, 2020



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
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CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

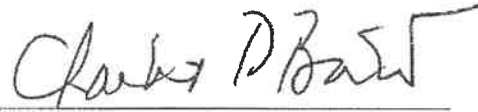
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in dark ink, appearing to read "Charles D. Baker". The signature is written in a cursive style with a horizontal line underneath.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts