

THIS IS AN OPEN MEETING

TO: Teresa Santalucia 517 West Washington Street Hanson
Michael Hunter 6B Meetinghouse Lane Hanson
Kevin Keane 636 Indian Head Street Hanson
Dorothy Marrocco 533 Main Street, Apt 2 Hanson

Notice is hereby given notice that the members of the Hanson Housing Authority Board of Commissioners are called to meet in a Regular Session on **November 13, 2025, 6:30** at 80 Meetinghouse Lane, Hanson, MA.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Approval on minutes from the September 11, meeting.
4. Approval of the accounts payable for September and October
5. Motion to approve and authorize the Executive Director to approve Fee Amendment # 1 in the amount of \$49,970.00 to the Design Contract with GCG Associates for Project # 123065, Septic Replacement Study of Bioclear System. EOHLC has requested an amended scope for this project to include surveying and design services for the septic system replacement as described per the Amendment to Scope of Services, dated August 15, 2025. The overall project budget has been increased to \$979,200.00 and will be funded by an EOHLC fixed Emergency Reserve award of \$979,200.00.
6. Motion to approve and authorize the Executive director to approve \$33,540.00 in proposed reimbursables for the amended Design Contract with GCG Associates for Project # 123065, Septic Replacement Study of Bioclear System.
7. Motion to enter into a management agreement with Quincy Housing Authority Effective 9/30/26 for a period of five years ending on 9/30/31 after resident input.
8. Board vote to adopt FY2026 Payment Standards for Hanson's HCV program, administered by QHA effective **November 1, 2025.**

Background:

Under **24 CFR §982.503**, HUD publishes annual Fair Market Rents (FMRs) and PHAs must adopt payment standards between 90% and 110% of published FMRs. Quincy Housing Authority administers vouchers across multiple jurisdictions in Massachusetts.

Policy:

- Hanson is outside the Boston-Cambridge-Quincy MSA; all areas outside this MSA will adopt **100% of FY2026 FMRs.**
- Hanson is in the Brockton, MA HUD Metro FMR Area.

The FY 2026 Brockton, MA HUD Metro FMR Area FMRs

Bedroom Size	% of 2026 FMR	Payment Standard
Studio	100 %	\$1,631
1-Bedroom	100%	\$1,761
2-Bedroom	100 %	\$2,311
3-Bedroom	100 %	\$2,889
4-Bedroom	100 %	\$3,060

Vote Requested: Motion to Approve adoption of 100% FY2026 Brockton FMRs for Hanson's HCV program, effective November 1, 2025

9. Adjournment