

**THIS IS AN OPEN MEETING**

<b>TO:</b>	Teresa Santalucia	517 West Washington Street	Hanson
	Micheal Hunter	6B Meetinghouse Lane	Hanson
	Kevin Keane	636 Indian Head Street	Hanson
	Dorothy Marrocco	3D Meetinghouse Lane	Hanson
	Daniel Pardo	968 Monponsett Street	Hanson

Notice is hereby given that the members of the Hanson Housing Authority Board of Commissioners are called to meet in a Regular Session on **May 14, 2026, at 6:30** at 80 Meetinghouse Lane, Hanson, MA.

**AGENDA**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes from the March 12, 2026, meeting.
4. Motion to approve the payables from January, February, March and April 2026
5. Motion to apply for an EOHLC Creative Placemaking Grant. (EOHLC), in partnership with the Massachusetts Cultural Council (MCC), is committed to supporting the efforts of Local Housing Authorities (LHAs) to reduce social isolation and improve community wellbeing by incorporating art into lived spaces in state public housing. Capital funds are available to support creative place-making through temporary work (e.g. workshops, art-making events, art festivals) and/or long-term art installations (e.g. murals, mosaics, creation of public art venues). While funds may be used for workshops and events, every project must include a durable component that will change the lived environment.
6. Motion to approve and authorize the Executive Director to enter a contract with Laracy Electrical Contractors Inc. of Foxboro, MA in the amount of \$415,300.00 for State Project #123089: Fire Alarm Upgrade - Phase 2, 667-1. There were 7 bids (see Bid tab attached) and Laracy Electrical Contractors, Inc. was the lowest responsible bidder. Source of Funding is EOHLC Emergency Reserve Award. EOHLC has cleared the bid, and Architect has checked references and made a recommendation to award.
7. Motion to approve and authorize the Executive Director to install 2 electric vehicle stations through a contract with MATCHA as enclosed with no cost to the Housing Authority and a 50%/50% profit sharing.
8. Motion to approve and authorize the Executive Director to enter a contract with Action Inc. for \$3,985.00 for the lighting upgrade to 132 Woodbine Street. This is a grant with no cost to the Hanson Housing Authority.
9. Motion to approve and authorize the Executive Director to enter Amendment #13 to the contract for financial assistance CFA 5001 IN THE AMOUNT OF \$737,263.02 to include \$537,018.84 for project 123089 Fire Alarm Upgrade, phase 2, \$23,000.00 for project 123098, Tree Removal 667-1, and Formula Funding FY 2029 \$177,244.18.

**Resolutions of the Board of Commissioners**

\_\_\_\_\_, 2026

A meeting of the Board of Commissioners of Hanson Housing Authority, a public body corporate and politic established in accordance with the laws of the Commonwealth of Massachusetts (the "Authority"), was held on \_\_\_\_\_, 2026, notice of which meeting was duly delivered.

WHEREAS, the Board of Commissioners of the Authority (the “Board”) has determined that it is in furtherance of the Authority’s mission for the Authority to sell to Hanson Housing Authority Development Corporation, a Massachusetts nonprofit corporation (“HHADC”) the six unit affordable housing project known as LZ Thomas School Family Housing located at 533 Main Street in Hanson, Massachusetts (together with any reserve accounts for the project, the “Property”) operated currently as Federal Public Housing pursuant to an Annual Contributions Contract with, and held in trust for the benefit of, the United States Department of Housing and Urban Development (“HUD”);

WHEREAS, the Authority applied for and received approval from the HUD Special Application Center on December 8, 2025 (the “SAC Approval”) to remove the Property from the Federal Public Housing Program and convey the Property to HHADC for nominal consideration subject to a thirty (30) year restrictive use covenant (the “Affordability Requirements”) which will require that HHADC operate the Property with six units of housing affordable to households at or below 80% of the Area Median Income (the “Disposition Transaction”);

WHEREAS, as part of the Disposition Transaction, the Authority will enter into a Project Based Section 8 Housing Assistance Payment Contract with HHADC with a term of not less than twenty (20) years whereby the Authority will provide project based rental assistance to all six of the dwelling units currently at the Property (the “PBV Contract”);

WHEREAS, following the Disposition Transaction, the Authority will provide property management services for the Property in accordance with a property management agreement with HHADC, and will subcontract with the QHA to carry out management of the Property (collectively, the “Management Agreement”);

WHEREAS, upon completion of title review, no Declaration of Trust was recorded for the benefit U.S Department of Housing and Urban Development (“HUD”) when the Authority originally acquired and developed the Property as Federal Public Housing; and

WHEREAS, to facilitate the Disposition Transaction, the Board has determined that it is consistent with the Authority’s interests for the Authority to undertake the following actions in furtherance thereof.

NOW, THEREFORE, the Board does hereby approve the following resolutions:

#### INTERIM DECLARATION OF TRUST

Resolved: Only to the extent required by HUD as a condition of finalizing the Disposition Transaction, the Authority is authorized to execute and record a Declaration of Trust for the federal public housing units located at the Property, which will subsequently be released by HUD as part of the Disposition Transaction.

## PROPERTY DISPOSITION AND USE RESTRICTIONS

Resolved: That the Authority is authorized to carry out the Disposition Transaction whereby the Authority will convey the Property to HHADC for the purchase price of \$1.00, subject to a thirty year restrictive use covenant imposing the Affordability Requirements, and that James Marathas, as Executive Director of the Authority, and/or any other officer of the Authority (each an "Authorized Agent"), each acting singly, are authorized, empowered and directed by the Authority to (i) execute, acknowledge and deliver a quitclaim deed transferring the Property to HHADC, (ii) enter into a Declaration of Restrictive Use Covenants with HUD and HHADC obligating HHADC to comply with the Affordability Requirements and (iii) to take such action, and execute such other documents necessary to carry out the Disposition Transaction, all upon such terms and conditions as may be approved by the Authorized Agent in his/her sole discretion.

## PROJECT BASED VOUCHER CONTRACT; MANAGEMENT AGREEMENT

Resolved: That the Authorized Agent is authorized to cause the Authority to enter into the PBV Contract, and such other documents and agreements as HHADC and the Authority agree are necessary or convenient to the provision of rental assistance under the PBV Contract.

Resolved: That the Authorized Agent is authorized to cause the Authority to enter into the Management Agreements with HHADC and QHA, and such other documents and agreements as the Authority and HHADC agree are necessary for the good management of the Property as residential rental housing.

## MISCELLANEOUS AND GENERAL AUTHORIZATIONS

Resolved: That the Authorized Agent is hereby authorized, empowered and directed by the Authority to execute, acknowledge and deliver any such documents or instruments and take such action as he/she may deem necessary or desirable in connection the foregoing resolutions, and that the execution of any of the foregoing shall be conclusively deemed to have been authorized by this Resolution.

Resolved: That all actions previously taken by any officer or employee of the Authority or by any Authorized Agent with respect to the foregoing, be, and hereby are, ratified and approved.

10. Report from the Executive Director

11. Adjournment