**THIS IS AN OPEN MEETING**

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| **TO:** | 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 regular session on **November 12th, 2026, at 6:30pm at 80 Meeting House Lane, Hanson MA.**

**AGENDA**

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of September 30, 2026, Board meeting
4. Approval of the payables
5. Motion to approve and adopt the Section 8 Housing Choice Voucher Utility Allowance Schedules as presented, effective January 1, 2027; and further, that the Executive Director, James Marathas, is authorized to take all actions necessary to implement the schedules, including applying the revised allowances at each family's next regular reexamination on or after January 1, 2027, in accordance with 24 CFR 982.517 and the Administrative Plan.
6. Motion to approve a write off $324.68 for vacated tenant accounts receivable balances Quarter ending 9/30/2026 as follows: 667 $324.68
7. Motion to add Diana Couillard, Assistant Director of finance, to the bank accounts.
8. Proposed schedule for 2027 for board meetings- There will be no board meetings in the other months unless necessary.
   January, February, April, May, July, August, October, November.
9. Motion to execute the affordability monitoring agreement between Chapa and the Hanson Housing Authority as presented.
10. Motion to approve and execute amendment #1 to the CFA 5010 in the amount of $121,791 for energy efficiency lighting as a sustainability grant.
11. Motion to adopt the resolution as follows:

    WHEREAS, the Board of Commissioners of the Authority (the "Board") determined that it was 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 required 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, the Authority initially authorized the Disposition Transaction through certain Resolutions of the Board of Commissioners of the Authority adopted May 14, 2026 (the "Initial Resolutions");

WHEREAS, on October 30, 2026, the Authority carried out the Disposition Transaction and wishes to adopt the following resolutions in order to ratify the Disposition Transaction as authorized by the Initial Resolutions, to authorize the closeout of its Federal Public Housing Program and termination of the related Federal Public Housing Annual Contributions Contract and to take additional actions it has deemed necessary in furtherance of the good operation and management of the Property following the disposition transaction.

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

PROPERTY DISPOSITION AND USE RESTRICTIONS

Resolved: That the Authority hereby ratifies Disposition Transaction whereby the Authority conveyed the Property to HHADC for the purchase price of $1.00, subject to a thirty year restrictive use covenant imposing the Affordability Requirements, and the execution and delivery by James Marathas, as Executive Director of the Authority, and/or any other officer of the Authority (each an "Authorized Agent"), of a quitclaim deed transferring the Property to HHADC, (ii) a Declaration of Restrictive Use Covenants with HUD and HHADC obligating HHADC to comply with the Affordability Requirements (iii) a project based voucher contract with the HHADC for the provision of Section 8 Project Based Voucher rental assistance at the Property, and (iv) those other documents reasonably required in connection with the Disposition Transaction.

CLOSEOUT OF FEDERAL PUBLIC HOUSING PROGRAM

Resolved: That the Authorized Agent is hereby authorized to take all steps necessary to complete the closeout of the Authority's Federal Public Housing Program consistent with the requirements set forth PIH Notice 2019-13 (HA) (the "Closeout Activities") and upon completion of said Closeout Activities, to return to the Board to receive final authorization directing the Authority to request closeout from HUD and to ratify that the Authority has complied with all applicable requirements to close out the Federal Public Housing Program.

ADMINISTRATIVE PLAN AMENDMENT

Resolved: That the Authorized Agent is authorized to prepare an amendment to the Authority's Housing Choice Voucher Administrative Plan (including Project-Based Voucher policies) initially adopted August 1, 2026 in order to provide for a site based Project Based Voucher waitlist for the Property maintained at the Authority, and such other amendments at they deem appropriate which are to be approved by the Board at a subsequent meeting.

ADMINISTRATIVE SERVICES & MANAGEMENT AGREEMENT

Resolved: That the Authorized Agent is authorized to cause the Authority to enter into a certain Management Agreement and Administrative Services with HHADC, for the management of the Property and administration of HHADC included with these resolutions effective as of October 30, 2026.

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.

12. Motion to adopt admin services agreement as presented between HHADC and HHA
13. Motion to accept management agreement between HHADC and HHA
14. Old business/new business
15. Discussion Items
    a. Update on changes to the Admin Plan
    b. Public Housing Close out guide
16. Executive Directors Report
17. Adjournment