

MINUTES OF THE REGULAR MEETING

July 14, 2004

The SHA met in open session at Musketahquid Village, 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Vice Chairman: Stephen Shugrue; Treasurer: John Darcey; Assistant Treasurer: Kelley Cronin; Associate Member: Elizabeth Rust; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of 6/9/04 was made by J. Darcey, seconded by K. Cronin, and unanimously approved.

2. CHECKS: A motion to approve the checks written during June was made by K. Cronin, seconded by J. Darcey, and unanimously approved.

UNFINISHED BUSINESS:

Sites: After some discussion, it was agreed that J. Howe should draft a letter to the Selectmen offering to hold public hearings on some of the less controversial sites on the list that had been presented to them in early June, with priority given to 1 or 2 sites such as Colonial Road and Old Lancaster Road. It will be mentioned that the SHA is extremely aware that there is only a few months until the Warrant is closed, and that we are also pursuing creative endeavors, such as direct negotiation with the Newell developer and buying privately-owned land.

Community Housing Forum: This event has expanded in scope and been re-scheduled for October 21st, at the Town Hall.

Community Housing Committee: The CHC has hired housing consultant Toby Kramer, of Concord, as a pay-per-use consultant. Other groups, such as the SHA, may consult with her subject to approval by the Town Manager.

Memorandum of Understanding: It was suggested that J. Howe and David Mortimer work on the Memorandum together and if there are any points of disagreement, they bring them to the SHA Board for ideas.

Candle Policy: The SHA voted preliminary approval to the proposed candle policy, subject to approval by the Tenants' Association: "Use of candles that are not enclosed in glass jars or covered by glass enclosures is prohibited at Musketahquid Village, due to the potential fire hazard. Exceptions are made for use of candles during celebratory occasions, such as birthday and religious observations."

3. Waiting List: A motion was made by J. Darcey, seconded by K. Cronin, and unanimously approved to keep the 2 and 3 bedroom waiting lists open until the end of July.

Sudbury Housing Authority

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NEW BUSINESS:

4. Graves Engineering Contract: A motion was made by K. Cronin, seconded by J. Darcey, and unanimously voted to approve a contract for engineering services with Graves Engineering, Inc. of 100 Grove Street, Worcester, MA for Emergency Septic Repairs, DHCD Project #288010, in the amount of \$11,700 for Basic Services. Executive Director is authorized to sign in place of the Chairperson.

667 Waiting List Update: The list for Musketahquid Village has been updated and now contains four Sudbury applicants over 60, and 20 non-Sudbury applicants. In addition, there are 10 disabled applicants under 60 who are waiting, four of whom are from Sudbury.

Funding Source for Nonprofits: Information was distributed from the Institute for Community Economics.

Concord Road Inquiry: After some discussion, the SHA determined that an enquiry regarding a house on Concord Road is not a feasible project for the SHA, due to the fact that we must draw our tenants from the top of a waiting list instead of housing the current owner of the house. Also, the SHA cannot provide a bridge loan for its purchase, but it could provide housing at Musketahquid for the current owner if he chooses to apply.

DIRECTOR'S REPORT:

Vacancies: There were no vacancies in June.

Maintenance: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe,
Executive Director