

MINUTES OF THE REGULAR MEETING

October 5, 2004

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

- 1. MINUTES:** A motion to approve the minutes of 8/31/04 was made by K. Cronin, seconded by S. Shugrue, and unanimously approved.
- 2. CHECKS:** A motion to approve the checks written during September was made by K. Cronin, seconded by S. Shugrue, and unanimously approved.

UNFINISHED BUSINESS:

Sites: Perc tests on Colonial Road will be done next week and if it proves to be buildable, a meeting with abutters will be scheduled for November. The Town Manager will be contacted as soon as the test results are in and the SHA will offer to host this meeting.

Community Housing Forum: A large number of flyers have been distributed electronically as well as by hand. A Power Point slide show of SHA properties will be shown.

CPA Committee: No proposals had been received by the end of August, but the Committee will be meeting again soon.

3. Community Housing Committee: A draft of the Community Housing Plan produced by the CHC was reviewed and commented upon. A motion was made by E. Rust, seconded by S. Shugrue, and unanimously approved to accept and support the Plan with a few minor suggestions for changes. The SHA appreciates the hard work of the CHC and looks forward to working with them on implementation of the plan.

St. Anselm's Task Force: After much discussion, SHA members clarified that although they would strongly like to see some rental housing for low-income families on the site, its ownership

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and management do not necessarily have to be under the SHA. SHA would be willing to manage them or not, depending on the ultimate plan and need of the development.

NEW BUSINESS:

Village Bell Tower: The silo-like tower on the roof of Musketahquid's garage is structurally unsafe and will have to be removed before the re-roofing occurs next week. A decision will be made as to its replacement at a later date.

4. Revised Income limits and FMRs: A motion was made by J. Darcey, seconded by E. Rust and unanimously approved to accept HUD's new income limits and fair market rental amounts, effective 8/1/04.

The new income limits are:

<u>one</u>	<u>two</u>	<u>three</u>	<u>four</u>	<u>five</u>	<u>six</u>	<u>seven</u>	<u>eight</u>
46,300	52,950	59,550	66,150	71,450	76,750	82,050	87,350

SHA Schedule: A new schedule of meetings on the first Tuesday of each month at 7:30 p.m. was distributed.

DIRECTOR'S REPORT:

Maintenance: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe,
Executive Director