

MINUTES OF THE REGULAR MEETING

February 7, 2005

The SHA met in open session at Musketahquid Village, 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chairman: Steven Swanger; Vice Chairman: Stephen Shugrue; Assistant Treasurer: Kelley Cronin; State Appointee: Elizabeth Rust; Executive Director: Jo-Ann Howe; Mass. Housing Partnership Director of Community Housing Initiatives, Rita Farrell; MHP Representative: Connie Kruger.

Rita Farrell and Connie Kruger of the Mass Housing Partnership were invited to answer questions about the process and time frame for constructing rental family housing.

They explained that basic site and construction costs are necessary and will be provided by Blackstone Block, the DHCD-hired architect, before a *pro-forma* can be developed. In the past, MHP has handled the funding applications but it is premature for SHA to be thinking of that now. Only two housing authorities participating in DHCD's modular pilot program, Amherst and Foxboro, have been funded and authorized to proceed. It is still unclear as to how the remaining projects will be funded. It was recommended that the SHA procure pre-development funding from CPA administration, DHCD, or CEDAC to hire a consultant to represent it in dealing with DHCD, the architect, engineer, etc., as well as to prepare permit and funding applications. Three quotes must be solicited under Ch. 30B procurement laws. K. Cronin will talk to Charlene Regan regarding the position. It was also explained that in order for most projects to work, only 25% of the units can be funded under Section 8, and the remainder are usually 60% or 80% of median.

DHCD's regulations are currently being revised to allow transfer of land bought for affordable housing via bonding, and are expected to be promulgated within 6 months. SHA was advised to ask DHCD basic questions in writing: whether land bought with bond money can be built on, the most likely sources of funding, the project scope, the schedule & list of tasks, and if the SHA has been assigned a project manager.

MHP will provide a list of housing authorities that are waiting to participate in the modular project, and it is hoped that communication among the authorities may lead to hastening progress with DHCD.

Minutes prepared by Jo-Ann Howe,
Executive Director