

MINUTES OF THE REGULAR MEETING
December 12, 2006

The SHA met in open session at 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chairman: Steven Swanger; Assistant Treasurer: Sherrill Cline; Member: Lydia Pastuszek; State Appointee: DeBorah Sonnenschein; Associate Members: Sheila Cusolito, Judith Deutsch and Radha Gargeya; Executive Director: Jo-Ann Howe.

The SHA welcomed DeBorah Sonnenschein, the new State Appointee who will fill the vacancy left by the resignation of Elizabeth Rust.

1. MINUTES: A motion to approve the minutes of November 9, 2006 was made by L. Pastuszek, seconded by S. Cline, and unanimously approved as amended.

2. CHECKS: A motion to approve the checks written during November was made by L. Pastuszek, seconded by S. Cline, and unanimously approved.

UNFINISHED BUSINESS:

State Representatives: Representative Tom Conroy and Senator Susan Fargo have responded to the SHA's invitation to attend its next meeting on January 9th. The SHA plans to spend about 20 minutes reviewing its history (S. Swanger), its properties (J. Howe), its condo purchase program (L. Pastuszek), its concern regarding lack of funding, and its desire to be able to continue the condo purchase program with 705 funding. L. Pastuszek offered to provide charts. Representatives will be asked for their views regarding the future of housing in Massachusetts.

Condo Acquisition: A motion was made by S. Cline, seconded by L. Pastuszek, and unanimously passed to accept DHCD's Contract for Financial Assistance in the amount of \$155,000, to be used for the purchase of four newly-constructed affordable condos built under 40B for the Chapter 705-5 program. This funding will supplement \$150,000 from the SHA's operating reserve and \$360,000 from Sudbury's CPA funds.

CPC: S. Cline reported on a proposal submitted by the Town Manager requesting \$600,000 to purchase 35 acres of privately-owned land, $\frac{3}{4}$ of an acre of which would be set aside for about 6 units of affordable housing while the rest remains as open space. After some discussion it was agreed that the SHA's preference would be for a 100% affordable project to be built by a private developer with the

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SHA given the option of purchasing some of the units for rentals. Consideration will be given to including the SHA's vacant land adjacent to 10 Landham Road in the project.

CHC: The CHC met with its counterparts from Wayland, Weston and Concord on 12/11 to exchange ideas. J. Howe has made a draft revision of the Accessory Apartment Bylaw, designed to increase its frequency of use so as to encourage housing diversity in Town.

Cell Tower: A letter has been sent to Town Planner requesting that the SHA be kept in mind when the wireless overlay district bylaw is re-written.

Electric Heat Conversion: Discussion was deferred until K. Kang is present.

Audit Report: Once again, the State Auditor's office has found "no material weaknesses" at the SHA.

NEW BUSINESS:

Election: It was decided to wait until the annual elections in May to elect a vice chair.

Housing Trust: J. Howe was asked to contact the Town Manager to request a response to the SHA's request to have a designee on the permanent Trust.

Non-Profit Request: The SHA has been asked to screen applicants to the board of trustees for a new non-profit that a local resident wishes to form. Although that is not within the purview of the housing authority, the executive director was authorized to do such screening.

DIRECTOR'S REPORT:

Vacancies: The residents of 12C and 16B have moved to NYC and a hospice, respectively, and the resident in 6D will be transferring to 16B. The first and second applicants on the local waiting list will be moving to 12C and 6D.

Fall Conference: L. Pastuszek and J. Howe attended the NAHRO Conference in Natick on 11/13 and 11/14.

Maintenance: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe,
Executive Director