

## MINUTES OF THE REGULAR MEETING

March 2, 2006

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

**1. MINUTES:** A motion to approve the minutes of January 17, 2006 was made by S. Swanger, seconded by E. Rust, and unanimously approved.

**2. CHECKS:** A motion to approve the checks written during the month of January was made by J. Darcey, seconded by S. Swanger, and unanimously approved.

### UNFINISHED BUSINESS:

**CPA Proposal:** Wording written by E. Rust for inclusion in ZBA 40B decisions was discussed and modified. This material will provide specifics regarding the expectation that 20% of the affordable units in any 40B project of 25 or more units will be set aside for purchase by the SHA. J. Howe will contact consultant John Stainton for clarification on an email that refers to the need for blanket RFPs for condo purchases.

**Town Meeting Preparation:** The social action group from Sudbury's Episcopal Church has offered to support SHA issues, and would like to have an SHA member meet with its group sometime this month. Board members suggested the following ways that this group could be supportive: vote for both the CPA article on condo purchases and for the article which would establish a housing trust. Make announcements in the church bulletin and get people out to vote at Town Meeting. Explain that much more help will be necessary when specific sites are chosen for affordable housing. In response to their question on possible Town Meeting obstacles, it was suggested that minutiae or lack of specific details could become a wedge.

**10 Landham Road:** Testing has been done and due to the small size of the site, four bedrooms is the maximum number that can be supported. The legal assents from the heirs have been signed and so the site is now fully available for construction of one duplex house.

**Site Search:** Site visits by 3 members of the CHC, including J. Howe, are in progress, and potential sites have been narrowed down from @ 100 to @37. Town Manager has not responded to J. Howe's letter of 1/19 regarding the consideration of Hudson Road as a potential police station site.

**Community Housing Committee:** At its meeting of February 24<sup>th</sup>, the Committee changed its draft of 40B Regulations to state that for every 5 units of affordable housing created, the SHA shall be given the option of purchasing one such unit. The SHA prefers that the original wording be maintained, which states that the SHA shall be given the option of purchasing 20% of the affordable units in developments of more than 20 units, thus providing more units by rounding up or down according to the percentage.

**Board Vacancy:** Kaffee Kang has taken out papers to run for John Darcey's position, which will become vacant this spring.

## **NEW BUSINESS:**

**40B Monitoring:** E. Rust attended a NAHRO workshop and learned that NAHRO is strongly supporting monitoring by local housing authorities rather than by non-profits, such as CHAPA. After some discussion, the Board decided to table the discussion until after the ZBA makes a decision on using the wording that the SHA will submit for inclusion in their 40B decisions (see item #1 under Unfinished Business).

**3. Quarterly Report Approval:** A motion was made by J. Darcey, seconded by E. Rust, and unanimously approved to accept the Report by accountant Howard Gordon for the quarter ending 12/31/05.

**Budget:** DHCD has given permission for budget submission after Wage Rates have been published, which is usually early in March.

**4. Restricted Reserves:** A motion was made by J. Darcey, seconded by E. Rust, and unanimously approved to use the balance of our Restricted Reserve Account (@ \$63,000) toward Modernization Project 288011. The remainder of the cost of that project will come from the SHA's operating reserves.

**5. Administrative funding for Project 28011:** A motion was made by S. Swanger, seconded by J. Darcey and unanimously approved to pay J. Howe for additional work done on this modernization project from the project budget, as allowed by DHCD.

**Village Green:** J. Howe reported on having attended a pre-development meeting on the latest 40B proposal, which would build 24 condos on the site of the Village Green business park on Hudson Road.

**NStar:** Director reported on a dispute with NStar over estimated electric bills at Musketahquid Village since a broken meter was discovered last February.

## **DIRECTOR'S REPORT:**

**Maintenance:** A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe, Executive Director