

**MINUTES OF THE REGULAR MEETING**  
**October 10, 2006**

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

**1. MINUTES:** A motion to approve the minutes of September 13, 2006 was made by S. Cline, seconded by S. Shugrue, and unanimously approved.

**2. CHECKS:** A motion to approve the checks written during September was made by S. Cline, seconded by S. Shugrue, and unanimously approved.

**UNFINISHED BUSINESS:**

**Condo Funding:** An award letter has been received from DHCD committing \$155,000 in 705 funding toward the purchase of four affordable condos. J. Howe and S. Cline attended CHAPA's workshop on Section 8 on 9/28, regarding funding development via the Section 8 voucher program, and were negatively impressed with the potential difficulties that might ensue. A discussion with the former director of the Burlington Housing Authority was helpful, in that they privately financed their own units and rented them at pre-set affordable rents. J. Howe will investigate bank financing for such a possibility.

**CPC:** S. Cline may be unable to attend the next two CPC meetings, on 10/18 and 11/1, due to conflicts in her schedule. She will notify SHA members if she is unavailable, with the hope that someone else may attend as a monitor.

**3. CHC:** A motion was made by S. Shugrue, seconded by S. Cline, and unanimously approved to support the CHC's application for the 10% (\$200,000) of CPA funding allotted for this fiscal year for community housing to be placed in the Sudbury Municipal Housing Trust. Support is for this year only, since in the future, the SHA may choose to request funding from the CPA Committee instead of the Trust, or may support a request larger than the 10% request currently projected for each of the next few years.

**4. Septic Pumps Replacement (Project 488011):** A motion was made by S. Cline, and seconded by S. Shugrue, that unanimously approved the Certificate of Substantial Completion for Project 488011.

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**Landham Septic Project (Project 488012):** Project is complete but Certificate has not yet been submitted for approval.

**New Police Station:** K. Kang, L. Pastuszek and J. Howe attended the second meeting regarding the proposed police station on 9/19. Although the exterior design has been changed in response to concerns of others raised at the first meeting, the driveway shared with Musketahquid Village has remained the same. A letter has been sent from the SHA to the architect, the Permanent Building Committee and the

Selectmen suggesting an alternative configuration which allows for two separate driveways. The possibilities of a petition, videos of residents using the driveway and testimony of Village residents were all given consideration.

**Cell Tower:** T-Mobile is in the process of preparing photo-simulations and frequency coverage charts for review by the Town Planner before scheduling a meeting with the Selectmen to discuss the possibility of using land at Fairbank Circle for a new cell phone tower.

**Audit:** A state audit was done and once again there were no "findings" and no "material weaknesses or problems." At the Exit Conference on 9/18, attended by the SHA Chairman and Executive Director, it was stated that the SHA is a very well-run authority.

## **NEW BUSINESS:**

**Bylaws:** The SHA Bylaws were reviewed, along with the pertinent section of MGL 121B, and nothing was found prohibiting housing authorities from appointing associate members.

**5. NAHRO Salary Initiative:** The Mass. Chapter of the National Association of Housing and Redevelopment Officials is circulating a petition among housing authorities which would allow administrative salaries to be raised each year by at least the same percentage that housing authority maintenance wages are raised. A motion was made by S. Cline, seconded by S. Shugrue and unanimously passed to support this initiative.

**LEPC:** J. Howe has been appointed to the Local Emergency Planning Committee and is planning to attend its next meeting in November.

**State-Wide Audit Report:** Sixty-six housing authorities throughout the Commonwealth were visited by the Auditor's office, and the resulting 72-page report has been circulated among housing authorities. It is a scathing indictment of the lack of funding and support provided by DHCD to maintain existing housing stock. Sudbury was not among those authorities visited.

**New Member:** Two of the SHA's three associate members are interested in becoming full members at the current time. After much discussion, it was decided to recommend to the Selectmen that Radha Gargeya be appointed to replace Stephen Shugrue, who is moving out of town, until the next town Election. Radha has been attending SHA meetings for several months and as an associate member, represents the SHA on the Community Housing Committee. He has lived in town for nine years and is a software engineer and part-time faculty member at Northeastern University.

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## **DIRECTOR'S REPORT:**

**Vacancy:** The resident of 1A, one of four wheelchair-accessible units at Musketahquid Village, moved to a nursing home, and a recruitment effort was made to find an applicant in need of such a unit. The first eligible applicant will be moving in the near future.

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

Minutes prepared by Jo-Ann Howe,  
Executive Director