

MINUTES OF THE REGULAR MEETING
December 11, 2007

The SHA met in open session 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chairwoman: Kaffee Kang; Vice Chair: Sherrill Cline; Treasurer: Lydia Pastuszek; Member: Steven Swanger; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of November 13, 2007 was made by S. Swanger, seconded by L. Pastuszek, and unanimously approved.

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

UNFINISHED BUSINESS:

Redevelopment Project: A kick-off meeting for this project has been scheduled at DHCD on December 12th. Participating will be staff from DHCD, MHP, SHA, Taylor & Burns, and their engineers. A meeting with abutters will be scheduled for February or March, and the architect will be asked to have preliminary site plans and elevations ready by that time if possible. The issue of garages will be raised at the kick-off meeting. L. Pastuszek will write an article for the Town Crier for publication in March describing the Property Values Study, and S. Swanger offered to assist.

Young Property: A vote for the Town to purchase this land, on which it would have built affordable housing, was defeated at Town Meeting on December 3rd.

CPA Committee: S. Cline reported that 8 or 9 requests have been submitted, most of which regard either open space or affordable housing.

LWV Forum: K. Kang reported on the Forum, which was not well attended.

Housing Trust: L. Pastuszek reported that a house has been purchased on Longfellow Road that will be sold at an affordable price to a lottery winner. Habitat for Humanity's proposal has been accepted for construction of a duplex on the corner of Dutton and Pratt's Mill Road.

Swing Sets/Gym Sets Policy: After much discussion, it was decided to make no changes in the SHA's current policy, adopted in 2002, and to recommend that staff inspect the sets for safety issues during semi-annual inspections.

NEW BUSINESS:

Request from Housing Specialist: E. Rust asked if the SHA would be willing to swap a unit at the Old County Road 40B with one of the Town's units, since the lottery winner has already been selected and the designated unit will not be finished in the foreseeable future. After much discussion, it was determined that the SHA should keep its two designated units for two reasons: the SHA, unlike the Town, must go back to Town Meeting to seek extension of the funding for its purchase, and the recent defeat of the Young Property purchase for affordable housing indicates that success may not be ensured. Also, the SHA unit will be used for relocating one of the SHA's current families while their house is being replaced with a duplex, and if that necessity occurs before the unit is ready, the ensuing problems would be difficult to overcome. If Housing Specialist and Town Planner feel strongly that the SHA's preference will cause a problem, SHA would be pleased to discuss it with them, since the decision made should be whatever is best for the cause of affordable housing.

Fall Conference: J. Howe attended workshops on Rent Determination and Locating Unauthorized Residents, on Monday, December 3d.

DHCD Data Collection: Much time and effort was spent this month on this effort, required by the Legislature.

Demographics: Data was also collected and put in spreadsheet form on the composition of our waiting lists and existing 667 and 705 tenants.

Property Values Update: Housing Specialist Beth Rust has updated J. Howe's earlier study, and confirmed that houses nearer to SHA duplexes increase in value at a greater rate than do those at greater distances in the same neighborhood.

DIRECTOR'S REPORT:

Maintenance: A report on maintenance activities was presented.