

MINUTES OF THE REGULAR MEETING

January 9, 2007

The SHA met in open session at 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chairman: Steven Swanger; Treasurer: Kaffee Kang; 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; State Senators Pamela Resor and Susan Fargo; State Representative: Thomas Conroy.

INVITED GUESTS: Sudbury's State Senators and Representative were welcomed and a brief presentation was made on its history and the SHA's efforts to increase affordable housing, along with its current initiatives. The SHA asked for help in achieving relief from regulatory mechanisms, including prevailing wage and public bidding for small projects, and expressed concern regarding the lack of funding that has been so prevalent during recent years. Support was requested for CHAPA's initiative on an Act Relative to Public Housing. Representatives expressed their desires to work with and support the efforts of the SHA, and believe that the goals of the new administration, including reinstatement of executive status for DHCD, will benefit affordable housing efforts throughout the state.

1. MINUTES: A motion to approve the minutes of December 12, 2006 was made by S. Cline, seconded by L. Pastuszek, and unanimously approved.

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

UNFINISHED BUSINESS:

Housing Trust: S. Swanger has been invited to attend tomorrow's meeting of the Interim Housing Trust to advocate on behalf of the SHA to have a designated spot on the permanent Trust when it is appointed.

3. CPC: S. Cline reported on the last meeting of the CPC, during which the concept of apportioning 1/35 of the purchase price of the Johnson property to the housing portion of the CPA, was soundly rejected. After discussion, a motion was made by L. Pastuszek, seconded by S. Cline and unanimously approved to support a 50/50 apportionment of the CPA funding between housing and open space. Comment was requested on the "Housing Goals" portion of the CPA Guidelines and the following changes were suggested by the SHA: 2nd goal should be changed from "Evaluate the current trend of "tear-downs" to determine the impact on the community and the housing stock" to "Reverse the current trend of "tear-downs" by expanding opportunities for those homes to be made available as affordable housing." It was also recommended that the last goal be changed from "Support initiatives to create a Housing Partnership or Community Development Corporation to secure funding for, construct and

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administer affordable housing" to "Support the Municipal Housing Trust in its efforts to secure funding for, construct and administer affordable housing."

CHC: S. Cusolito reported on last night's meeting of the CHC. Request was made for comment on the 40B Guidelines, and the SHA suggested that the wording of #9 under "Affordable Component" should

be changed from "In developments with 5 or more affordable units, 20% of the affordable units shall be offered for purchase by the SHA....." to "....at least 20% of the affordable units....."

NEW BUSINESS:

Directors' and Officers' Insurance: This agenda item was postponed until the next meeting.

Electric Supply Contract: A new contract with TransCanada, for the purchase of electricity at 9.87 cents/kwh, which will run for the 5-year period from 12/07-12/12, was reviewed by the Board. The SHA's current contract with New Constellation is at 7.31 cents/kwh and NStar is currently charging 12.184 cents/kwh.

Board/Staff/Community Relations: The SHA supports the concept of a Sudbury Housing Roundtable, as proposed by Housing Specialist Beth Rust, to be held each March and October, and also supports regular visits by Beth to the SHA's meetings at her convenience. In addition, it was suggested that a Housing Newsletter, similar in concept to the Town Manager's Newsletter, might help to keep the lines of communication open if Beth is able to add such to her duties.

4. Open 3-Bedroom Waiting List: A motion was made by L. Pastuszek, seconded by S. Cline, and unanimously approved to open the 3-bedroom waiting list for a 3 month period.

5. SHALP Septic Administration Fee: A motion was made by S. Cline, seconded by L. Pastuszek, and unanimously approved to pay J. Howe \$1,653 for administration of DHCD project # 288012, replacement of septic system at 10 Landham Road, which is 4.75% of the total cost of the project.

CPA Search Results: A print-out of how CPA funds have been used throughout the state was distributed.

DIRECTOR'S REPORT:

Vacancies: The family at 56 Fairbank Circle has bought a house in central MA and will be moving in mid-January. The first 2 families on the list either no longer qualify for 3 bedrooms or are no longer interested in moving, and so the next family will be leasing the unit.

Vacation: J. Howe will be on vacation from 1/19 – 1/29.

Maintenance: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe, Executive Director