

MINUTES OF THE REGULAR MEETING

April 30, 2008

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

1. MINUTES: A motion to approve the minutes of the meeting of April 1 2008 was made by L. Pastuszek, seconded by S. Cline, and unanimously approved.

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

UNFINISHED BUSINESS:

Redevelopment Project: Format and content of the next meeting for abutters was discussed. The meeting will be held on 6/10 at 7:45 p.m. immediately following the regular SHA meeting, which will be held at 7 p.m. instead of 7:30. A 10-minute introduction will be given by K. Kang, and then the abutters will split into 5 groups, one for each of the SHA addresses to be developed. During the first 20 minutes, one Board member will meet with each of the groups and show drawings of the Board's preferred site plan for the site under discussion. All comments by abutters will be written down and those comments will be passed on to the architect, who will not attend this meeting. At the next abutters' meeting, the architect will be invited to show how she has been able to incorporate abutter concerns into the plans, or explain why it is not possible to do so. After the small group meetings, the large group will re-convene for ½ hour to discuss general concerns. The Tenant Eligibility and Selection Guidelines will be discussed and copies of those and the lease will be made available to those who are interested. If the behavior of particular tenants is raised, a list will be made of specific issues that should be addressed with the family in question.

Due to the complicated site issues at 10 Landham Road, J. Howe was requested to meet with interested abutters of that site prior to June 10th.

The site plans preferred by the SHA are:

- Landham: B, with access to Landham Road and centralized parking (U-shaped driveway from Landham to Eddy?)
- Ford: B, if it can be re-arranged so that house doesn't block sun from driveway (icy in winter)
- Greenwood: B, if parking in front of house is reduced or eliminated
- 41 Great: A, if parking in front of house is eliminated (move house closer to street?)
- 56 Great: B

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It is understood that DHCD requires at least two site options per site and that the Concept Submission by Taylor & Burns is due at DHCD at the beginning of June. Final concept design will consider input by SHA, DHCD and abutters.

NEW BUSINESS:

May Meeting: There will be no SHA meeting in May.

3. CFA Amendment #1: A motion was made by L. Pastuszek, seconded by S. Cline, and unanimously voted to approve the amendment to DHCD's Contract for Financial Assistance for Project #288014 (condo purchases), increasing the amount by \$50,000 from \$155,000 to \$205,000, in response to DHCD's initiative.

4. Architect Payment #2: A motion was made by S. Cline, seconded by L. Pastuszek, and unanimously voted to approve payment #2 to Taylor & Burns Architects, in the amount of \$13,087.60.

Open Meeting Law, Proposed Changes: A newspaper article circulated by the Town Manager was distributed.

Meetings: J. Howe attended the following meetings during the past month: Directors of Small Housing Authorities, Criminal Offender Records Information training, North Shore Executive Directors' Association, Regional Attorney's training in Open Meeting Law and Confidentiality.

DIRECTOR'S REPORT:

Eviction: A trial has been scheduled for 5/8 for the family at 56 Fairbank.

Vacancy: The tenant in 6D moved to private housing and that apartment was rented to the next person on the local list.

Maintenance: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe,
Executive Director