

MINUTES OF THE REGULAR MEETING

December 9, 2008

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

1. MINUTES: A motion to approve the minutes of the meeting of November 11, 2008 was made by S. Swanger, seconded by D. Sonnenschein, and unanimously approved.

2. CHECKS: A motion to approve the checks written in November was made by S. Swanger, seconded by K. Kang, and unanimously approved.

UNFINISHED BUSINESS:

Redevelopment Project: A meeting to discuss design issues was held at the SHA on 11/19 and attended by SHA architect Carol Burns, DHCD architect Jacqueline McBride, DHCD Project Manager Gordon Yuen, SHA members Lydia Pastuszek and Judy Deutsch, and Executive Director J. Howe. Written comments from SHA and staff were each discussed and a visit was made to duplex interiors at Fairbank Circle. After some discussion, it was agreed by SHA that photo voltaic possibilities might work at 19 Greenwood and 41 Great Road and should be further explored, but that the trees and street view at 56 Great and 10 Landham Roads are prohibitive, as is the required building orientation at 11 Ford Road. SHA would like to know the potential costs and delays of adding P-V- to the design.

Condo Development: SHA will investigate the approximate anticipated cost of utilities and whether DHCD will approve income-targeting before making a final decision to purchase the unit offered. A notice will be published in the Central Register on 12/10 regarding this "Unique Acquisition."

CPA Committee: K. Kang presented the SHA's request to the CPA Committee for a 5-year extension to purchase four affordable condos using \$360,000 in CPA funding on 12/3, and it was well-received. The Committee's next meeting will be on 12/17.

Housing Trust: The old farmhouse on Maynard Road has been demolished in preparation for construction of new affordable homeownership units.

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NEW BUSINESS:

Town Report: The Annual Report to the Town was signed.

NAHRO Fall Conference: Attended by L. Pastuszek and J. Howe on 11/17 in Lowell.

New Shelter Program: The Metrowest Interfaith Hospitality Network, based in Natick, has begun a new shelter program for homeless families.

Legislative Meeting: J. Howe attended a legislative brunch on 11/21 with Senator Jamie Eldridge, sponsored by the North Shore Executive Directors' Association.

DIRECTOR'S REPORT:

667 Vacancy: The resident of 5A died and the only person on the local list will lease the unit effective 12/20.

Thanksgiving Donations: The Wayside Inn treated an SHA family of 6 to a free Thanksgiving dinner at the Inn, and the Town's Volunteer Coordinator provided 14 of our families with Thanksgiving food baskets. The SHA voted to make a \$50 donation to the Volunteer program from SHALP reserves.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director