

## MINUTES OF THE REGULAR MEETING

September 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 Members: Sheila Cusolito and Judith Deutsch; Executive Director: Jo-Ann Howe.

**1. MINUTES:** A motion to approve the minutes of the meeting of July 8, 2008 subject to changing “than” to “then” under “61B Offer,” was made by K. Kang, seconded by S. Swanger and unanimously approved.

**2. CHECKS:** A motion to approve the checks written in July and August was made by L. Pastuszek, seconded by D. Sonnenschein, and unanimously approved.

### UNFINISHED BUSINESS:

**Redevelopment Project:** The Schematic Submission is due by T & B on 10/8, and soil and environmental testing has been completed. Rita Farrell and J. Howe are working on an RFP for a development consultant, which Board suggested should be approved by DHCD since it is providing the funding.

**Condo Purchase:** It is now anticipated that the first unit for SHA purchase should be ready in early January.

**Housing Trust:** L. Pastuszek reported that the Trust would like to expand its membership by 1-3 people, and that it has purchased a house on Maplewood Avenue for re-sale to a first-time homebuyer.

**CPA Committee:** Will be meeting next week. The SHA will not be submitting a request for funding.

### NEW BUSINESS:

**3. Revised Income Limits for Admission:** A motion was made by S. Swanger, seconded by D. Sonnenschein, and unanimously approved to adopt the Revised Income Limits for Admission for each specific household size, one through eight.

<u>1 Person</u>	<u>2 People</u>	<u>3 People</u>	<u>4 People</u>	<u>5 People</u>	<u>6 People</u>	<u>7 People</u>	<u>8 People</u>
46,300	52,950	59,550	66,150	71,450	76,650	82,050	87,350

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**Audit:** The state auditors will be here for their bi-annual audit for most of September.

**Lightning Strike:** The alarm panel at Musketahquid was hit again on August 10<sup>th</sup>. Repair bills have come in at \$5,282, with a \$1,000 insurance deductible. Lightning arrestors were installed two years ago after the last hit, and apparently protected the septic pump panels but not the alarm system panels. SHA electrician has researched and learned that nothing else can be done short of installing lightning rods, at a cost of @ \$5,000 per building (17 buildings).

**Johnson Land:** Avalon Bay is interested in purchasing this property for 200 units of rental housing, 25% of which would be affordable, and 100% of which would “count” toward the Town’s 10% affordability goal.

**Habitat:** Approximately seven SHA families are interested in applying to purchase a Habitat unit when it is built in Sudbury.

### **DIRECTOR’S REPORT:**

**Regional Attorney’s Workshop:** J. Howe attended workshop on 7/23 on the subject of trespass orders.

**Small Claim:** Former tenant of 42 Fairbank did not attend Payment Review in August and subsequently a Capias was issued.

**Eviction:** The 56 Fairbank tenant’s custody hearing has been postponed until the end of October and so SHA case is on hold.

**Vacancies:** The unit at 45 Old Meadow has been leased to the 4<sup>th</sup> applicant on our waiting list since the first 3 were either no longer interested or qualified. 52 Fairbank, which was vacated at the same time as 45 Old Meadow, was nearly leased to the 3<sup>rd</sup> applicant on the list but it became apparent just before the lease was signed that she was planning to live there as a single person. The 5<sup>th</sup> applicant was not able to move now, the 6<sup>th</sup> was disqualified due to CORI, and the 7<sup>th</sup> family is currently being screened.

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

Minutes prepared by Jo-Ann Howe,  
Executive Director