

MINUTES OF THE REGULAR MEETING

February 10, 2009

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; Assistant Treasurer: Steven Swanger; Member: Kaffee Kang; Associate Member: Sheila Cusolito; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of the meeting of January 13, 2009 was made by S. Swanger, seconded by K. Kang, and unanimously approved.

2. CHECKS: A motion to approve the checks written in January was made by L. Pastuszek, seconded by K. Kang, and unanimously approved.

UNFINISHED BUSINESS:

Redevelopment Project: An RFP has been issued for a Development Consultant and deadline for proposals is 2/12. They will be opened on 2/13. The screening committee consists of: Sheila Cusolito, Jo-Ann Howe, Kaffee Kang, Lydia Pastuszek, and Beth Rust, and its first meeting will be on 2/19.

It was decided that a 2/2 unit would be more appropriate for Landham Road than would a 3/1, based on both the view from the street and the likelihood that fewer cars would be generated by smaller families.

3. 41 Great Road: A motion was made by S. Swanger, seconded by L. Pastuszek and unanimously passed to leave 41 Great Road vacant until razed. The family currently living there will soon be transferred to 56 Fairbank Circle.

4. Condo Development: Tom Hackenson, DHCD's construction advisor, visited the unit on February 2nd. His report has not yet been received. Concern was expressed about statements in the condominium trust documents which allow the trustees to evict tenants. A motion was made by L. Pastuszek, seconded by K. Kang and unanimously approved to purchase Unit 23 at 6 Old County Road, subject to DHCD's approval of the Declaration of Trust.

5. Waiting List: A motion was made by L. Pastuszek, seconded by S. Swanger and unanimously approved to open the 2-bedroom waiting list for a one month period, if necessary, to secure a qualified applicant family for proposed condo purchase. The 2-bedroom waiting list is being updated with the hope that at least one of the existing applicant families will qualify for the income-targeted condo. If so, it will not be necessary to open the list.

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CPA Committee: S. Cline reported on the Committee's activities.

Housing Trust: L. Pastuszek reported on the Trust's activities.

NEW BUSINESS:

6. Quarterly Report: A motion was made by S. Swanger, seconded by K. Kang and unanimously approved to accept the financial report for the quarter ending 12/31/08, as prepared by accountant Howard Gordon .

PILOT: A letter has been sent to the Selectmen requesting an extension of the Payment in Lieu of Taxes agreement to cover the condo about to be purchased.

DIRECTOR'S REPORT:

667 Vacancy: 5B and 12D will both be leased to non-local residents who can climb stairs. The resident in 14B died and the resident from 7B will transfer to that unit. Residents of 3D and 1D will be moving out in March, and since we still have no local residents waiting, both units are likely to be leased to non-local residents who can climb stairs. Ads have been placed informing the public of the short waiting list for 2nd floor units.

56 Fairbank Eviction: After being given several extensions, the tenant finally moved out from 56 Fairbank Circle on 1/31.

47 Old Meadow Eviction: An Agreement for Judgment was signed to avoid eviction.

NAHRO Spring Conference: L. Pastuszek and J. Howe plan to attend if possible.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director

