

MINUTES OF THE REGULAR MEETING

January 13, 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; Treasurer: DeBorah Sonnenschein; 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 December 9, 2008 was made by S. Swanger, seconded by D. Sonnenschein, and unanimously approved.

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

UNFINISHED BUSINESS:

Redevelopment Project: Although MHP has recently been emphasizing the importance of cost over design, SHA Board reiterated that good design is extremely important to the SHA and the future of public housing in Sudbury. An RFP for a development consultant will soon be issued by MHP and the person should be hired by March. The consultant will coordinate the various agencies involved in this project, and will take the lead in putting together a financing package. It was suggested that at least two people review each consultant application.

Condo Development: DHCD has requested statistics on the SHA's 2-bedroom waiting list composition and on the actual costs of utilities for our existing 705 families, to aid in making a decision on allowing income-targeting. The SHA decided to table voting on purchasing a unit until the income-targeting decision has been made. If that decision is positive, it will create a waiting list of families that should be able to afford the cost of utilities in such a large unit, and therefore have a greater likelihood of successful tenancy.

CPA Committee: The SHA's request to have condo funding extended for an additional five years has been approved by the CPA Committee and will go before Annual Town Meeting.

Housing Trust: Two small lots in Pine Lakes will be requested for transfer to the Trust at Annual Town Meeting, to be used for affordable homeownership.

Habitat Build Day: SHA members are planning to work on the Habitat house on Saturday, February 7th.

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NEW BUSINESS:

Stimulus Funding: The SHA has applied for potential stimulus funding for new refrigerators and stoves, and for its redevelopment project.

Electricity Supply Contract: Savings from having gone out to bid for an electricity provider (TransCanada) have averaged \$1,000/month during the past year.

DIRECTOR'S REPORT:

Lamp Post: A lamp post about half way up the Village driveway was knocked over and broken off at the base in December by an unknown driver. Cost for replacement will be over \$2,000 when the ground has defrosted.

667 Vacancies: The resident of 9B moved to a nursing home and the one in 5B will be transferring to that unit in February, since it has no stairs. The resident in 12D will be moving out of town at the end of this month. There are no local seniors on our waiting list and the non-local list of people who can climb stairs is rapidly being depleted.

10 Landham Vacancy: The tenants moved out on 12/31 and response to advertising has been poor. Many families with 2 bedroom vouchers have responded, but none with 3-bedroom vouchers. Board authorized rental to a 2-bedroom voucher-holder if necessary.

56 Fairbank Eviction: Tenant was evicted for breaking an Agreement for Judgment by nonpayment of rent. If she has not moved by the end of January, a constable will supervise the moving of her belongings and changing of locks.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director