

MINUTES OF THE REGULAR MEETING

June 2, 2009

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

1. MINUTES: A motion to approve the minutes of the meeting of May 12, 2009, subject to changing the abstention from voting under "Village Driveway" from "Steven Swanger" to "Sherrill Cline," was made by D. Sonnenschein, seconded by S. Swanger, and unanimously approved.

2. CHECKS: A motion to approve the checks written in May was made by S. Cline, seconded by D. Sonnenschein, and unanimously approved.

UNFINISHED BUSINESS:

3. Redevelopment Project: A motion was made by S. Swanger, seconded by D. Sonnenschein, and unanimously approved to sign the contract for Consultant Services prepared by MHP with the Women's Institute for Housing & Economic Development. Environmental (21E) studies are being arranged by the architect and WI has established a schedule for the next month which includes a meeting with modular manufacturers.

Condo Development: Since Mr. Stevens has not responded to the letter from Attorney Burger, it was decided to telephone him again and offer the services of our attorney to draft changes to the trust documents at the SHA's expense, with the hope of having the changes made before additional units are sold,

CPA Committee: The Committee's final meeting until fall will be on June 17th.

Housing Trust: L. Pastuszek reported on activities. It is hoped that the ZBA application for the proposed development on Maynard Road will be filed in September.

NEW BUSINESS:

State Appointee: DeBorah Sonnenschein has sent a letter of resignation as State Appointee and will stay through the expiration of her term in July. Sheila Cusolito cannot apply for the position at this time, but

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Judy Deutsch is willing to do so. The SHA will send letters to support her candidacy. DeBorah will ask an acquaintance if she would be interested in becoming an SHA Associate.

Beth Rust, Housing Coordinator: Beth is working on a Needs Assessment for the HOME program to which Sudbury belongs, and shared information that she has gathered for her report. She is concerned that

the SHA believes that utility costs are a problem for most 705 family residents and suggested that a system be developed to help the families, beyond that which is offered by fuel assistance and HOPE Sudbury. Director will look into energy savings programs again, and this will be added to the SHA's Goals as developed at its May meeting, which will now read:

- The SHA will continue working on its Redevelopment and Condo Acquisition projects.
- It will work to raise the consciousness of the need for rental housing in Sudbury.
- It will continue its efforts to maintain the lowest vacancy rate and highest income levels possible, so as not to require subsidies from the Commonwealth, through careful administration of the rent determination regulations and through rent collections.
- It will increase the likelihood of successful family tenancies by exploring programs that will help decrease the cost of energy consumption to tenants.
- In addition, the SHA will continue to support the goals of the Housing Trust.

Payment in Lieu of Taxes: A letter supporting continuing use of the current PILOT formula has been sent to the Town Manager.

Annual NAHRO Conference: Attended by J. Howe and L. Pastuszek.

DIRECTOR'S REPORT:

Vacancies: The tenant in 8B died and the one in 3C will transfer to that first floor unit for medical reasons. The only applicant on the local waiting list will lease 3C. The family at 8 Oakwood Avenue will move to private housing at the end of June, and the family from 11 Ford, whose house is scheduled for razing, will be transferred to that unit. The family at 42 Fairbank will be moving in mid-June.

Grievance Hearing: A hearing is scheduled for June 3rd for a Village tenant who is protesting the way her rent was calculated.

Summer Schedule: Due to vacations, the possibility of having just one summer meeting in late July will be considered.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director

