

MINUTES OF THE REGULAR MEETING

March 10, 2009

The SHA met in open session 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chairperson: Sherrill Cline; 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 February 10, 2009, subject to deleting S. Cline from the Screening Committee listing, was made by K. Kang, seconded by D. Sonnenschein, and unanimously approved.

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

UNFINISHED BUSINESS:

Redevelopment Project: The RFP had to be re-issued due to a technicality, with a new opening date of 3/6/09. Four proposals were received, and it is expected that the finalist will be selected by the end of March. A pre-ZBA application meeting was attended on 2/18/09 by Architect C. Burns, Civil Engineer Mark Beaudry, J. Howe, and Sudbury's planner, housing specialist, engineer, building inspector, health inspector, conservation coordinator and assistant fire chief. Comments were solicited and noted, and in general, the group was supportive. The SHA requested that C. Burns provide a schedule and address whether the various requested design changes have been made.

3. Contract for Financial Assistance: A motion was made by S. Swanger, seconded by D. Sonnenschein, and unanimously approved to endorse DHCD's CFA to extend the financial contract for 705-1 (Redevelopment Project) from 6/30/09 to 6/30/11.

4. Condo Development: A motion was made by S. Swanger and seconded by K. Kang to rescind last month's vote to purchase Unit 23 at 6 Old County Road, but to leave the Warrant article in place that would extend the availability of \$360,000 in CPA funding for condo purchases for an additional 5 years. Said motion was approved, with S. Cline, K. Kang and S. Swanger voting in support, and D. Sonnenschein voting against. DHCD could not approve the Condo Association's Declaration of Trust because the document allows the condo's trustees to evict rental tenants without granting them all of the rights guaranteed by law to public housing tenants under MGL Ch. 121B, and therefore could not contribute additional funding nor allow the SHA to use its reserves for that purpose. In order to acquire the unit without DHCD support, the SHA would have to obtain a mortgage of at least \$68,000, and charge

Sudbury Housing Authority
3/10/09, p. 2

Rent high enough to support such a mortgage plus additional expenses, since it would not fall within the SHA's operating budget. In addition, the Town's required deed rider assumes that the property would never be mortgaged.

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

NEW BUSINESS:

5. Budget: A motion was made by S. Swanger, seconded by K. Kang and unanimously approved to accept the budget for fiscal year 2010, subject to changes in the mandated DLI Wage Rates, as prepared by accountant Howard Gordon.

6. Accountant Contract: A motion was made by K. Kang, seconded by D. Sonnenschein and unanimously approved to renew fee accountant Howard Gordon's contract for an additional two years.

7. Rent Write-Off: A motion was made by D. Sonnenschein, seconded by S. Swanger and unanimously approved to write off \$606 in rent and fees owed by the tenant evicted from 56 Fairbank Circle.

Waiting List Update: The 2-bedroom list has been updated.

Class Action Settlement: The SHA received a check for \$350.73 for having signed on to a class action suit against Metropolitan Antiques of NJ., which was claimed to have sent a fax between 9/01 and 3/03 in violation of the federal Telephone Consumer Protection Act.

April Meeting: The SHA's next meeting will be held on Monday, 4/6, at 7:15 in the LSRHS cafeteria, prior to Town Meeting, instead of on 4/14 as originally planned.

DIRECTOR'S REPORT:

667 Vacancies: Articles have been sent to the Councils-on-Aging of all towns contiguous to Sudbury announcing the SHA's short waiting list and need for applicants who can take second floor units.

10 Landham Vacancy: A mother and her two children, all of whom grew up in Sudbury, will be leasing this unit effective 4/1. They were the first family to apply which was qualified for the unit.

705 Transfer: The family from 41 Great Road has been moved to 56 Fairbank Circle, and #41 will be left empty until razed.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director

