

MINUTES OF THE REGULAR MEETING

November 10, 2009

The SHA met in open session 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chair: Lydia Pastuszek; Assistant Treasurer: Kaffee Kang; Member: Sherrill Cline; State Appointee: Judith Deutsch; Associate Member: Sheila Cusolito; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of the meeting of October 13, 2009, was made by S. Cline, seconded by J. Deutsch, and unanimously approved.

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

UNFINISHED BUSINESS:

Redevelopment Project: The loan application process for both permanent funding and construction is about to begin. The Project Eligibility Letter is expected from DHCD in the very near future, at which time the ZBA application will be filed. A brief explanation of the project, along with illustrations of the elevations, was prepared by L. Pastuszek and will be available to those who have questions and on the SHA's website.

3. Revised Architectural Contract: A motion was made by J. Deutsch, seconded by S. Cline and unanimously passed to increase the architect's fee by \$5,331 for additional services necessary to modify one unit to meet accessibility requirements. This has already been approved by DHCD, which will be paying for it.

4. Revised Consulting Contract: The consultant's scope of work has also increased substantially due to compliance issues re. accessibility and DHCD's Private Housing design guidelines, along with the necessity of submitting five separate ZBA applications. A motion was made by S. Cline, seconded by J. Deutsch, and unanimously passed to increase the consulting contract by \$18,125, which is approximately \$19,000 less than the maximum contract amount set by MHP.

Villages at Old County Road: Developer Ben Stevens is building again but has not yet decided if he is willing to change trust documents to accommodate DHCD's requirements. SHA will get an update on utility costs at occupied condos, if possible, and make a decision regarding the timing of a future unit purchase if the trust document change is made.

Sudbury Housing Authority

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CPA Committee: S. Cline reported that two proposals for housing-related funding have been submitted: One by the Sudbury Housing Trust for \$180,000, and one by Judith Rhome's non-profit, for \$250,000, to establish five units of special needs housing on her property.

Housing Trust: L. Pastuszek reported that the Trust is planning one home preservation project for next year and has established a small grants program for home repairs for income-qualified people.

NEW BUSINESS:

Housing Roundtable: Attended by L. Pastuszek, S. Cline and J. Howe on October 29th. Information was exchanged at this semi-annual event with others in Town who advocate for affordable housing.

Energy Funding: The SHA has applied to DHCD for grants to replace old boilers and furnaces in nine family houses, and for a wood pellet stove for the community building at Musketahquid Village. More information on Zero Interest Energy Conservation Bonds has been requested, which could be used to convert from electric to gas heat at Musketahquid Village.

DIRECTOR'S REPORT:

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director