

MINUTES OF THE REGULAR MEETING

October 13, 2009

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

1. MINUTES: A motion to approve the minutes of the meeting of August 25, 2009, was made by K. Kang, seconded by S. Swanger and unanimously approved.

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

UNFINISHED BUSINESS:

Redevelopment Project: L. Pastuszek, J. Howe and consultant, Rebecca Mautner, attended the Selectmen's meeting on October 6th to update them on the SHA's project and to request a letter of support to DHCD that will facilitate the receipt of a Project Eligibility Letter, which is the next step before an application can be filed with the Zoning Board of Appeals. An accessible unit is required due to the HUD Section 8 funding, and that unit will be the one-bedroom at 56 Great Road. MHP is concerned about the per unit cost, but Leslie Bos, Director of Development at DHCD, believes that both the demolition and scattered sites justify the cost, and that it is not an insurmountable problem.

SHALP Loan: After some discussion, it was decided to table a discussion regarding the possibility of loaning SHALP money to the development account pending receipt of reimbursement from DHCD, due to concern about the Commonwealth's current fiscal circumstances.

CPA Committee: S. Cline reported that no proposals have yet been received for CPA funding.

3. Housing Trust: L. Pastuszek reported that the Trust's next meeting will be on October 23. A motion was made by S. Swanger, seconded by L. Pastuszek and unanimously approved to send a letter to the Trust supporting its proposal for an affordable homeownership development on Maynard Road.

NEW BUSINESS:

State Appointee: A letter has been received from DHCD Secretary Amy Schectmen, informing of the appointment of Judith Deutsch to a five-year term with the SHA.

Waiting List Update: In progress.

NAHRO Fall Conference: J. Howe will attend both November 16th and 17th, K. Kang will attend on Monday only, and S. Cline may attend.

Board Training: J. Deutsch will attend the Financial Elements workshop in Medford on November 21st.

DIRECTOR'S REPORT:

Vacancies: The tenant at 52 Fairbank moved out and a couple is being transferred from 1C to that unit, since they require a 2-bedroom unit for medical reasons. The next couple on the waiting list (non-local) will be moving to 1C before the end of the month.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director