

MINUTES OF THE REGULAR MEETING

December 14, 2010

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

1. MINUTES: A motion to approve the minutes of the meeting of November 16, 2010, was made by L. Pastuszek, seconded by S. Cline, and unanimously approved.

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

UNFINISHED BUSINESS:

Fees Waiver: At its meeting of 11/16/10, the Selectmen voted to give a 15% discount for permitting fees to both the SHA and the Sudbury Housing Trust, rather than waiving the fees entirely, as requested.

Redevelopment Project: J. Howe attended a meeting today at Taylor & Burns office with the architects and development consultants R. Mautner and Kevin Maguire to discuss the various steps necessary during the next year for this project. A tentative schedule sets the beginning of construction for late fall/early winter. Applications for the position of Owner's Project Manager are due 12/15 and selection will be made by the interviewing committee, composed of SHA Chair Steven Swanger, Consultant Rebecca Mautner, and Executive Director Jo-Ann Howe.

Condo Project: A suggestion was made that L. Pastuszek and J. Howe meet with Beth Rust and Jody Kablack to discuss options for the condo purchase project and for the future development of the Melone property.

CPA Committee: The CPC discussed Park & Rec's application for a feasibility study for the Melone property. SHA Board suggested that a letter be sent to the Selectmen and copied to the CPC, reminding them of the promises that have been made over the past 25 years to use a portion of that property for affordable housing. A mix of uses, including stores, might make development more sustainable, and a study of general uses for the property instead of only recreational uses, would be advantageous to the Town.

Housing Trust: A number of families have applied for the small grants program, which helps with home maintenance.

*Sudbury Housing Authority
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NEW BUSINESS:

Housing Roundtable: SHA members and director attended the annual Housing Roundtable at the Town Hall last night. Housing advocates exchanged ideas and updated the group on recent accomplishments and plans for the future.

3. Rent Write-Off: A motion was made by L Pastuszek, seconded by J. Deutsch, and unanimously passed to write off \$1,267 in rent owed at 42 Fairbank Circle by an evicted tenant whose whereabouts are unknown.

4. Lead Paint Compliance: A motion was made by L. Pastuszek, seconded by S. Cline and unanimously approved to certify that the SHA is in compliance with lead paint regulations.

PILOT Agreement: The Board reviewed the SHA's 1982 PILOT agreement with the Town.

DIRECTOR'S REPORT:

Vacancies: An eviction was begun against the tenant at 42 Fairbank Circle due to non-payment, and she moved out before the court hearing. The first family on the local two bedroom waiting list has leased the unit.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director