

MINUTES OF THE REGULAR MEETING

June 8, 2010

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

1. MINUTES: A motion to approve the minutes of the meeting of April 26, 2010, was made by S. Cline seconded by L. Pastuszek, and unanimously approved.

2. CHECKS: A motion to approve the checks written in May was made by L. Pastuszek, seconded by K. Kang, and unanimously approved.

UNFINISHED BUSINESS:

Redevelopment Project: Funding announcements are expected from DHCD sometime between June 15th and July 15th. 100 applications were received and 30 will be funded, with preference to those which have applied and been rejected at a previous funding round. A meeting was attended at DHCD on 5/11 by J. Howe and R. Mautner regarding project-based Section 8 vouchers. The Sudbury Water District voted to waive fees for the project, at the SHA's request. The SHA's request to the Selectmen to waive other Town fees will be discussed at their meeting of 7/6 at 8:45. SHA members S. Swanger, K. Kang and possibly L. Pastuszek, will attend the meeting.

Condo Project: The SHA's attorney expects to have a draft trust revision by mid-June.

Boiler Replacements: A project manual has been received by SHA and the work is expected to be done this summer.

Lean Multi-Family Energy Program: The SHA's application has been accepted and an energy auditor from SMOC spent all of today auditing the Village. He will look into the possibility of including the family houses in this program, though they don't fit the definition of "multi-family" as stated in the application.

Sudbury Housing Authority
June 8, 2010, p. 2

CPA Committee: S. Cline reported that the Committee will be meeting on 6/10 for the first time since Town Meeting. Beth Rust will be giving a presentation on the Maynard Road project.

Housing Trust: L. Pastuszek reported that two meetings have been held since Town Meeting and a third will be held on 6/11 to make decisions regarding the future of the Maynard Road project. A fourth house has been purchased by the Trust and is being re-sold to a first-time homebuyer.

NEW BUSINESS:

3. Lease Waiver: A motion was made by S. Cline, seconded by S. Swanger and unanimously approved to grant a 6 month waiver from the portion of the lease which limits overnight guests to 21 nights in any 12 month period, to applicant #E10-1345, to allow his daughter to stay overnight for no more than two nights every other weekend. He has applied for housing at Musketahquid Village and has partial custody of a 10-year old daughter. The waiver will be renewable at the end of every 6-month period if problems have not developed because of the waiver.

Open Meeting Law Changes: Effective 7/1/10. A summary of the changes was distributed to Board members, including the web site where the entire text of the law can be downloaded.

40B Repeal Effort: Information was provided regarding ways to support the efforts to preserve Chapter 40B from a repeal referendum.

CPA Fact Sheet: Information was distributed regarding Senate Bill 90, which would improve the Community Preservation Act in several ways.

Trash Contract: SHA joined with Acton and Concord Housing Authorities to bid out trash removal, resulting in a contract at about half the previous cost with increased services.

Goals: SHA's goals of 2009 were updated to include: "The SHA will support the continuation of Chapter 40B" and "The SHA will support legislation to sustain the Community Preservation Act." S. Swanger will speak to SHA's Selectman Liaison John Drobinski regarding expansion of the Selectmens' goals with regard to affordable housing.

DIRECTOR'S REPORT:

Vacancies: The woman who leased 1A changed her mind before moving in and has not paid all of the rent due on the unit. The tenant in 6C will be moving on 6/21 to be closer to public transportation and the tenant in 16D will be moving to Colorado on 7/31 due to a new job.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director