

SUDBURY HOUSING AUTHORITY

55 HUDSON ROAD
SUDBURY, MASSACHUSETTS 01776

JO-ANN HOWE
EXECUTIVE DIRECTOR

PHONE: (978) 443-5112
FAX: (978) 443-5113
sudburyhousing@aol.com

MINUTES OF THE REGULAR MEETING

March 2, 2010

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; Associate Member: Sheila Cusolito; Executive Director: Jo-Ann Howe.

- 1. MINUTES:** A motion to approve the minutes of the meeting of January 12, 2010, was made by S. Cline, seconded by S. Swanger, and unanimously approved.
- 2. CHECKS:** A motion to approve the checks written in January and February was made by S. Cline, seconded by K. Kang, and unanimously approved.
- 3. Quarterly Report:** A motion to approve the quarterly report, as prepared by accountant Howard Gordon, was made by J. Deutsch, seconded by S. Swanger, and unanimously approved.

UNFINISHED BUSINESS:

Redevelopment Project: The ZBA hearing on February 8th went well, and a second hearing is scheduled for March 3rd. At the ZBA's suggestion, a fourth abutters' meeting was held on February 23^d, with two of the 62 invited abutters attending. The SHA met with the Planning Board on February 10th, which later sent a letter of support to the ZBA. A successful One-Stop Application was filed with MHP on January 22nd, and notice has already been received of \$750,000 in grants under the Neighborhood Rental Initiative Program. A similar application was filed at DHCD on February 25th but results won't be known until summer. Due to the requirements of funders, the one-bedroom units had to be eliminated and since the sites limit development to four bedrooms per site, all duplexes will have two units on each side, instead of two having a one-bedroom and three bedroom. Since the accessible unit must also have two bedrooms instead of one, it was moved to Ford Road from Great Road, since the lot is larger at Ford.

Board Orientation Package: Board approved the revised packet with the suggestion that each page be numbered and dated. A new Commissioners' Handbook was not ordered from NAHRO since one was located in the office and is available for loan. An update was ordered for that Handbook.

CPA Committee: A town resident will be proposing to Town Meeting that the CPA allotment be reduced from 3% to 1½% and that CPA reserves be used to pay off other debt. The next meeting of the Committee will be on March 3rd.

Housing Trust: The Trust has made small grant awards for home repairs, is negotiating to purchase another house to be sold to a first time homebuyer, and is going back to the ZBA in April with the Maynard Road homeownership proposal. L. Pastuszek reported it is also considering the purchase of a duplex house that would be more suitable for rental than homeownership. SHA will also investigate the possibility of finding financing for this purchase.

NEW BUSINESS:

4. Budget: A motion was made by S. Cline, seconded by J. Deutsch, and unanimously voted to approve the FY 2011 budget.

61B Offer: Notice has been received from the Town that an 8 acre parcel on Route 20 is available under 61 B for \$600,000. It was decided to support the Town if it chooses to make an offer, particularly for use for affordable rental housing, but also for other municipal purposes.

Annual NAHRO Conference: L. Pastuszek and J. Howe are planning to attend.

DIRECTOR'S REPORT:

Vacancies: The resident in 1A died and since it is an accessible unit it will be registered with MassAccess but is still likely take a long while to rent. The tenant in 2A moved to assisted living and the one from 9B transferred to 2A for medical reasons. The tenant in 4A moved to another town to be nearer to family. Both 4A and 9B will likely be leased by local residents.

Eviction: The 30-Day Notice to the family at 19 Greenwood expired on February 26th, and a voicemail was received on February 27th stating that they will have moved out by March 3rd.

Maintenance: A report was presented on maintenance activities.



Minutes prepared by Jo-Ann Howe,
Executive Director