

MINUTES OF THE REGULAR MEETING

February 8, 2011

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; State Appointee: Judith Deutsch; Member: Lydia Pastuszek; Executive Director: Jo-Ann Howe; Guest Carol Burns.

GUESTS: Architect Carol Burns attended this meeting to go over several potential design changes to the conventional 2-bedroom duplex. The SHA approved the proposed changes that involved centering the door to the “L” unit and decreasing the height of the roof of the “L” unit. It did not approve the addition of a shed roof over the front door to the other unit, which would have extended to the full length of the “L” unit.

1. MINUTES: A motion to approve the minutes of the meeting of January 11, 2011, was made by S. Cline, seconded by L. Pastuszek, and unanimously approved.

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

UNFINISHED BUSINESS:

Redevelopment Project: The meeting scheduled to be held with DHCD staff to go over scheduling, creation of rfp, and front end documents was postponed from February 2 to February 9 due to snow. State senators and representative will be contacted again to request support for the SHA’s application to DHCD for funding.

Condo Project: Russ Tanner did not respond to an email requesting that he call regarding the SHA’s plan to purchase units from his planned development. J. Howe will initiate the phone call to learn when he expects to begin the project and to request reassurance that an effort will be made to accommodate the SHA’s purchase requirements.

CPA Committee: S. Cline reported on the Committee’s recommendations for Town Meeting.

Housing Trust: L. Pastuszek reported that the Trust is close to signing a Purchase and Sale Agreement with the developer of the Maynard Road property, and that the contractor bid package has been issued.

*Sudbury Housing Authority
2/8/11, p. 2*

NEW BUSINESS:

3. Contact for State-Aided Public Capital Improvement Program, Work Plan 5001, Project 288020: A motion was made by L. Pastuszek, seconded by S. Cine and unanimously approved to accept DHCD’s Contract for Financial Assistance in the amount of \$190,712 for improvements to SHA

properties over the next four years, according to a DHCD-approved capital plan and formula funding program.

4. Accountant's Contract: A motion was made by J. Deutsch, seconded by L. Pastuszek and unanimously approved to renew the SHA's contract with Howard L Gordon for an additional two years.

Non-Profit: K. Kang reported on a non-profit that was formed by the Northboro Housing Authority to develop four units of housing on land that it owns. Because the non-profit is a separate entity from the Housing Authority, it was able to lease the land from the NHA and plans to develop it privately without the restrictions placed on public sector development.

DIRECTOR'S REPORT:

Vacancies: The tenant in 14B passed away in January and the resident of 15C moved to that first-floor unit for medical reasons. The tenant in 5C will be moving to Boston to be near a friend in mid-February. A local Emergency Case will be leasing one of the units and the second unit is likely to house an applicant under the SHA's affirmative action program.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director