

MINUTES OF THE REGULAR MEETING

March 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.

1. MINUTES: A motion to approve the minutes of the meeting of February 8, 2011, was made by L. Pastuszek, seconded by J. Deutsch, and unanimously approved.

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

UNFINISHED BUSINESS:

Redevelopment Project: The SHA was notified that its One-Stop Application for funding for \$1 million from the Affordable Housing Trust Fund and the Housing Stabilization Fund was approved by DCHD. A meeting was held at the architect's office on March 1st and details of plans, specs, scheduling and responsibilities were discussed. A follow-up meeting will be held on March 9th, and it is expected that the project will be advertised by the end of March.

Condo Project: J. Howe called the Sudbury Villages developer and was told that he hopes to know more about his schedule in a month or two, and that it would be difficult to include affordable units in the first phase. He will review the comprehensive permits and they will govern his decisions on selling affordable units. After some discussion, it was decided that the SHA will request a meeting with the ZBA to discuss the issue of affordable rental units in future 40B projects.

CPA Committee: S. Cline reported that the Committee will meet on 3/17 to approve the Warrant for Town meeting.

Housing Trust: L. Pastuszek reported on the Trust's activities

NEW BUSINESS:

3. Amendment to Contract for Financial Assistance #288021007, Project 288018 (705 boiler replacements): A motion was made by L. Pastuszek, seconded by S. Cline and unanimously approved to amend DHCD's Contract for Financial Assistance of \$62,010 to \$56,700, a decrease of \$5,310.

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4. Budget: A motion was made by S. Cline, seconded by L. Pastuszek and unanimously approved to accept the proposed budget for FY 2012.

5. Rent Write-Off: A motion was made by L. Pastuszek, seconded by S. Cline and unanimously approved to write off rent of \$312 owed by a tenant who signed a lease to rent 1A, never moved in and did not return phone calls. The unit was kept vacant for month before being rented to someone else.

NAHRO Legislative Day: L Pastuszek and J. Howe will try to attend on March 22nd if time allows.

DIRECTOR'S REPORT:

Vacancies: 5C was leased to a non-local minority person under the SHA's Affirmative Action Plan.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director