

MINUTES OF THE REGULAR MEETING

December 11, 2012

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

1. MINUTES: A motion to approve the minutes of 11/13/12 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 J. Deutsch, seconded by S. Cline, and unanimously approved.

UNFINISHED BUSINESS:

Redevelopment Project: The duplexes have received a 5 Star Plus energy rating, the highest possible, from Conservation Services Group. It is estimated that the annual cost of heat, hot water and electricity will range from \$1,407-\$1,456. Applicants from the lottery are in the process of being screened by both SMOC and the SHA.

Governor's Commission on Public Housing Sustainability and Reform: A meeting was held on Saturday morning, December 8th, with State Senator Jamie Eldridge, several other local housing authorities in his district, and Tom Connelly of NAHRO. Tom stated that NAHRO will issue talking points to all housing authorities within the next couple of weeks, and that it supports the Governor's Commission's Report with the exception of the Unified Management concept. Senator Eldridge stated that he would support the housing authorities' and NAHRO's position in this matter.

Housing Trust: L. Pastuszek reported that Beth Rust had prepared an RFP for the Home Preservation Project, which buys existing homes to rehab and sell to first-time homebuyers. It was suggested that SHA assistant S. Cusolito contact Beth to ask if the RFP could be shared. It has been proposed that a small grants proposal be publicized as part of a positive approach to affordable housing.

CPC: K. Kang attended its last meeting and supported use of the Melone land for affordable housing. Hearings will be held on 12/19 regarding the various proposals submitted to CPC.

NEW BUSINESS:

NAHRO Fall Conference: Attended by J. Howe and S. Cusolito on November 13th and 14th. J. Deutsch was unable to attend due to her husband's hospitalization. Workshops on the following topics were attended: Updating Capital Plans, Using BidDocs Online, Board Member Legal Requirements, Fraud Prevention in Public Housing, and DHCD Technical Assistance.

Housing Roundtable: The Roundtable scheduled for 12/13 at 7:30 at the Town Hall was indefinitely postponed.

DIRECTOR'S REPORT:

Vacancies: The tenant in 11C moved to assisted living and the tenant in 5B transferred to 11C for medical reasons. A local emergency case moved to 5B.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director