

MINUTES OF THE REGULAR MEETING

September 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; Asst. Treasurer: Steven Swanger; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of 8/14/12 was made by S. Swanger, seconded by L. Pastuszek and unanimously approved.

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

UNFINISHED BUSINESS:

Redevelopment Project: J. Howe and K. Kang will meet with the ZBA this evening to request the “unsubstantial change” of deleting gutters from the new development. They were added near the end of the design process at the insistence of DHCD, even though the drip edge design had been done as if no gutters would be installed, and so they are redundant and would cost over \$11,000. DHCD has since been convinced that it should not be a requirement. After some discussion of fencing at 41 Great Road, the Board expressed its preference for a “natural” border of evergreens between its property and #37. It would also like to have the junk truck removed from the property line at 56 Great Road. A ribbon-cutting ceremony will be held on 11/1, and details were discussed. A decision was made to request that Administrative Assistant S. Cusolito take charge of the planning and execution of the ceremony outside of her regular working hours, and be paid at a rate of \$20/hour. J. Howe will have just returned from a two week vacation four days before the event is to take place.

Governor’s Commission on Public Housing Sustainability and Reform: J. Howe and S. Cusolito attended a meeting on 8/4, sponsored by NAHRO, regarding various ways that regionalization of housing authorities might be accomplished.

Housing Trust: L. Pastuszek reported that the Trust will meet next on 9/29 and that small grants are being offered to lower income homeowners.

CPA Committee: S. Cline reported that the CPC met on 9/12 in anticipation of Special Town Meeting on 9/24.

NEW BUSINESS:

Conferences & Meetings: S. Cusolito will attend an MHP Conference on 9/13 regarding procurement of real property, and to a retirement system workshop on 9/19. Both she and J. Howe will be attending the NSHEDA meeting on 9/20.

3. PHA Networks: A motion was made by S. Swanger, seconded by J. Deutsch and unanimously approved to purchase the above-named computer program to enable greater efficiency in SHA operations.

Ellen Nichols House: The SHA supports the idea proposed by the Landham Road tenant to memorialize Ellen Nichols, who bequeathed her house to the SHA, by installing a plaque near the front door and another inside the house.

Melone Property Report: The report was reviewed and it was decided to send a letter to the Selectmen stating that the SHA supports the recommended proposal for a large non age-specific rental development. Since 100% of the units in a 40B rental project count as affordable, even though 75% of them may sell at market value, this would go a long way toward meeting Sudbury's goal of 10% affordability. In addition, it is *not* in South Sudbury, where residents have complained so often about excessive development, but is in a remote corner of town where a small group of houses would be overly-isolated. The SHA first walked this property about 20 years ago, and has consistently supported its use for diverse housing.

DIRECTOR'S REPORT:

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director