

# SUDBURY HOUSING AUTHORITY

55 HUDSON ROAD  
SUDBURY, MASSACHUSETTS 01776

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## MINUTES OF THE REGULAR MEETING

April 9, 2013

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; Assistant Treasurer: Steven Swanger; Member: Kaffee Kang; Executive Director: Jo-Ann Howe.

**1. MINUTES:** A motion to approve the minutes of 3/12/13 was made by S. Swanger, seconded by K. Kang, and unanimously approved, subject to adding that K. Kang left after the first agenda item, and correcting a typo under Resolution 3.

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

### UNFINISHED BUSINESS:

**Redevelopment Project:** The accessible unit at 11 Ford Road has still not been leased. An entire month was wasted processing a family that decided after final approval that the teen-aged daughter should not be moved from her current school, even though current rent takes the majority of the family income. A new family's application is being reviewed now. Inconsistent hot water in the tubs at 54 and 56 Great Roads have finally been diagnosed. The flow restricting valves near the boiler were installed on the wrong side of a particular joint. Replacements will be made this week.

**Governor's Proposal:** The SHA finds no compelling reason to support NAHRO's proposal, due a number questions generated by the proposal itself, although it is more acceptable than the Governor's alternative. J. Deutsch will contact Representative Tom Conroy and Senator Jamie Eldridge to enquire about the status of pending legislation.

**Heat Pumps:** The SHA is satisfied with the warranty information provided by Bob Morrison, though most experience is from use in more temperate climates. SHA would like to establish a pilot program that would install two heat pumps in one apartment and one in another to see which option provides optimum heating and cooling for residents. It would be ideal to install a meter on the pumps to monitor electrical usage. Sudbury Foundation may consider contributing funding but would want to know the other sources of funding before committing. J. Howe will communicate with DHCD, Bob Morrison and L. Pastuszek as information is obtained.

**Housing Trust:** L. Pastuszek reported that an architect has reviewed and suggested cost-cutting ideas for the Maynard Road plans. A meeting will be held by the Trust with interested members of the public on the evening of 4/22 at Musketahquid Village. Difficulty has been encountered in buying houses for re-sale due to today's competitive market.

**CPC:** No recent activity.

**NEW BUSINESS:**

**3. Contract Revision:** A motion was made by J. Deutsch, seconded by L. Pastuszek, and unanimously voted to extend the contract with WIHED until final closing, at a cost of \$9,125.

**4. Fee Write-Off:** A motion was made by S. Swanger, seconded by L. Pastuszek, and unanimously approved to write off \$275 in legal fees generated by an Agreement for Judgment in April of 2011 with the tenant at 9 Richard Avenue.

**5. CFA Amendment:** A motion was made by L. Pastuszek, seconded by K. Kang, and unanimously approved to accept Amendment #3 to the Contract for Financial Assistance for State-Aided Capital Improvement Work Plan 5001, in the amount of \$96,527.

**6. NAHRO Donation:** A motion was made by S. Swanger, seconded by L. Pastuszek and unanimously passed to contribute \$100 to NAHRO's legal fund.

**NAHRO Agency Award Application:** The SHA has submitted its duplex development project for consideration for an award by the MA branch of the National Association of Housing and Redevelopment Officials.

**NStar:** Electric bills have been unusually high due to the fact that estimated readings were used in consecutive months based on the SHA's highest average readings. It appears that NStar will make an adjustment based on the previous three years averages, due to a request by the SHA.

**DIRECTOR'S REPORT:**

**Tenants' Association:** The new president has reported that many of the residents are concerned about a pile of trees on a neighbor's property. The SHA does not believe that this is a fire hazard nor that the neighbor has any obligation to move the trees, and would prefer not to pay for a fence to screen the area.

**Vacancies:** 2 Beechwood Avenue has been renovated and rented to the next local family on the 4-bedroom waiting list.

**NAHRO Scholarship:** For the first time, children of an SHA tenant and an SHA board member have applied for NAHRO scholarships.

**Maintenance:** A report was presented on maintenance activities.