

MINUTES OF THE REGULAR MEETING

February 19, 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; Asst. Treasurer: Steven Swanger; Member: Kaffee Kang; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of 1/8/13 was made by K. Kang, 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 J. Deutsch, and unanimously approved.

UNFINISHED BUSINESS:

Redevelopment Project: Nine families have moved into the new duplex housing. Four are 3-person families and five have 2 people each. Among the families there are five children, and 3 were already in the Sudbury School system. Occupations include: electrician, auto body worker, counselor of young mothers, banking, retail, house cleaner, along with disabled people.

Governor's Proposal: The Governor has proposed the creation of 6 large housing authorities to replace each of the more than 200 local housing authorities currently in existence. The SHA met with State Representative Tom Conroy and members of Acton and Wayland Housing Authorities to explain all of the reasons why this proposal should be defeated by the Legislature. K. Kang suggested that NAHRO reach out to the Mass Municipal Association for support for its alternative proposal, and J. Deutsch will ask Rep. Conroy about the best time to approach Sudbury selectmen and clergy for their support.

Village Electric Heat: It was decided to invite Bob Morrison to the next SHA meeting to discuss options for reducing the Village's heating bills.

Housing Trust: L. Pastuszek reported that the Trust met on 1/25 and has issued an RFP which requests that realtors approach the Town with properties that might be purchased for the Home Preservation Program. A lottery will be held for 8 units at Landham crossing and for the Home Preservation Program..

CPC: S. Cline reported that the next meeting will be in April.

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NEW BUSINESS:

3. Budget: A motion was made by S. Swanger, seconded by L. Pastuszek, and unanimously approved to accept the proposed FY '14 budget.

Leadership MetroWest: SHA Administrative Assistant S. Cusolito was one of three housing specialist who were guest speakers at the MetroWest Leadership Academy's program on local housing in Framingham on February 14th.

CIP Update: Updated Capital Improvement Planning by Internet training has been scheduled for March 12th for those housing authorities in the Route 495 area. J. Howe and S. Cusolito will attend.

Financial Awards: The SHA's Formula Funding award for FY '15 is \$88,127, and a Health & Safety Initiative Award of \$8,400 was also received to repair some decks at Musketahquid Village.

Preventative Maintenance Monthly Reminders: DHCD is now sending monthly reminders regarding how to maintain property and equipment. These are sent to all housing authorities, regardless of how experienced their staff, how well their properties are maintained, or how large or small they might be. SHA received the same checklist as did Chelsea H.A. This may foreshadow the efficiencies achieved if six very large housing authorities control local housing throughout the Commonwealth.

DIRECTOR'S REPORT:

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director