

MINUTES OF THE REGULAR MEETING

March 12, 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; Asst. Treasurer: Steven Swanger; Member: Kaffee Kang; Executive Director: Jo-Ann Howe; Energy Engineer Bob Morrison.

Bob Morrison, Energy Engineer: Bob is a Sudbury resident and member of both the Sudbury Housing Trust and the Energy Sustainability Committee, and volunteered to help find the best solution to the high costs of electric baseboard heat at Musketahquid Village. After having visited a Village apartment and studied the architectural plans, he has prepared a comparison of two options: electric ductless heat pumps and gas direct vent furnaces. DHP would cost about half as much as DVF and is his recommendation. It is approximately 3 times less costly than the form of electric heat in place now, and would provide air conditioning as well as heat, thereby also saving the costs of operating the tenants' inefficient air conditioners. Older style heat pumps performed about half as well as those developed in the past 5-10 years. K. Kang asked about the warranty period, and whether or not he had considered gas hydronic systems, which he had not due to the very high cost (about 4 times that of DHP) and the necessity to commit to converting the entire Village, rather than trying it in just a few units. Bob will research the warranty issue and report back to SHA. It is hoped that funding can be found for a pilot conversion for one – four apartments. K. Kang left the meeting due to illness after this presentation.

1. MINUTES: A motion to approve the minutes of 2/19/13 was made by S. Swanger, seconded by J. Deutsch and unanimously approved.

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

UNFINISHED BUSINESS:

Redevelopment Project: The tenants at 11 Ford have reported that their neighbors are very friendly, welcoming and helpful. Two bathtubs, at 6 Landham Road and 56 Great Road, have leaked large amounts of water to the ceilings below, due to crumbly caulk having been used around the drains. All of the drains have since been removed and re-caulked with flexible plumbers' putty.

*Sudbury Housing Authority
3/12/13, p. 2*

Governor's Proposal: SHA will discuss MA NAHRO's (National Association of Housing and Redevelopment Officials) alternative proposal next month when more time is available.

Housing Trust: L. Pastuszek was not present to report.

CPC: S. Cline reported there has been no recent meeting.

NEW BUSINESS:

3. Capital Plan/Formula Funding Update: J. Howe and S. Cusolito will attend DHCD's District Hours to submit a 5-year capital plan under expert supervision. A motion was made by S. Cline, seconded by J. Deutsch and unanimously approved to support the proposed plan for submission, which was developed with both tenant and staff input.

Douglas Miranda: A phone call was received from the sister of a former board member, Doug Miranda, who passed away and requested that donations be made to the SHA in his name. A total of \$150 has been received from 2 donations, and those people and his sister will be asked to approve how it might be spent.

Wednesday Closings: The office is now closed on Wednesdays to residents of Musketahquid Village, except for emergencies, in an attempt to deal with the increasingly frequent interruptions.

SUMC Outreach: Two members of the Sudbury United Methodist Church interviewed J. Howe regarding her views on needs in Sudbury that might be addressed by the church. Suggestions were made of providing mentors to teenaged children of SHA families who may need extra support in preparation for leaving high school, making post-high school plans, etc. and to set up visiting hours in the SHA community building for people who might want to work on putting their life stories into booklet form, for sharing with each other or with their families.

DIRECTOR'S REPORT:

Vacancies: The family at 2 Beechwood Avenue moved out with no notice, after having been informed that they owe a large amount +of back rent due to unreported income. SHA followed moving trucks to new residence and will pursue payment.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director