

SUDBURY HOUSING AUTHORITY

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MINUTES OF THE REGULAR MEETING

April 12, 2016

The SHA met in open session at 55 Hudson Road, Sudbury, at 4:00 p.m. Those present were: Chair: S. Swanger; Vice Chair: K. Kang; Member: J. Deutsch; Member: L. Pastuszek; Executive Director: S. Cusolito.

Minutes: A motion was made by J. Deutsch, seconded by K. Kang, and unanimously voted, to approve the minutes of the March 15, 2016 Regular Session. L. Pastuszek abstained.

Checks Approval: A motion was made by L. Pastuszek, seconded by K. Kang, and unanimously voted, to approve checks written in March 2016.

NEW BUSINESS

October & November Meeting Dates: The October 2016 meeting will be rescheduled to October 4. The November meeting will be held on its regularly scheduled date, November 8.

FY16 Budget Amendment: The FY16 budget amendment was approved by the DHCD.

667 Wait List: A motion was made by J. Deutsch, seconded by L. Pastuszek, and unanimously voted, to extend the closure of the 667 wait list through October 2016, pending anticipated roll-out of the state-wide centralized wait list.

Police Station RFP: Town facilities director Jim Kelly will notify the SHA when the RFP is ready. S. Cusolito will confer with RHSO representative Liz Rust for assistance.

NAHRO Board Member of the Year Award: S. Cusolito nominated Commissioner S. Swanger for his 30 years of service to the SHA. The award will be presented at the NAHRO conference in May.

Liaison Reports: L. Pastuszek reported that the SHT will meet on April 14. The Trust is still looking for members. She will attend tonight's presentation on environmentals at the Melone property.

J. Deutsch elaborated on information discussed at a recent homelessness forum. Of note: a need for more towns to adopt the CPA; the scarcity available parcels for affordable housing; a desire for land transfers of state or locally owned parcels; Senator Eldridge's understanding that constituents are not in favor of additional funding, but rather, consideration of these alternative approaches.

S. Swanger is organizing the third meeting of LHAs around a state budget line for residents services.

Open Forum: No comments.

UNFINISHED BUSINESS

Rent Collection Action: S. Cusolito provided an update on the requested collection attempt.

Commissioner Contact Information: Board members were encouraged to set up personal email addresses to be available through the DHCD.

Avalon: David Gillespie, AvalonBay VP of Development, will present to the Board at its May 10, 2016 meeting.

ED Survey / Work Plan: K. Kang provided some suggestions for the structure of the evaluation. The work plan was not discussed.

A motion was made by J. Deutsch, seconded by K. Kang, and unanimously voted, to approve a 2% merit increase and to postpone discussion of further increase until the May 10, 2016 Regular Session.

DIRECTOR'S REPORT

S. Cusolito will attend the NAHRO conference May 22–25. On March 18, she spoke with Senator Jamie Eldridge about current housing matters in Sudbury.

Vacancies: Two 667 lease-ups of units vacated in March are scheduled for April.

Evictions: No new actions.

Maintenance: Turnover and routine work orders are underway. Groundwork through the Billerica House of Corrections Community Work Program and Boy Scout Troop 61 is scheduled for the week of April 10.

Adjourn: A motion was made by L. Pastuszek, seconded by J. Deutsch, and unanimously voted to adjourn the April 12, 2016 Regular Session. The time was 5:13 p.m.

Yes: J. Deutsch

Yes: K. Kang

Yes: L. Pastuszek

Yes: S. Swanger

Minutes prepared by S. Cusolito, Executive Director