

SUDBURY HOUSING AUTHORITY

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MINUTES OF THE SPECIAL MEETING

June 23, 2020

The SHA met by remote participation open session at 3:00 p.m. Those present were: Chair: A. Lepak; Vice Chair: S. Cline; Treasurer: S. Swanger; Member: T. Layden; Member: T. Vitvitsky; Executive Director: S. Cusolito

Real Property and SHT Invitation: The Sudbury Housing Trust has invited the SHA to a joint meeting on July 9, in part as a follow-up to its June 16, 2020 meeting at which it interviewed candidates for the Trust and voted to recommend the Town not exercise its Right of First Refusal on the 18 Pinewood Ave ownership unit. The Selectmen deliberated the latter on June 22, accepting the recommendation of the Trust. The Trust is also interested in learning if a Commissioner will apply to be appointed as a Trustee.

Notification was received too late for SHA to meet prior to the Selectmen's vote on Pinewood; however, SHA Commissioners generally agreed that accumulated acquisition funds should go toward a larger development effort. All concurred with an interest in receiving timely notification from the Town of possible sales or transfers of properties.

In preparation for the joint meeting, A. Lepak provided the list of the affordable ownership units created through the Trust's unit buy-down program, to determine the Board's level of interest in each. After some discussion, Commissioners agreed that they'd prefer routine notification as each potential sales opportunity arises. In addition to the affordable ownership units created through the Trust, the Board would like to be notified of other opportunities, such as Frost Farm, Maynard Road, Snowberry Lane, or tax-taking properties. In 2017, S. Swanger and S. Cusolito met with then Town Manager M. Rodrigues to discuss Town-owned properties and those subject to tax-taking.

Commissioners also agreed that it would be important for the SHA to know if the SHT is opposed to SHA's acquisition of a particular ownership unit. With the imminent hiring of a Resident Service Coordinator, who will assist creating a self-sufficiency program to better situate interested families for home ownership, the SHA would also like a better understanding of the applicant notification and prequalification processes. A. Lepak noted that occasionally, a qualified buyer is not identified, which has resulted in the use of ready-buyer lists for some units.

S. Cusolito will inform Planning Director A. Duchesneau to outline the SHA's efforts around creating additional housing opportunities and to reiterate the SHA's interest in having representation on the Trust. Commissioner A. Lepak will apply when the work of the Master Plan Steering Committee is complete.

Local Preference: S. Swanger would like to pursue the option to provide a local preference to METCO families. This approved waiver was lost when the State moved to the CHAMP application process. A second waiver providing for an alternative placement rate for emergency applicants for family housing was also lost. Mr. Swanger will perform some outreach to the METCO director to gauge interest.

ADJOURN

A motion was made by S. Swanger, seconded by T. Layden, and unanimously voted, to adjourn the June 23, 2020 Special Session. The time was 4:20 p.m.

Yes: S. Cline

Yes: T. Layden

Yes: A. Lepak
Yes: S. Swanger
Yes: T. Vitvitsky

Minutes prepared by S. Cusolito, Executive Director