

# SUDBURY HOUSING AUTHORITY

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SHEILA M. CUSOLITO  
Executive Director

## MINUTES OF THE REGULAR MEETING

October 11, 2022

The SHA met in open session at 7:00 p.m. Those present: Treasurer: J. Cowan; Assistant Treasurer: A. Lepak; Member: S. Cline; Executive Director: S. Cusolito

Absent: Chair: S. Swanger; Vice Chair: T. Vitvitsky

### **DIRECTOR'S REPORT/CONSENT AGENDA**

A motion was made by J. Cowan, seconded by A. Lepak, and unanimously voted, to approve the Director's Report/Consent Agenda as presented.

The Consent Agenda included the following resolutions:

- Approve the revised approved minutes of the June 14, 2022 Regular Session
- Approve the checks written in September 2022
- Approve the submission of an application to renew grant funding for the Resident Service Coordinator position under the criteria outlined in PHN 2022-14, Resident Service Coordinators ("RSC") Notice of Funding Availability ("NOFA") dated September 7, 2022, including accepting funding totaling \$50,000 annually for a period of five years and adhering to annual reporting requirements as outlined.

### **NEW BUSINESS**

**Sudbury Diversity, Equity and Inclusion Commission Guest Stephanie Oliver:** DEI Commissioner Oliver outlined the two primary initiatives underway. The first is the lived experiences project (sudburylivedexperiences.org), which began in May. Residents are encouraged to respond to an anonymous online survey of their identity-based experiences within the Sudbury community. Results of the survey, which closes November 30, will form the basis of recommendations to the Select Board on DEI matters. The second initiative is outreach to Town boards and commissions to share information about the Commission.

**Capital Improvement Plan (CIP):** A table of the SHA's FISHed projects was presented. The SHA's funding allocation and projected over-expenditure does not allow for the addition of new projects at this time. The Board will consider the CIP as part of approving the FYE24 Annual Plan at its December 13, 2022 meeting, which will also be the public hearing of the Annual Plan.

**Sudbury Duplexes Request for Rent Increase:** A motion was made by A. Lepak, seconded by J. Cowan, and unanimously voted, to submit a request to South Middlesex Opportunity Council (SMOC) to increase the monthly rents on the 11 units in the program to the 2022 allowable standard: \$2,734 for each two-bedroom unit and \$3,386 for the three-bedroom unit, excluding utilities.

The last request for a rent increase was made three years ago. Because SMOC provides the project-based voucher, it must approve the request. The increase only affects the subsidy; the tenant payment remains the same.

**Grievance Panel:** S. Cusolito wished to initiate a discussion in hopes the Board will reconsider its position in favor of a three-person Panel over a single Hearing Officer. She noted the difficulty of identifying

candidates to fill the tenant and community member slots on the Panel. The SHA has had vacancies in these seven-year positions for many years, with an exhaustive search last initiated in 2019 that immediately resulted in attrition. S. Cusolito recently circulated two candidates, one alternate and a single tenant Panelist, to state public housing residents. There is a 30-day comment period before the appointments can be made. Commissioners remain in favor of the three-person Panel.

**Liaison Reports:** **SHT:** There is some question on whether the SHT submitted its CPA funding request for \$750,000. A. Lepak will follow up to confirm.

**CPC:** The first meeting of the season is scheduled for October 19.

## **OPEN FORUM**

No comments.

## **UNFINISHED BUSINESS**

**SHA Feasibility:** No update.

**67-73 Nobscot Road Feasibility Update:** No update.

## **MEMBERS' FORUM**

No comments.

## **ADJOURN**

A motion was made by A. Lepak, seconded by J. Cowan, and unanimously voted, to adjourn the October 11, 2022 Regular Session. The time was 8:00 p.m.

Yes: S. Cline

Yes: J. Cowan

Yes: A. Lepak