

SUDBURY HOUSING AUTHORITY

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SHEILA M. CUSOLITO
Executive Director

MINUTES OF THE REGULAR MEETING

June 13, 2023

The SHA met in open session at 7:15 p.m. Those present: Chair: T. Vitvitsky; Vice Chair: A. Lepak; Treasurer: S. Cline; Assistant Treasurer: S. Swanger; Member: F. Riepe; Executive Director: S. Cusolito

DIRECTOR'S REPORT/CONSENT AGENDA: A motion was made by S. Cline, seconded by S. Swanger, and unanimously voted, to approve the Director's Report/Consent Agenda as presented.

The Consent Agenda included the following resolutions:

- Approve the minutes of the March 14, 2023 Regular Session
- Approve the minutes of the April 11, 2023 Regular Session
- Approve the checks written in May 2023
- Approve payment in full of the Middlesex County Retirement System FYE24 appropriation for a cost savings of \$919
- Approve the adoption of the revised income limits for Admission & Fair Market Rents (FMR) for Continued Occupancy, as outlined in PHN 2023-07, retroactive to May 15, 2023
- Approve Change Order #1 in the amount of \$3,124.50 for the construction of a temporary second egress, as required by the Town of Sudbury, for FISH 288077, 2 Beechwood Ave Exterior Improvements

The Board agreed by consensus against having a formalized Director's Report/Consent Agenda.

NEW BUSINESS

New Duplex Rent Waiver: A motion was made by S. Cline, seconded by F. Riepe, and unanimously voted, to approve a waiver to the SMOC-determined tenant portion of rent for a Sudbury Duplexes HUD mixed-status family and accept the full subsidy from South Middlesex Opportunity Council, for a total rent of \$2,177 on a two-bedroom unit, waiver to expire October 31, 2023.

S. Cusolito requested Board consideration of a waiver, as program requirements already pro-rate the tenant portion of rent for HUD mixed-status families to greater than 30% of income. The loss to SHA is \$557/month. SHA will monitor the resident's status for anticipated changes. In this instance, a long-time 667 resident was required to transfer or move out after marriage to a non-citizen resulted in a three-person mixed-status household. The Housing Authority provided a guest waiver for the 667 unit until the end of October 2023 to provide time to either transfer or move out. S. Cusolito noted that SHA is seeing much more diverse backgrounds and depth of needs amongst applicants, such as this circumstance illustrates. Commissioner S. Swanger expressed discomfort with subsidizing tenant rents, commenting that it is not sustainable and not how housing authorities are intended to operate.

Inspection Services Contract: A motion was made by A. Lepak, seconded by F. Riepe, and unanimously voted, to approve engaging Assabet Valley Inspection Services to perform annual unit inspections in conjunction with SHA staff.

Liaison Reports: CPC: No report.

SHT: A. Lepak did not attend the June 8, 2023 meeting.

OPEN FORUM

No comments.

UNFINISHED BUSINESS

SHA Feasibility Update: S. Cusolito is working with CHA to prepare a memo on the 705 single-family home redevelopment proposal, including requesting an extension on the 21 Great Lake Drive vacancy waiver that expires in July. The Great Lake redevelopment to a duplex would be funded substantially by CPA funds and would serve as a demonstration project for redevelopment of the other 705 single-family homes.

67-73 Nobscot Road Feasibility Update: Subcommittee Recommendation & Vote: At its June 1, 2023 meeting, the 67-73 Nobscot Road Subcommittee rescinded its May 10, 2023 vote to recommend moving forward with a purchase and sales agreement with the Boy Scouts, voting instead to request the Housing Authority consider the purchase, with financial support of the Housing Trust. The matter of the Housing Trust's involvement will be considered by the SHT at an upcoming meeting. The SHA's response to the 705 repositioning NOFA was submitted to the State in this interim.

Commissioner S. Swanger commented on a continuing interest in exploring housing development at both Broadacres and Sewataro, though others expressed doubt that either site would be supported by the community or the Select Board for housing development. Commissioner F Riepe envisions development at Town Center south of the cemetery, the site traded for development at the Melone property. Both suggested putting Nobscot on hold to explore other options. S. Cusolito noted that Nobscot development is still possible in the absence of NOFA funding and that one of the funding considerations is the reasonable expectation of site control, which likely precludes transferring interest to another site.

Commissioner A. Lepak pointed to the large volume of information collected on the Nobscot site, including its challenging topography, as well as the funding opportunity provided by the 705 Repositioning NOFA, as reasons to continue with Nobscot. She further opined that the benefit of four affordable ownership units on the Nobscot site would not substantially change the social dynamic of the development, as the owner profile would be very similar to the voucher-holding rental population.

Commissioner Riepe had circulated a news article about a housing model where an income-eligible applicant purchased a unit to occupy and a unit to rent out to an income-eligible applicant. Commissioner Swanger favored this idea coupled to home-ownership support programs. Commissioner Lepak envisions that only as a one-duplex experiment. S. Cusolito commented on first-hand experience with the Habitat for Humanity model, which includes financial literacy/home-ownership support, but was not entirely successful in supporting one of the two owners on Dutton Road. She also noted that the SHA's focus is not on ownership programs.

A motion was made by S. Cline, seconded by A. Lepak, and voted, to enter into a purchase and sales agreement for 67-73 Nobscot Road with the Boy Scouts, contingent on receipt of results satisfactory to SHA regarding full site evaluation, including a full search of the property; an environmental study; title commitment; site plan development study; disclosure of any deed restrictions; and disclosure of the current status of any easements on or restrictions to the north driveway entrance; feasibility study on the south driveway; and a geotechnical study; with the financial support of the Sudbury Housing Trust. The vote was 3-2 in favor (Cline, Lepak, Vitvitsky in favor; Riepe, Swanger opposed).

MEMBERS' FORUM

No comments.

ADJOURN

A motion was made by S. Cline, seconded by S. Swanger, and unanimously voted, to adjourn the June 13, 2023 Regular Session. The time was 8:45 p.m.

Yes: S. Cline

Yes: A. Lepak

Yes: F. Riepe

Yes: S. Swanger

Yes: T. Vitvitsky