

SUDBURY HOUSING AUTHORITY

55 HUDSON ROAD
SUDBURY, MASSACHUSETTS 01776
director@sudburyha.org

PHONE: 978-443-5112
FAX: 978-443-5113

SHEILA M. CUSOLITO
Executive Director

MINUTES OF THE REGULAR MEETING

May 9, 2023

The SHA met in open, virtual session at 7:05 p.m. Those present: Interim Chair: S. Cline; Vice Chair: T. Vitvitsky; Assistant Treasurer: A. Lepak; Member: S. Swanger; Member: F. Riepe; Executive Director: S. Cusolito

Also present: Cambridge Housing Authority Consultants Margaret Moran, Matt Zajac, Emily Horgan

UNFINISHED BUSINESS

Cambridge Housing Authority Development Feasibility Update: CHA presented an overview of key questions generated by the Nobscot Subcommittee at its March 14, 2023 meeting. Questions specifically related to Nobscot were addressed in a CHA memo dated April 12, 2023 and will be reviewed with the Subcommittee at its May 10, 2023 meeting. Threshold questions for SHA include decision-making around a focus on Nobscot or Frost Farm, and whether to pursue the 705 repositioning funding opportunity outlined in PHN 2022-20. In terms of CPA fund outlay, redevelopment of the 705 single-family homes is an option coupled to either Nobscot or Frost Farm. Simultaneously pursuing all three development opportunities is precluded by funding limitations, as well as logistics of loan and construction administration; however, sequential development and additional CPA funds requests may be options.

The mix of home-ownership and rental units on Nobscot is a pivotal decision point. Any development that includes ownership units increases the funding gap related to the relatively fewer financial resources available for such development. Taking advantage of the 705 NOFA is a mechanism to create four ownership units; although, sale as affordable units is not a requirement of the NOFA. CHA noted that the effect of the NOFA is only significantly advantageous to the overall funding picture if the maximum subsidy is requested, but noted that this also likely reduces the competitiveness of the application.

S. Swanger noted that the Nobscot Subcommittee may determine at its meeting tomorrow that any development at Nobscot is unfeasible. He also expressed concerns with an exclusively rental development at Nobscot, both for the isolation factor and for the concentration of affordable rental units. CHA's M. Moran commented that this is a decision that rests with the SHA. The consultants advised that other concerns, such as those related to geotechnical and environmental factors, be assessed as part of due diligence if/when the property is under agreement. The Board was split in its thinking about sense of community vs. social isolation of rental on Nobscot, with some holding the view that including some home ownership units might favor a sense of community that justifies the higher development costs. S. Cusolito had recommended Commissioners take a look at the 3-26 Sachem Way developments in Acton, which include two 12-unit family developments on a site with a 667 development, situated directly off Route 2A.

A motion was made by S. Cline, seconded by S. Swanger, and unanimously voted, to proceed with an application for funding as outlined in Public Housing Administration Notice (PHN) 2022-20: 705 Repositioning Notice of Funding Availability ("NOFA") under the direction of the Cambridge Housing Authority consulting team, and to proceed with negotiations with the Boy Scouts for acquisition of 67-73 Nobscot Road.

DIRECTOR'S REPORT/CONSENT AGENDA

A motion was made by S. Swanger, seconded by T. Vitvitsky, and voted, to approve the Director's Report/Consent Agenda as presented. F. Riepe abstained.

The Consent Agenda included the following resolutions:

- Approve the checks written in April 2023
- Approve the Board Member slate: T. Vitvitsky, Chair; A. Lepak, Vice Chair; S Cline, Treasurer; S. Swanger, Assistant Treasurer; F. Riepe, Member

NEW BUSINESS

FYE23 Year-End Financial Report: A motion was made by S. Swanger, seconded by A. Lepak, and voted, to certify compliance with notification procedures for federal and state lead paint laws; to certify the accuracy of the FYE22 Top 5 Compensation Form; and to certify the accuracy of the FYE23 year-end financial statement and Tenants Accounts Receivables as presented. F. Riepe abstained.

OPEB Report: A motion was made by T. Vitvitsky, seconded by S. Swanger, and voted, to accept the FYE23/24 OPEB Report as presented. F. Riepe abstained.

Net Meter Credit Contract Amendment: A motion was made by S. Swanger, seconded by T. Vitvitsky, and unanimously voted, to approve and authorize S. Cusolito to sign, the First Amendment to Alternative On-Bill Credit Agreement, pending satisfactory responses to remaining questions.

OPEN FORUM

No comments.

MEMBERS' FORUM

No comments.

ADJOURN

A motion was made by S. Swanger, seconded by T. Vitvitsky, and unanimously voted, to adjourn the May 9, 2023 Regular Session and move to Executive Session to discuss litigation, for to do so in open session may compromise the position of the Housing Authority. The time was 8:57 p.m.

Yes: S. Cline

Yes: A. Lepak

Yes: F. Riepe

Yes: S. Swanger

Yes: T. Vitvitsky