

SUDBURY HOUSING AUTHORITY

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SHEILA M. CUSOLITO
Executive Director

MINUTES OF THE SPECIAL MEETING

October 4, 2023

The SHA met in open session at 10:00 a.m. Those present: Vice Chair: A. Lepak; Treasurer: S. Cline; Assistant Treasurer: S. Swanger; Member: F. Riepe; Executive Director: S. Cusolito

Absent: Chair: T. Vitvitsky

NEW BUSINESS

FYE25 Community Preservation Act Funds Application: Proposals are due this Friday by noon. Cambridge Housing Authority prepared a draft proposal for some portion of the 705 redevelopment project, to be considered as an alternative to a general request for the “10%”.

The CHA proposal includes both Great Lake and Oakwood, with a likely staggered timeline for redevelopment. The funds requested are in the range of prior-year CPA requests, but the proposal does not make reference to utilizing prior-year allocations. It does include a budget of \$100K from SHA reserves, as well as the \$90K in Meadow Walk mitigation funds. S. Cusolito stated that the \$100K is reflective of a portion of the reserves that SHA would have utilized to rehab Great Lake in the absence of sufficient Formula Funding.

The Board discussed making a request for the “10%” and basing the proposal on utilizing previously awarded CPA fund allocations. S. Cusolito reiterated her opinion that the Board consider utilizing CPA funds for its work with CHA, rather than spend down SHALP Development reserves, which are not replenished. She also commented on her preference to begin community outreach for the project as soon as possible.

F. Riepe commented that the more the SHA can do at once, the better for both costs and for Town approvals. It isn't clear if the construction contract would include both units in the phase. S. Cusolito noted that phased redevelopment was a significant topic at the recent NAHRO conference, where CHA participated in the discussions. The justification in this instance is two-fold: to utilize Great Lake as a demonstration unit; and to account for the vague timeline over which Beechwood and Richard might be developed. On the other hand, S. Cusolito stated that the specifics of the tenancies in question allow for some flexibility in relocation options that might narrow the overall development timeline. She also highlighted the historic challenge of over-housed families when resident children move to live on their own: SHA's small portfolio does not allow for relocation to units with reduced bedroom counts and not all households qualify to relocate to the Village.

Given the interest in initiating the project prior to the 2024 Town Meeting, the Board suggested including funds from prior-year CPA fund allocations, as well as the Meadow Walk mitigation funds, and framing the current request to \$300K or the 10% annual allocation for housing, whichever is greater. S. Cusolito noted the implicit reference to construction management within the financials, suggesting that the Board will need to consider if it wishes for CHA or another entity to take up this work. F. Riepe commented that the Town has some expertise; however, the SHA is not able to utilize Town staff for these purposes.

S. Cusolito commented on some refinements that are necessary related to marketing that likely don't require resolution for this submission. Some additional modifications will be communicated to CHA for the final submission, including removal of the final bullet in Section #4, which results from the very high rents that came online with the Meadow Walk development.

S. Cusolito also noted that to the extent four of the units are proposed to be operated as 705 replacement units, the rents would be less than 30% of income as outlined. A. Lepak noted that as proposed, there would be one Local Initiative Program (new) unit and one 705 unit (replacement) on each site, requiring two different leases, as well as operational and financial differences. S. Cline asked if both units on a particular site could be characterized under one or the other programs. This might be a possibility that will require greater understanding, particularly around money flow and preservation of the net number of 705 units.

A motion was made by S. Cline, seconded by S. Swanger, and unanimously voted, to approve the submission of a FY25 CPA funding request for the redevelopment of 21 Great Lake Drive and 8 Oakwood Ave, including suggested revisions as outlined.

ADJOURN

A motion was made by S. Swanger, seconded by F. Riepe, and unanimously voted, to adjourn the October 4, 2023 Regular Session and move to Executive Session to discuss real property disposition, for to do so in open session may compromise the position of the Housing Authority, not to return to open session. The time was 11:15 a.m.

Yes: A. Lepak

Yes: F. Riepe

Yes: S. Cline

Yes: S. Swanger