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MINUTES OF THE REGULAR MEETING

July 14, 2026

The SHA met in open session at 7:00 p.m. Those present: Vice Chair: A. Lepak; Treasurer: F. Riepe; Member: C. Howe; Executive Director: S. Cusolito

Those absent: Chair: T. Vivitsky; Assistant Treasurer: S. Cline

PUBLIC COMMENTS

Matt Allen, 16 Oakwood Ave, congratulated Commissioner Howe on her appointment to the Board.

MINUTES

A motion was made by F. Riepe, seconded by C. Howe, and unanimously voted, to approve the minutes of the April 14, 2026 Regular Session.

FINANCIALS

A motion was made by F. Riepe, seconded by C. Howe, and unanimously voted, to approve the checks written in June 2026,

NEW BUSINESS

Capital Project FY26 Closeout: administrative fees, other as may be required: S. Cusolito outlined proposed administrative fees, including those for the proposed 705 redevelopment. She conferred with EOHLC on the latter, which splits the fee between SHALP Development, and the FISH 288082 PHI grant. She stated the Board has not previously approved a payment through the SHALP Development account.

A motion was made by C. Howe, seconded by F. Riepe, and unanimously voted, to approve fees for capital project administration payable to S. Cusolito as presented: FISH 288075, 705-4 Septic Replacement ($309.08); FISH 288080, 667 RRAM Automatic Door Openers ($193.16); and FISH 288082, 705 Redevelopment ($4,994.81 from SHALP Development and $2,947.68 from PHI 2024), or as determined by the Executive Office of Housing and Livable Communities.

Public Housing Administration Notices: S. Cusolito provided a link to the published notices. She expressed some concerns with the changes to design review as a function of price point on capital projects, outlined in PHN 2026-05.

Subcommittee Reports: S. Cusolito reported that the housing roundtable was held on June 9. The steering committee plans a meeting for later this month.

Liaison Reports: SHT: A Lepak reported on two meetings of the SHT: June 11, at which the October Roundtable and challenges in Lexington with marketing moderate-income housing were discussed, and July 9, at which two candidates for two SHT vacancies were interviewed and approved. The SHT also purchased the single-family home at 16 Stone Road and will start marketing it in the Fall. It plans to apply for CPA funds in the next round. The SHT brainstormed ideas for the Liberty Ledge/Sewataro property, inclusive of favoring retaining the camp, but with an eye toward housing on unused portions of the property.

CPC: No report.

UNFINISHED BUSINESS

SHA Feasibility/705 Redevelopment Update: S. Cusolito reported that the proposed contract, which includes conveyance and construction components, is under review by HLC. CHA plans to confer directly with NSP on the conveyance component. S. Cusolito and Commissioner Riepe are scheduled to interview MassDwell on July 15. She noted that references are coming in very positive. Commissioners confirmed interest in contract review prior to negotiations, understanding the timeline will likely extend beyond the scheduled meeting in August. S. Cusolito noted that Cambridge has offered to assist with engaging another development consultant, but to date, the mechanism of assistance hasn't been defined. She explained that the properties were conveyed to the Pine Lakes LLC in 2024 based on the procurement method in place at the time. Now that the design and construction procurement are proceeding by a different mechanism, she is unsure if the pool of development consultants will be more limited than prior. Commissioner Howe suggested contacting L. Rust at the RHSO for perspective based on experiences with the Maynard Road project.

DIRECTOR'S REPORT

Cash Receipts: The cash receipt report was presented.

RSC Quarterly Report: The quarterly report was presented.

MVTO Amended ByLaws: The bylaws, which were amended last year, were presented.

Public Records Request: A request for records of communications with MassDwell was received.

Joint SHT/Select Board Meeting Follow-up: An email from a Sudbury resident outlining concern with Commissioner Vitvitsky's comments during the June 30, 2026 joint meeting to interview candidates for the SHA Board vacancy was distributed, along with the Town's Code of Conduct. S. Cusolito reported that Commissioner Vitvitsky apologized to the Select Board by email. She also commented that the Town's Code of Conduct does not specifically apply to SHA, but that the Board could consider adopting it or developing its own.

Conflict of Interest Training: S. Cusolito reminded Commissioners to complete the training.

State Appointee Reappointment: The Town Manager's office confirmed Commissioner T. Vitvitsky's votes at the June 8, 2026 meeting are allowable, even with the end of June swearing in, because it was a reappointment.

Performance Management Review: Preparation is underway, involving more extensive data uploads than in prior years.

FYE27 Q1 Report: Monthly reports for April and May have been delayed. Commissioners will only see a quarterly report, with submissions due to the State by the end of August.

New Duplex Loss: SHA received an insurance settlement on the property damage and is working through the details to bid the work.

Planted Gardens Working Group: A first meeting of the four 667 tenants and S. Cusolito was postponed due to conflicting schedules.

Musketahquid Village 50th Anniversary: The MVTO has elected to plan a celebration separate from the administration.

Vacancies: A unit offer on the vacant Village accessible unit was accepted; however, at final cleaning, a large crack in the tub surround was found. A contractor will replace the entire surround. As of mid-June, a lease was signed for 15 Ford Road. An applicant has completed screening for 6 Landham Road and will be referred to SMOC for its review. The family at 2 Beechwood gave notice to vacate, having requested a

mobile voucher in the absence of an accessible family unit, such as is planned with the proposed redevelopment, within SHA's portfolio.

Evictions: None pending.

Maintenance: Staff has been able to keep up with turnover work.

MEMBERS' FORUM

Commissioner Riepe reported on legislation signed by Governor Healey that affects Ch 40A zoning regulations. Changes will make it easier to seek variances related to housing production.

S. Cusolito stated that she will be out starting Friday, through July 29. During the pandemic, LHA's were required to identify staff replacements, but neither ED replacement has been available in prior years. S. Cusolito will not have access to email, but will be available to SHA staff by personal phone or email. The office will be staffed full-time during the week.

ADJOURN

A motion was made by F. Riepe, seconded by C. Howe, and unanimously voted, to adjourn the July 14, 2026 Regular Meeting. The time was 8:00 p.m.

Yes: C. Howe
Yes: A. Lepak
Yes: F. Riepe