

## MINUTES OF THE REGULAR MEETING

June 21, 2005

The SHA met in open session at Musketahquid Village, 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chairman: Stephen Shugrue; Vice Chairman: John Darcey; Treasurer: Kelley Cronin; Asst. Treasurer: Elizabeth Rust; Member: Steven J. Swanger; Executive Director: Jo-Ann Howe; Consultants: John Stainton and Charleen Regan.

**Meeting with Consultants:** MHP Consultants John Stainton and Charleen Regan met with the SHA to discuss the SHA's proposed development project. They explained that the Foxboro modular project will be bid in the fall and until that time, there is no way of knowing what the approximate costs for modular affordable duplexes will be, or how many qualified contractors are interested in bidding such a project. In the meanwhile, the most positive thing about Sudbury's project is that there is CPA money behind it. Predevelopment expenses are likely to be in the \$40,000-\$50,000 range, including 40B attorney fees, and that funding may be available from CEDAC or CPA. Stainton will prepare preliminary pro formas prior to application for CEDAC funds, and the SHA will talk to Selectmen, Planner and possibly ZBA to see if there is support for the North Sudbury proposal and to attempt to gain additional sites. In addition, it will schedule a site visit for DHCD and possibly MHP personnel. DHCD will be making project-based Section 8 vouchers available. There are 3 threshold issues that must be met: the political will of the Town, the SHA's ability to make a case that we should be able to use traditional resources, and the actual cost of modular development. Sudbury would be the first attempt at mixed financing for this type of pilot program.

**1. MINUTES:** A motion to approve the minutes of 5/10/05 was made by K. Cronin, seconded by S. Swanger, and unanimously approved.

**2. CHECKS:** A motion to approve the checks written during the month of May was made by J. Darcey, seconded by E. Rust, and unanimously approved.

**3. Annual Report:** A motion to approve the annual financial report prepared by accountant H.Gordon was made by K. Cronin, seconded by S. Swanger, and unanimously approved.

### UNFINISHED BUSINESS:

**Sites:** Blackstone Block's engineering report recommends that only 2 bedrooms be built at the Musketahquid site, and a number of questions have arisen as to the criteria used to make that decision. Board suggested that J. Howe write a letter to Barry Buchinski requesting additional information and clarification. It was agreed that support from the third heir to 10 Landham Road should be obtained, and that Atty. Fox's recommendation to clarify the terms of the will via legal action should be pursued.  
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**WP 1006:** Contractor is in the process of sending submittals to the engineer for approval.

**CPA Committee:** E. Rust reported that the CPA Committee would be receptive if the SHA were to ask for additional funding or re-apportionment of the appropriated \$320,000 over fewer units.

**Community Housing Committee:** K. Cronin and J. Howe reported on the last meeting of the CHC. Subcommittees have been formed to study Ch. 40 B, Inclusionary Zoning, and Sudbury's small land parcels.

**NEW BUSINESS:**

**Meeting Schedule:** Due to conflicts, it was decided to hold SHA meetings on the 3<sup>rd</sup> Tuesday of each month instead of the 4th Tuesday. Neither J. Darcey nor E. Rust will be able to attend the meeting of 8/16. The next meeting, on 7/19, will exclusively be used to discuss development plans and strategies.

**Annual Public Housing Stakeholders' Conference:** Attended on 6/3 by K. Cronin.

**Regional Attorney:** Lowry Heussler's 3 year contract has not been renewed by DHCD and so the SHA is likely to be without counsel for tenant-related issues for some time.

**SeaCrest Conference:** J. Howe attended the following workshops over 2 days: Plenary Session: Crisis in Public housing; State Modernization & Capital Planning; New DHCD Regs for Development & Redevelopment of Affordable housing; and Chapter 40B.

**DIRECTOR'S REPORT:**

**Vacancies:** The tenant in 14A died, and the tenant from the 2 bedroom family unit at 9 Richard Ave. was transferred there because she now needs only one bedroom and is disabled. The 1<sup>st</sup> person on the 705 local list, who is a single father, will be housed at 9 Richard. The tenant from 2D died and we will be housing the first person on the 667 local waiting list. The unit was offered to the two minority applicants on the list. The first refused it because Sudbury is "too far out" (geographically) and the 2<sup>nd</sup> had just learned that her daughter has cancer and so is unable to move at this time. The family at 50 Fairbank Circle will be moving to a private rental at the end of June, since son has graduated from high school, and the second family on the local list will be housed there because the first family is not ready to move and asked to be removed from the list.

**Maintenance:** A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe, Executive Director