

MINUTES OF THE REGULAR MEETING

April 26, 2010

The SHA met in open session 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chair: Lydia Pastuszek; Treasurer: Steven Swanger; Assistant Treasurer: Kaffee Kang; Member: Sherrill Cline; State Appointee: Judith Deutsch; Development Consultant: Rebecca Mautner; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of the meeting of April 13, 2010, was made by S. Swanger seconded by S. Cline, and unanimously approved as amended, by changing “1%” to “1 vote” under “CPA Committee.”

2. CHECKS: A motion to approve the checks written in April was made by K. Kang, seconded by S. Cline, and unanimously approved.

UNFINISHED BUSINESS:

Redevelopment Project: DHCD expressed serious concern about using a project-based voucher for the existing unit at 10 Landham Road, and apparently had not noticed that it had been included in the proposal from the beginning. However, it was soon discovered that a letter had already been signed approving all 11 vouchers and so the issue was dropped.

216 Landham Road: A variety of ways to obtain project-based vouchers were researched by consultant R. Mautner. Under current DHCD regulations, it is not possible to obtain project-based Section 8 vouchers from DHCD’s pool unless five or more units are requested, which must be site-specific and ready to go on line. No local housing authorities have vouchers that they could commit to the project. Results of the home inspection, insect inspection, lead paint inspection and examination of the Title V report indicate that much time and expense would have to be invested in order to bring this property up to public housing rental standards. The consultant also analyzed numbers without Section 8 vouchers and showed the property could only support \$200,000 in debt, given projected operating costs based on other homes in the SHA portfolio. Renting one of the units at market rate would be contrary to the SHA’s mission of providing affordable rental housing to low-income households. Meeting that mission with this property would require two project-based vouchers as well as capital resources from DHCD, the Town and the SHA’s own reserves. Thus, it was decided not to make a low offer to purchase this property.

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CPA Committee: No new information.

Housing Trust: The next ZBA meeting for the Maynard Road project is tomorrow night. An abutters’ meeting planned for last week was boycotted by abutters.

NEW BUSINESS:

Elections: A motion was made by S. Cline, seconded by K. Kang and unanimously approved to elect the following officers:

Chair: Steven Swanger

Vice Chair: Kaffee Kang

Treasurer: Sherri Cline

Asst. Treasurer: Judith Deutsch

Member: Lydia Pastuszek

3. Year-End Statement: A motion was made by S. Swanger, seconded by S. Cline and unanimously approved to accept the Year-End Statement as prepared by Fee Accountant Howard Gordon.

DIRECTOR'S REPORT:

Vacancies: 5A will be leased to a non-local applicant.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director