

SUDBURY HOUSING AUTHORITY

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

SHEILA M. CUSOLITO
Executive Director

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

MINUTES OF THE SPECIAL MEETING

April 18, 2025

The SHA met in open session at 12:30 p.m. Those present: Chair: A. Lepak; Vice Chair: S. Cline; Assistant Treasurer: F. Riepe; Member: T. Vitvitsky

Absent: Treasurer: S. Swanger; Executive Director: S. Cusolito

NEW BUSINESS

Annual Town Meeting: general discussion: Commissioners discussed whether the Board wished to vote a position on the SHT's CPA fund request, Article 47, and Article 54, a proposal to reduce the CPA surcharge. T. Vitvitsky asked if the Board would also take a position on Article 28, the amendment to the Zoning Bylaw related to ADUs. Commissioners were in agreement that each could speak individually on any article and, in keeping with past practice, the Board would not take a position.

F. Riepe noted that the positions of the FinCom and Select Board relative to the CPA fund requests of SHA and SHT seem to indicate that each only favors creating single-family, not multi-family, affordable housing, which he called a policy positions. Others countered that the FinCom and Select Board accepted abutters' outlined opposition without the SHA countering that opposition effectively.

UNFINISHED BUSINESS

Annual Town Meeting: A motion was made by S. Cline, seconded by F. Riepe, and unanimously voted, to indefinitely postpone Article 46, SHA's CPA fund request for \$450,000.

Commissioner Riepe emphasized that the project, currently in the design phase, will still move forward. The Board hopes to pursue enhanced community engagement to educate the community about its redevelopment proposal.

SHA Feasibility/705 Redevelopment Update: Community Engagement: The SHT has initiated a plan to develop a forum to highlight and broaden community support for affordable housing. S. Cline received a communication from abutter C.J. Davis and agrees that community engagement has been lacking. She hopes the SHA will improve on educating the public, including elected officials, on why the SHA has chosen this project to advance. She plans to reach out to CHAPA or other organizations with expertise in community engagement, noting that Board meetings are not the appropriate setting.

Commissioners discussed moving the next regular meeting to optimize attendance, tentatively scheduling for Thursday, May 8.

ADJOURN

A motion was made by S. Cline, seconded by F. Riepe, and unanimously voted, to adjourn the April 18, 2025 Special Session. The time was 12:50 p.m.

Yes: S. Cline

Yes: A. Lepak

Yes: F. Riepe

Yes: T. Vitvitsky