

SUDBURY HOUSING AUTHORITY

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SHEILA M. CUSOLITO
Executive Director

MINUTES OF THE REGULAR MEETING

March 14, 2023

The SHA met by remote participation open session at 7:05 p.m. Those present: Interim Chair: S.Cline; Vice Chair: T. Vitvitsky; Assistant Treasurer: A. Lepak; Member: S. Swanger; Executive Director: S. Cusolito

Not present: Treasurer: J. Cowan; Invited guest State Representative Carmine Gentile

Also present: Commissioner-elect Frank Riepe; Cambridge Housing Authority Consultants Emily Horgan and Matt Zajac

DIRECTOR'S REPORT/CONSENT AGENDA

A motion was made by T. Vitvitsky, seconded by S. Swanger, and unanimously voted, to approve the Director's Report/Consent Agenda as presented.

The Consent Agenda included the following resolutions:

- Approve the minutes of the February 14, 2023 Regular Session
- Approve the checks written in February 2023

UNFINISHED BUSINESS

SHA Feasibility Study Update, 21 Great Lake Redevelopment: In December 2022, CHA consultants circulated a redevelopment budget that included \$700K in local funds. The budget was subsequently revised based on concerns with the outlined overall development costs and the significant reliance on CPA funds. The current proposal reduces CPA funding to \$250K per structure through cost-savings related to modular construction and tapping into other funding sources. In addition, the redevelopment of 21 Great Lake as a phase I effort would provide a relocation resource for families residing on the other sites. The anticipated timeline involves a 12-month period, starting in Fall 2023.

The SHA and CHA met with Bureau of Housing Development and Construction Director Fatima Razzaq, who expressed support for extending the vacancy waiver to pursue such redevelopment, which she considers conceptually sound, and facilitating with DHCD Housing Management, which oversees the waiver process.

Commissioners asked about logistics of applying for zoning relief and if it makes sense to package the four sites when seeking such relief. It was noted that this might appeal to both funders and the ZBA.

Commissioner-elect F. Riepe noted that each site would require its own variance in order to construct two dwelling units on a single lot, in addition to zoning relief. CHA consultants will reach out to Director of Planning Adam Duchesneau for his thoughts on permitting.

A motion was made by S. Cline, seconded by T. Vitvitsky, and unanimously voted, to move forward, with the assistance of Cambridge Housing Authority consultants, with the redevelopment of the 705 properties located at 21 Great Lake Dr, 2 Beechwood Ave, 8 Oakwood Ave, and 9 Richard Ave.

Mr. Zajac asked if SHA was satisfied with the quality of Hancock's work, including designs. S. Cusolito noted that the Great Lake structure was sited facing the side street, with the driveway on Great Lake. She also commented that it remains unclear if the aquifer protection zoning on the sites will limit the number of bedrooms where the count will increase. CHA will review an email provided to SHA by Hancock in which

other factors are considered that might counter the aquifer protection zoning designation. Commissioners concurred that they considered the designs preliminary and are not necessarily wedded to them.

Ms. Horgan departed at 7:53 p.m.

67-73 Nobscot Road Feasibility Update: Nobscot Subcommittee members requested that CHA summarize its presentation made earlier in the day to the Subcommittee, particularly around recharacterizing 705 properties to leverage developments funds, as outlined in PHN 2022-20. The site is capable of supporting 44 bedrooms, with a current focus on distributing those within 11 buildings, with further consideration given to a mix of homeownership and rental housing. Development of homeownership units presents a funding challenge, owing to fewer funding opportunities, lending the site better suited to exclusively rental development based on costs.

The idea of the NOFA (PHN 2022-20) is to sell/dispose of existing scattered-site state housing and utilize the proceeds, combined with NOFA funding of up to \$350K per unit toward consolidated development of replacement units. CHA's concept focuses on selling the existing 1990's duplexes to an affiliate of the SHA, to be utilized as affordable rentals for those at or below 60% of AMI. Alternative concepts involve limiting the number of 1990s duplexes to Pine and Old Meadow for the NOFA response (or expanding the NOFA response to include the SF 705 units), having the SHT facilitate sales of the existing units as affordable ownership opportunities, rather than SHA maintain them as rentals through an affiliate, or foregoing a response to the NOFA.

Commissioner Swanger expressed concern around consolidation at Nobscot, particularly if it lacks a mix of ownership and rental housing, but also because it is a relatively isolated site that does not enmesh the housing within the larger community. It was also noted that there is no data on whether scattered-site housing residents experience a sense of community that some consider lacking at Nobscot and further, that this opportunity is the first significant option for development following many years of searching.

CHA will prepare the Nobscot financials for such scenarios to present to the Subcommittee, with a particular focus on no response or limiting the NOFA response to Pine and Old Meadow.

Municipal Engagement Lite: S. Cusolito is scheduled to meet next week with Town Planner Adam Duchesneau and Assistant Ryan Poteat, who has started the application process. It is hoped that the technical assistance would result in housing advocacy within the general population, as well as facilitate the update on the Housing Production Plan. A. Lepak noted that the SHT voted to make a joint application with the SHA. In addition to the HPP, which is largely a community engagement exercise, given the Town has reached the 10% milestone for affordable housing stock, the SHT must engage the community for its Nobscot-related CPA fund request. It was noted that the time may be insufficient to apply for the program in time to benefit the CPA fund request.

Commissioner T. Vitvitsky, who heads the Town Democratic Committee requested a member of the SHA and SHT attend the April 12th meeting of the Committee as a natural proponent of affordable housing. A. Lepak will represent the SHA and C. Gentile, the SHT.

NEW BUSINESS

FYE24 Budget Reversion: Proposed Revisions: SHA's fee accountant was successful in explaining the rationale for its FYE24 original budget submission, such that no changes are necessary.

Reasonable Accommodation & Modification Policy and Procedures: A motion was made by S. Swanger, seconded by T. Vitvitsky, and unanimously voted, to approve the Reasonable Accommodation & Modification Policy and Procedures as presented.

FISH 288068, 667 & 705 Attic Insulation Certificates of Substantial & Final Completion: A motion was made by S. Swanger, seconded by A. Lepak, and unanimously voted, to approve the Certificates of

Substantial and Final Completion for FISH 288068, 667 & 705 Attic Insulation, and to authorize a payment of Requisition #2 in the amount of \$66,633 to G.V.W., Inc. associated with the CSC, subject to approvals by DHCD via the CapHub submission system.

Liaison Reports: **SHT:** A. Lepak reported that the Select Board and SHT passed on an offer to purchase 137 Brimstone Lane, comprised of two parcels, one with a house and the other, a vacant lot that includes wetlands and is covered by a recreation restriction. Because of the recreation restriction, the Town has the right of first refusal, which expires March 23. Commissioners agreed by consensus against requesting the Select Board exercise and transfer to SHA the Town's right of first refusal.

The Minuteman ARC has a 5-bedroom group home in North Sudbury and will be building a second on Route 117. There is one other house with 5 bedrooms. The new construction will result in an addition 5 bedrooms to house those with developmental disabilities.

No other reports.

OPEN FORUM

No comments.

UNFINISHED BUSINESS

Net Meter Credit Sandwich Project Update: The mechanism by which the SHA's electric usage will be credited is changing to a cash receipt, rather than a utility bill credit. Payments will be processed by one of the larger housing authorities on the project.

MEMBERS' FORUM

S. Swanger noted that former Community Housing Committee member and SHA associate member Radha Gargeya is running for the Select Board open position.

ADJOURN

A motion was made by S. Cline, seconded by S. Swanger, and unanimously voted, to adjourn the March 14, 2023 Regular Session. The time was 9:27 p.m.

Yes: S. Cline

Yes: A. Lepak

Yes: S. Swanger

Yes: T. Vitvitsky