

SUDBURY HOUSING AUTHORITY

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MINUTES OF THE JOINT MEETING WITH SUDBURY HOUSING TRUST

February 24, 2025

The SHA met in joint, hybrid session with the Sudbury Housing Trust (SHT) at 7:00 p.m. Those present for SHA: Chair: A. Lepak; Vice Chair: S. Cline; Assistant Treasurer: F. Riepe; Member: T. Vitvisky (7:11 p.m.); Executive Director: S. Cusolito

Absent: Treasurer: S. Swanger

Those present for SHT: Chair: C. Gentile; Members: J. Ryan, J. Riordan, C. Howe, K. Bell, A. Riesor; Director of Planning and Community Development Adam Burney; Community Preservation Coordinator Ryan Poteat; RHSO Consultant Liz Rust

Absent: Members: J. Cerullo Merrill, K. Cronin, J. Dretler

Status of CPC Projects: SHT: J. Ryan reported that CPC recommended advancing the request for \$690,000 to create affordable homeownership units. He also stated the Trust's interest in exploring development on a parcel of land just west of the fire station on Hudson Road. This parcel was previously explored by SHA, but determined at that time to contain extensive wetlands. Director of Planning and Community Development A. Burney stated the Trust will make a request to the Select Board to allow access for due diligence.

SHA: A. Lepak reported that CPC recommended advancing the request for \$450,000 for its proposed redevelopment of single-family homes in its State housing portfolio. She stated that SHA is in the process of hiring an architect for duplex design, following early-phase engineering studies that demonstrated feasibility.

Additional Plans for the Future: C. Gentile commented on the legislature's \$5B bond bill for an array of housing purposes. He noted the challenge for small housing authorities with part-time staff, such as Sudbury, to access funds through an application process. At an upcoming housing caucus with Secretary Augustus, Mr. Gentile will discuss options to allow for better accessibility. S. Cusolito noted that had the SHA not executed early-phase studies for its proposed 705 redevelopment, starting with a 2020 Sudbury Foundation grant award and a technical assistance grant that assessed development potential of various parcels and engineering feasibility, and followed by engaging Cambridge Housing Authority as a development consultant, SHA would not have been in a position to respond to the 2024 Public Housing Innovations NOFA, given the narrow turn-around times that typify the grant cycles and limited staff expertise.

A. Lepak reported on a large capital project to replace the fire alarm system at Musketahquid Village. The project is being funded by a combination of Formula Funding, an ARPA allocation through EOHLIC, and SHA operating reserves. C. Gentile asked if there's a plan to install additional air-source heat pumps at the Village. S. Cusolito stated there is no plan at this time. She noted that Village residents are very interested in a comprehensive property improvement and that it would likely start with the building envelopes. K. Bell asked if there's a specific fund for roof replacements. S. Cusolito noted that there is funding for comprehensive improvements that could include roof replacements, but that SHA is not situated at this time to meet the application timeline.

S. Cline asked if the Trust has a plan for how it will use its CPA funding. C. Gentile mentioned the previously implemented option of buying down the mortgage on an existing home for sale, as well as working with Habitat for Humanity to build new housing. L. Rust referenced a project in Concord, where

an existing single-family home was purchased at market value by the Concord Housing Development Corporation. The home was then sold to Habitat for Humanity, which converted it to a duplex. She noted that this smaller scale development, which results in 100% affordable units, lends itself to a friendly 40B zoning approach. Ms. Rust also mentioned a Habitat new construction project in Concord that requires an outlay of funds for site work that is unique to this particular project. S. Cline asked how the new ADU law will come into play. Ms. Rust noted it will require some thought around the by-right ADU law and the affordability restrictions required by the use of CPA funds.

J. Ryan reported that Habitat for Humanity has approached the Trust to explore a partnership. He referenced the parcel on Hudson Road as a possible site for a partnered project. He further noted the community-building aspects of Habitat projects, where the houses are built using local individuals and groups.

C. Gentile noted that the City of Cambridge recently abolished single-family home zoning. He does not envision this occurring in Sudbury.

Joint participation in an affordable housing information session for the public: C. Gentile, J. Ryan, and J. Cerullo Merrill have been exploring the option to hold a forum in March, to include CHAPA, SHT and SHA. The idea would be to hold it in a hybrid format, possibly at the library, to share information about affordable housing matters with the general public. J. Ryan commented on an interest in attending community events to provide similar information/outreach, without a focus on specific projects. A. Lepak noted SHA's recent participation in the Sudbury Foundation's Doing Good fair. L. Rust agreed to serve as a panelist at the forum. She noted that if the forum is scheduled too close to Town Meeting, the focus might tend toward warrant articles, rather than general information. S. Cline noted that CPC is hosting a general information session tentatively scheduled for April 2 at Goodnow Library.

T. Vitvitsky suggested a housing forum topic that highlights which area towns have done a good job of providing an array of affordable housing opportunities and how the goals were accomplished. L. Rust mentioned Acton as such a community. March 27 was discussed as the tentative date for the forum. A. Lepak will participate in organizing the event.

Scheduling April joint meeting, May 5 Town Meeting presentations, Housing Trust & Housing Authority united support of CPA requests: The goal of the joint meeting is to present the SHA and SHT warrant articles and vote on support for each. The joint meeting was scheduled for April 23. The SHA was invited to introduce the redevelopment project to the SHT at its upcoming regular meeting in March.

Other or New Business: None presented.

Public Comment: Alicia Carillo, 68 Basswood Ave, asked that the minutes reflect the number of participants. According to R. Poteat, there were two in-person and four online attendees.

ADJOURN

SHT: A motion was made by J. Ryan, seconded by J. Riordan, and unanimously voted, to adjourn the February 24, 2025 Joint Meeting. The time was 8:00 p.m.

SHA: A motion was made by S. Cline, seconded by T. Vitvitsky, and unanimously voted, to adjourn the February 24, 2025 Joint Meeting. The time was 8:00 p.m.

Yes: K. Bell

Yes: C. Gentile

Yes: C. Howe

Yes: A. Riesor

Yes: J. Riordan

Yes: J. Ryan

SHA: A motion was made by S. Swanger, seconded by S. Cline, and unanimously voted, to adjourn the August 20, 2024 Joint Session. The time was 8:25 p.m.

Yes: S. Cline

Yes: A. Lepak

Yes: T. Vitvitsky