



# Town of Sudbury

Sudbury Housing Trust

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## Sudbury Housing Trust

### Minutes

Wednesday December 5, 2007, 8:00 AM  
Silva Conference Room, Flynn Building, 278 Old Sudbury Rd

Present: Trustees: Peter Crowe (late), Michael Fee, Lydia Pastuszek, Larry O'Brien, Andrew Kaye, Amy Lepak

Staff: Jody Kablack, Beth Rust

Absent:

The meeting commenced at 8:00am and adjourned at 9:25.

### Minutes

*Motion duly made and seconded, it was unanimously (5-0):*

*VOTED: To approve the minutes of regular session on November 8, the executive session minutes of November 8, and the regular session minutes of November 27*

### Finances

*Motion duly made and seconded, it was unanimously (5-0):*

*VOTED: To ratify the finances and transactions for November as presented*

### Projects

Young project – Discussion on the defeat of the Young CPC article. While disappointing, the Trustees were constructive in discussion on strategies for next time. More education, information and outreach is important, including more vocal supporters, and encouraging more people to vote were some highlights.

Dutton Road – Review of Habitat RFP response. No other responses were received. The CHS will work with Habitat to ensure that the house has some architectural detail and curb appeal, which will be an upgrade to the HFH standard models. Discussions with the Sudbury Earth Decade Committee are continuing to bring in 'green' design techniques for this home. No further work will be done on the title, as the opinion of the foreclosure attorney indicated that the existing mortgage on the property is extinguished when the Town sold the land pursuant to the foreclosure statute. A memo to that effect will be sent to HFH for their information and files.

*Motion duly made and seconded, it was unanimously (5-0):*

*VOTED: To award the Request for Proposal to Greater Worcester Habitat for Humanity for the construction of affordable housing on the Dutton Road parcel.*

*Motion duly made and seconded, it was unanimously (5-0):*

*VOTED: To grant Habitat for Humanity up to \$15,000 for the purposes of reimbursement of expenses for surveys, environmental impacts, fees and permits - in such manner as is in compliance with Chapter 30B.*

Home Preservation – The list of repairs –including estimates - was reviewed. It is the intent of the Trust to provide a house in good standing and as such, the list of items was approved. It is anticipated that the estimates represent a reasonable idea of the cost of work to be done, and the overall repair budget of \$25,000 was approved previously.

*Motion duly made and seconded, it was unanimously (5-0):*

*VOTED: To approve the list of high priority repairs for the 4 Longfellow Road house.*

Small Town owned parcels – Two small Town owned parcels were reviewed, and the Trust decided not to pursue requesting a Town transfer for this Town Meeting.