

# Town of Sudbury

Sudbury Housing Trust

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3387

<http://www.sudbury.ma.us>  
[Housing@town.sudbury.ma.us](mailto:Housing@town.sudbury.ma.us)

## Sudbury Housing Trust

Minutes

Thursday September 6, 2007, 8:00 AM  
Silva Conference Room, Flynn Building, 278 Old Sudbury Rd

Present: Trustees: Peter Crowe, Michael Fee, Andrew Kaye, Larry O'Brien, Lydia Pastuszek, Amy Lepak  
Staff: Jody Kablack, Beth Rust  
Absent:

### Meetings, Agenda, Minutes

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

*VOTED: To approve the minutes of regular session on June 25, 2007*

The future meeting schedule will be set by email, and will be held on a weekday at 8am.

### Finances, Funding and Grants

There was general review of the Functional Financial View as distributed. The Trust ended the FY07 FY with a balance of \$158,542, and the \$250,000 that was appropriated in TM was transferred into the Trust's accounts. The current balance shown in the reports is \$408,542. This did not include June, July, or August interest, which will be reported soon.

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

*VOTED: To accept the Functional Financial View and FY08 transactions of September 6, 2007.*

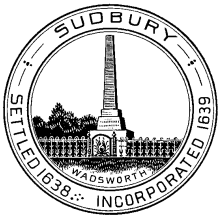
There was discussion of the lottery work that is being performed for the Town of Concord. The Trust will provide lottery services for a resale unit and to create a ready-buyer list, for a fee of \$4,000 fee, plus advertising costs. This was priced at below 'cost' by ~\$1,600, under the 30B procurement limit. It was recommended that the next external engagement be priced above cost, to accommodate time away from the Sudbury Program. The revenue from this work will be deposited to Trust account, and an additional proposal will be brought forward to increase the hours of the Community Housing Specialist accordingly.

### Projects

A detailed update on the **Young Property at 804 Boston Post RD** was reviewed and discussed. Much work has taken place on this project. The soils have been tested, a project proforma completed, comments from other Town committee and boards received, a conceptual site plan prepared. The Trustees were supportive of the project. There was some discussion on the available course of action should development funds not be granted – especially from TM for CPA funds. The discussion proposed that the Town convey the land to the Sudbury Housing Trust as part of the TM article.

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

*VOTED: To recommend that the Board of Selectmen exercise their option to purchase this parcel. This development opportunity is consistent with both the Master Plan and the Community Housing Plan. Additionally, preliminary feasibility indicates that the project has great potential, and the cost of the land is reasonable.*



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A status report on the **Dutton Parcel** was given. Habitat is very interested and work continues to explore them as developer for this land. HFH will work with the Trust to include a lottery or more transparent process in their tenant selection. Their income guidelines target 25-50% AMI, and they will consider offering this as a local unit, with preference to Sudbury resident. Abutter letters were sent 7/25 introducing the Trust as 'your neighbor' and mentioning HFH. Soil testing completed and deemed excellent, at a cost estimated at ~\$850 to the Trust. We could assume that 2 2BR-duplex would be possible, with single entrance if we want, or a larger single home. Habitat is still considering moving house from Weston. After discussion, the Trustees determined that the preference for Sudbury is for new development. This would simply the project, and reduce the opportunity for community opposition. Habitat is planning to start community meetings soon for volunteer and fund raising.

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

*VOTED: To support Habitat project for the development of Dutton Road parcel with new construction and assist them in proceeding with community outreach.*

There was a brief status report given for the **Buy-Down Project**, and the Trustees accepted the new program name of Home Preservation Program. The Marketing Plan has been submitted to DHCD, with the VOCR plan, attached, which includes a lottery December 10. This will support November 2, as earliest offer date. In October, the search for well maintained homes in the ~\$400k range will start.