

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

Sudbury Housing Trust

Minutes

October 24, 2008, 8:00 AM

Silva Conference Room

Flynn Building, 278 Old Sudbury Rd

Present: Trustees: Amy Lepak, Michael Fee, Larry O'Brien, Peter Crowe, Lydia Pastuszek,
Andrew Kaye, Michael Buoniconti, Daniel Hewett, Joel Guillemette
Staff: Jody Kablack, Beth Rust
Absent: None

1. Topic: Meetings, Agenda, Minutes

Motion duly made and seconded, it was (6-0):

VOTED: To approve the regular minutes of 9/9/08.

2. Finances, Funding and Grants

Motion duly made and seconded, it was (9-0):

VOTED: To Ratify May, June, July, Aug, Sept financial transactions as presented

There was discussion on the proposals to be submitted for the 10/31 deadline to the Community Preservation Committee. It was noted that in this time of financial stress, there may be reduced support by the Town for appropriation. This time may also bring reduced home prices, and offer increased opportunities for home purchases. In the end, the Trust voted to support a request for the buy-down of two homes, assuming a \$200,000 subsidy estimate per house.

Motion duly made and seconded, it was (9-0):

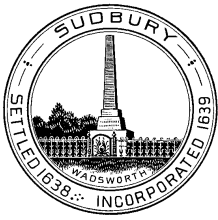
VOTED: To submit two proposals to the Community Preservation Committee for 2009 Town Meeting funding appropriation to the Sudbury Housing Trust, one proposal for the 10% mandated housing allocation, currently estimated at \$238,000, and the second proposal for \$400,000 to further implement the buy-down program including the Home Preservation program.

Motion duly made and seconded, it was (9-0):

The September Small Grant applications were presented for discussion and approval. There were 6 applications submitted. The Trust has budgeted 8 grants in the fiscal year, and has committed 2 already. While this budget amount is an estimate and could be revised, it provides a guidepost to the financial intentions of the Trust. While all applicants met the eligibility criteria, the Trust prioritized the awards based on financial need as stated in the program documents. Four awards were granted to very low income seniors (making less than 50% of the Area Median Income).

Motion duly made and seconded, it was (9-0):

VOTED: To award up to \$3,000 in Small Grants to four of the presented applicants shown as applicant #1, #3, #5, and #6, in the 2008.09 grant cycle to those very low income senior households in accordance with the Small Grant program requirements.



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3. Legislation and Trust

In July 2008, the state organization of DHCD again revised the Local Preference definition removing children and parents of current residents as an allowable component of the definition. Accordingly, this was removed for the Home Preservation marketing and lottery material.

Sudbury prefers to maintain a current local preference definition that conforms to regulation, and in the past the Board of Selectmen has adjusted this definition based on the recommendation of the Sudbury Housing Trust.

With this particular change, however, the Trust would like to further explore reconsideration by DHCD and has directed the Housing Specialist to draft a letter to DHCD recommending reconsideration.

4. Active Projects

Dutton Rd – There was discussion of the successful ground breaking, the enjoyable time at the Cement Mixer, the acknowledgment of the Lucite award, and citation (which will be framed) and general agreement that the project is going well. A Sudbury Housing build day will be scheduled.

Home Preservation –The Trust discussed the property taxes for 20 Maplewood, using the documentation provided. Including the Department of Revenue opinion that the assessment cannot be reduced until July 1, as the value was not reduced until mid-cycle. It is not the intention of the Trust or the Town to cause any undue financial hardship through this program. Currently the owner is paying tax on the older market value of the home prior to the deed restriction.

Motion duly made and seconded, it was (9-0):

VOTED: To reimburse Kim Morgan \$1,250 for property taxes for the 2009 fiscal year which represents the amount of tax assessed above the value of her house, as documented by the Town Assessor office.

5. Executive Session. By roll call vote, the Trust went into Executive Session for the purposes of land negotiations at 9:00 and returned at 9:25.