



# 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

Tuesday February 28 8:00 AM

Present: Trustees: Amy Lepak, Peter Abair, Michael Buoniconti, Larry O'Brien, Lydia Pastuszek, Andrew Kaye, Peter Crowe, Joel Guillemette

Regrets: Daniel Hewett, Larry O'Brien

Staff: Jody Kablack, Beth Rust

Meeting called to order at 8:07, and adjourned at 9:28

1. **Approve Minutes** – After a review of the draft minutes,

*Motion duly made and seconded, it was (7-0):*

*VOTED: To ratify the minutes of the regular meetings of 12/19/11*

2. **Ratify Financial Transactions** – After a review of the financial transactions,

*Motion duly made and seconded, it was (7-0):*

*VOTED: To ratify the November, December, January financial transactions as presented.*

3. **Maynard Road** – The Trustees reviewed the status for the Maynard Road property. A summary of current status was provided, which included the following major points:

- The Trust has the parcel, and the Comprehensive Permit. These are both significant assets, valued at \$558,360 from an accounting perspective, composed of \$310,000 of acquisition costs, and \$248,350 of permitting costs.
- Issues with the site plan surfaced at the last hearing, which impacts the overall complexity and cost of the permitted design. The basement of the flat unit was designed into the water table, and mitigation measures are needed, or redesign.
- Estimated construction costs were in the \$800k - \$900k range (\$266-\$300 per unit), though this phase did not complete so no final number is available. Note that the final SHA new unit construction cost also came in at \$300k per unit.

The options discussed included:

1. Sell the land – Would probably get close to what was paid, \$310K
2. Build – Would need to address the design issue and then RFP again. It is still a favorable construction market, and with such a small project, the Trust is hopeful that the Total Development Cost would be lower. Other options include Habitat or some other volunteer build, or giving to the SHA, providing subsidy.

The discussion was preliminary, and no decisions were made. Most (6 of the 7 present) preferred building, with the assumption of an acceptable per unit subsidy.

4. **Lottery and Monitoring Agent services**

*Motion duly made and seconded, it was (7-0):*

*VOTED: To ratify the accept the contract for Andover Estates for lottery agent services*

5. **Local Preference definition** – The Trustees reviewed the local preference categories proposed by the Sudbury Housing Authority for their redevelopment project, and agreed to broaden the Sudbury definition.

By way of background, affordable housing program administrators will allow up to 70% (50% for the SHA project) to be reserved for residents with local connections. Specifically this can include current residents, employees of the municipality, families with children in the schools, and employees of business located in Sudbury. Sudbury has excluded the last category from its local preference definition since 2006.

*Motion duly made and seconded, it was (7-0):*

*VOTED: To include employees of businesses located in Sudbury in the Local Preference definition.*