



Town of Sudbury

Sudbury Housing Trust

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
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SUDBURY HOUSING TRUST MEETING MINUTES

Friday, February 22, 2013

8:00 a.m.

Flynn Building, Silva Room, 278 Old Sudbury Road

Present: Peter Abair; Andrew Kaye; Amy Lepak; Robert Morrison; Larry O'Brien; and Lydia Pastuszek

Regrets: Michael Buoniconti; Peter Crowe; and Daniel Hewett

Staff Present: Beth Rust, Community Housing Coordinator; and Jody Kablack, Director of Planning and Community Development

The meeting was called to order at 8:00 a.m.

First on the agenda was the approval of the January 25, 2013 minutes. With the exception of correcting Andrew Kaye's name in the meeting attendance record, there were no other changes that needed to be made.

Motion duly made and seconded, unanimous:

VOTED: To approve the minutes of the regular session of January 25, 2013.

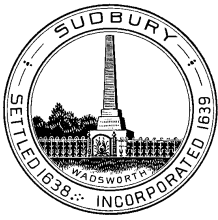
Next the Housing Trust discussed ratification of the January 2013 financial transactions. Ms. Rust noted that this month's report was fairly standard. Mr. O'Brien suggested that perhaps the descriptions as listed could be expanded to provide more explanation of selected items. Ms. Rust said that she could do this.

Motion duly made and seconded, unanimous:

VOTED: To ratify the January 2013 financial transactions as presented.

Ms. Rust then provided an update on the FY13 Home Preservation Program. A subcommittee of Bob Morrison, Lydia Pastuszek, and Amy Lepak participated in the home visit. Ms. Rust explained that an RFP was circulated through the 30B process. In January of 2013 the Housing Trust received one response to the RFP. A second RFP was also issued in an attempt to find additional properties that would be appropriate as defined by the RFP. RFPs will continue to be issued until a suitable property is found. According to a local realtor the house sales for homes in the \$375,000 range are selling quickly, however spring months should yield a broader pool of candidates. Ms. Rust then circulated an information sheet with photos for the proposed property and Trust members discussed its merits. The RFP would have to be closed before the Housing Trust could make a decision to accept it.

A brief discussion ensued about the process for the Home Preservation Program, property selection and Trust acquisition. Ms. Rust noted that any Home Preservation Program property counts toward Sudbury's affordable housing inventory. As for prospective buyers there were a number of preapproved applicants who participated in the January lottery for the Home Preservation Program. Ms. Rust said that she does a lot of work one-on-one with the applicants to ensure appropriate placement. The Trustees discussed whether these properties would be a good fit for seniors but Ms. Rust pointed out that seniors often do not qualify since there is a \$75,000 maximum asset limit.



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Ms. Rust then provided an update on the 278 Maynard Road project. The Housing Trust subcommittee consisting of Mr. Kaye, Mr. Hewett, and Mr. Crowe had a preliminary meeting with Davis Square Architects. Ms. Kablack was also present. She said that Davis Square Architects understood the project immediately and asked good questions and she felt that they were clearly qualified to take on the project. Their firm focuses on affordable housing projects and they are prepared to offer several schematics to deal with design issues that impacted the project previously to be reviewed by the sub-committee. A Plan would be presented at the next Housing Trust meeting on March 22, 2013.

Next the SHT reviewed a contract proposal for lottery and monitoring services for the Town of Weston. All members voted to proceed with lottery agent services.

Motion duly made and seconded, unanimous:

VOTED: To accept the Weston lottery agent contract.

Next the Housing Trust discussed their purview as a policy-making board. Ms. Pastuszek described proposed State legislation that would eliminate local Housing Authorities and instead create a regional system. She said that the Sudbury Housing Authority Trustees had met with State Representative Thomas Conroy who said that while he does not support this measure he felt that it would probably pass. He wanted to bring the idea to the community to see what Sudbury agrees with. She wondered whether the Board of Selectmen would be willing to come out and make a statement. Ms. Kablack said that the Sudbury Housing Trust is a policy-making Board so it should set the tone. Ms. Rust suggested that the Housing Trust could bring the issue up at its Housing Roundtable to facilitate discussion and so that a case could be made for the Selectmen. Ms. Pastuszek said that Representative Conroy said that the proposed legislation could be determined by the summer.

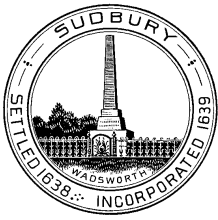
Ms. Kablack said that it is important for the Sudbury Housing Trust to stay current on all housing topics because the Housing Trust is asking for prior year housing reserves in addition to the standard 10% allocation at Town Meeting. Mr. O'Brien said that the Housing Trust has now been in operation for five years and so a synopsis of what the Housing Trust has done over the years could be useful.

A variety of topics was discussed for the Affordable Housing Roundtable, including the future of the Sudbury Housing Authority, the 5-year accomplishments of the Housing Trust, the Housing Production Plan, the 278 Maynard Road update, Route 20 Zoning, the impact of 40B in Sudbury, questions as to whether or not the Town desires reaching the state-mandated 10% affordable housing requirement and if so, how. The Housing Production Plan has helpful strategies. Late May was discussed as a potential target for the Roundtable.

Next was a discussion of the various applications the Housing Trust received for the small grants program. There were four applications in total. Two applicants were from senior citizens, and two from younger families. One applicant was over the stated income limit and was therefore ineligible. Votes were taken to approve those that met the criteria of the program.

Motion duly made and seconded, Four (4) approved (Kaye, Lepak, Morrison, and Pastuszek) one (1) abstention (O'Brien):

VOTED: To accept Small Grant Applications for Grants #51, #52, and #54, with #51 subject to one condition that proper ventilation shall be included in the renovation plan.



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Ms. Rust asked whether the Trustees felt that the Housing Trust was hitting its target market or whether changes should be made to the application in order to target more people in need. No decisions were made at this time about changing the application however, it was agreed that more outreach could be done.

There being no further discussion, the meeting was adjourned at 9:15 a.m. The next meeting of the Sudbury Housing Trust will be Friday, March 22, 2013 at 8:00 a.m. in the Flynn Building.