

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 MEETING MINUTES

Tuesday, December 1, 2015

8:00 a.m.

Flynn Building, Silva Room, 278 Old Sudbury Road

In Attendance: Chairman Robert Morrison; Kelley Cronin; Jay Zachariah; Vice Chair Amy Lepak; Susan Iuliano; Peter Abair and Andrew Kaye.

Not attending: Lydia Pastuszek

Staff in Attendance: Elizabeth Rust, Leonardi Aray and Lillian Vert.

Chairman Robert Morrison called the meeting to order at 8:00 a.m.

1. Minutes

Review of meeting minutes of October 14, 2015. Motion was made to approve the minutes. No further comments. Unanimous vote to approve minutes of the regular meeting of October 14, 2015.

2. Finances

- a. VOTE to ratify the September transactions

A motion was made, seconded and approved to ratify September, 2015 transactions.

- b. Review Lottery net revenue

Not reviewing this item today.

- c. VOTE translations services

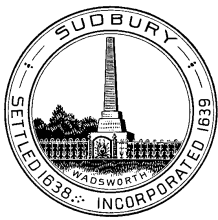
As presented on memo dated November 19, 2015. Ms. Rust shared with the Board that the purpose in contacting a translation service company is to attract applicants that otherwise will not be able to apply.

As of October, 2015 the following statement will be included in the applications: "The Sudbury Housing Trust encourages applicants with diverse backgrounds to apply for housing. For those with Limited English Proficiency, the Sudbury Housing Trust will utilize a Language Line Service, which provides translation services in a multitude of languages."

Ms. Rust presented three quotes for translation services:

- R Language Translations, Inc.
- Rapport International
- Language Select

Ms. Rust recommends "Rapport international" because they are Sudbury based and their fees are reasonable.



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Motion was made, seconded and approved to contract with “Rapport International” for translation services.

3. Maynard Road Project

a. Construction Update

Mr. Morrison asked if the Trust has a drop dead day for conclusion of the construction. Mr. Aray will check on that information.

Mr. Carter communicated to Mr. Aray that the expected day for conclusion will be the first days of May 2016. The original day of conclusion was February, 2016.

Mr. Aray updated the Trust about the construction: slab is schedule to be pour today; the subcommittee then, needs to decide the siding and roof asphalt shingles; the septic system is on the works, the leach field is about 50% done.

Transformations will put the utilities on the ground. The signed plans specified overhead installation for utilities. The comprehensive permit details underground installation for utilities.

Delays in the construction are due to inconsistencies in the performance of the builder.

Ms. Rust stated that the Trust was aware that the developer had many projects. Additionally; Ian is the third project manager.

Mr. Kaye commented on the good job of Mr. Aray and Mr. Morrison overseeing the construction, stating that it is time consuming and all that coordination is very helpful.

4. Home Preservation Update

a) Discuss lead paint testing

Ms. Rust shared with the Trust that the third person on the lottery selected the house; is a mother of two that currently resides in Bedford and works as accounts payable for a collections firm in Waltham.

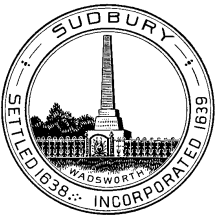
The Purchase and Sale agreement had being signed, the buyer put down \$1000 as deposit at the time of signing the agreement. After signing the P&S agreement the buyer requested a Lead Test to be done for this property. This test was not done as part of the regular home inspection.

The seller moved to Atlanta; the seller does not want to test and does not support testing. The seller had their Attorney write and agreement between the seller and the buyer, detailing right of access to do the testing, and asking the buyer to release any liability from the seller if lead paint is found on the property.

After the home inspection some mold was found in the attic and a vermiculate; it was remediated by the seller.

The Trust agrees to pay for the lead testing, the house was built on 1961, if the test shows lead paint present, possibly funds from the Small Grants could be used to remove it. Chairman states that if the test is done this house will be included in the database of the State and the seller will need to disclose this to future buyers.

Unanimously the Trust decided that in the future it will include lead test as part of the home inspection process.



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Mr. Abair asked about if the windows and doors were replaced. A member of the Trust replied that the house has new windows and doors.

This purchase is schedule to close on December 18, 2015.

Everyone agrees that the Trust needs to pay for the testing, but the Trust is under no obligation to remediate it. Once the results are in, then the Trust will decide the next steps.

5. Community Preservation Committee FY17 – Update

Mr. Morrison shared with the Trust that he was present at the CPC meeting, and reported that the presentation that he made went well.

The CPC will vote on their articles in January, 2016.

The Sudbury Housing Trust asked for a funding of 10%.

6. 40B Project Updates:

a) Avalon Sudbury, potential vote

Mr. Abair shared that his biggest concern in regards of the memo that the Trust wrote about the Sudbury Station Application to Mass Housing was the second paragraph that reads: "...the Trust supports the project and finds its location is appropriate..." Mr. Abair feels that it is appropriate for the Trust to express their opinion on housing matters, but this line might be taken out of context at Town Meeting and might affect negatively the image of the Trust in front of town residents.

Mr. Morrison replied that for this particular project the Trust discussed this application with the idea that the final scope will not be as large as presented.

Ms. Iuliano clarified that the Trust discussed writing this memo keeping in mind that the size of the development will by far as large as presented.

The Trust moved on to discuss whether to write a memo in regards of the Avalon Bay application.

Mr. Abair suggested that the Trust should write their goals if the project goes forward, this way the Trust could contribute to make the project better.

Ms. Rust asked if the Trust would like to write a letter for Avalon Bay. Ms. Iuliano reminded the Trust that the BOS is meeting tonight and if a letter will be prepared it needs to be done as soon as possible. Mr. Abair added that the town will see that there is an outgoing process of negotiation with the developer and that the SHT is involved and positively contributing.

Ms. Iuliano asked about how the Trust can help include the "Local Preference" in the renting process once the project is completed at Avalon Bay.

Ms. Rust explained that the Agency in this case MHP will enforced the "Local Preference", this will be: current town residents, employees of the town, families that have children on the schools and employees of business locate in Sudbury.

There being no further business the meeting was adjourned at 10:00 am.