



Town of Sudbury

Sudbury Housing Trust

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Sudbury Housing Trust
Minutes
June 15, 2018 at 8:00 AM
Silva Conference Room
Flynn Building, 278 Old Sudbury Road

Present: Lydia M. Pastuszek, Chair; Cynthia Howe; and Kelley Cronin, Robert Morrison and Andrew Kaye

Regrets:

Others present: Selectmen Patricia Brown, Elizabeth Rust and Meagen Donoghue.

Welcome and Announcements

Ms. Rust announced that today was Mr. Morrison's last meeting with the Housing Trust, she thanked Mr. Morrison for all his years of service since 2012 and remarked without his participation the Maynard Road project and the House Preservation Project could not have been completed, the members present at this meeting agreed with Ms. Rust remarks and thank him as well with a round of applause.

1. Minutes

- a. Approve the regular meeting minutes of 5/1/18.

Motion made, seconded and voted to approve 5/1/18 regular meeting Minutes.

2. Finances

- a. VOTE to ratify the April and May Transactions.

Motion made, seconded and voted to approve April and May, 2018 transactions.

- b. Accept lottery contract for: Medford Wellington Woods

Medford Wellington Woods is a contract for 20 units, the Trust has done work for this developer in the past. Motion made, seconded and voted to accept contract for Medford Wellington Woods.

Ms. Rust updated the Trust about an upcoming Lottery for three- 3BR units at Evergreen Meadows in Bedford, MA and a 2BR resale unit at Carriage Way in Sudbury.

3. Maynard Road – Update, possible vote to extend

Mr. Aray was present and recapp the pending items, he stated the landscape was finished, the hydro seeding was completed, the driveway has been completed, the list that he presented to the Trust included some items that are not safety related, besides few items everything else has been completed by the Builder.

Ms. Rust reminded the Trust that they are holding a remainder of \$13,000 from the developer.

The extra driveway work cost was \$3,425. The developer sent a letter to the Trust to asking the Trust to consider paying for the extra work. The letter received from the developer states the Town's Engineer asked to cut the driveway and re-grade the base on both sides of the driveway to re-direct the water into the bio-retention basin area.

After discussing the Trustees agreed to split the cost of the extra driveway work with the developer.

Chair Pastuszek would like to thank the developers on behalf of the Trust for helping the Maynard Road project come to a success and conclusion. Ms. Howe suggested for the Trust to write a letter of recommendation for the developer.

Motion made, seconded and voted to release the remainder funds in the sum of \$13,000 and in addition to split the cost of the extra work done to the driveway in the sum of \$1,712.50.

4. Home Preservation inspections – Status Update

Letters went out to all home owners that have purchase a home through the Home Preservation Program, informing them the Trust will accept applications for the Home Preservation Grant Program, as a follow up to the appraisals completed recently, applications will be accepted from August 1, 2018 through October 31, 2018.

There is one house that is in need of significant repairs, the Trust would like to offer this owner some assistance in a way of a hands on project manager. The Trust asked Mr. Aray to consider taking on this task on behalf of the Trust, considering the special circumstances of this property. The contract for Mr. Aray will be extended for one year.

Motion made seconded and voted to authorize Chair Pastuszek to sign on behalf of the Trust a contract extension for Mr. Aray for a year.

5. Small Grant application review

#95 Small Grant Applicant is requesting funds to fix a sinking addition to the back of the house, with the installation of proper footing and posts as well as repairs to the interior cracking walls. This applicant submitted only one estimate. The Trust asked Ms. Rust to follow up with the applicant and obtain two more estimates, and the grant will be contingent to obtaining a building permit project.

Motion made seconded and voted to approve the small grant in the amount of \$5,000 for applicant #95 subject to receiving additional estimates and building permits for the work needed to be done and the scope of work to address the interior work required as well.

#96 Small Grant Applicant requesting funds for roof repair.

Motion made seconded and voted to approve the small grant in the amount of \$5,000 for applicant #96 subject to confirmation that the work will include the whole roof.

6. Other Business

Ms. Rust shared with the Trust, the Coolidge II representatives contacted the Trust with the intention to request additional funds. The Housing Trust has committed \$100,000 from their funds and through Town Meeting as part of the Housing Trust Article the Trust committed to provide additional \$150,000, that could be offset by any home funds able to be obtained by the home RFP process. The total amount committed to the Coolidge II project is in the amount of \$250,000 representing the local fund contribution. The Coolidge II would like to request additional funds due to the fact that construction costs have gone up.

The Board seem inclined to consider this request but would like to see a detail of their financial estimates for the project.

Ms. Howe abstained from participating in the discussion of the Coolidge request.

Chair Pastuszek asked for an update on the Melone RFP.

Selectmen Brown reply she believes there have been some responses and July 2nd is the day for “let’s do something”, she added she did not have anything else other than yes, there was interest from proponents.

Other items:

- a) Housing Choice Designation – There are grants available to the town because of the Housing Choice Designation.
- b) Board recruiting – The Trust will advertise on the Town’s website. Mr. Kaye and Chair Pastuszek shared their intent to serve for one more year. The Trust considered sending letter to faith communities.
- c) RHSO Status Report – Ms. Rust shared a status report, dated May 14, 2018.

There being no further business, the meeting was adjourned at 9:23 a.m.