



Town of Sudbury

Sudbury Housing Trust

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Sudbury Housing Trust
Minutes
August 1, 2018 at 8:00 AM
Silva Conference Room
Flynn Building, 278 Old Sudbury Road

Present: Lydia M. Pastuszek, Chair; Cynthia Howe; and Andrew Kaye.
Regrets: Kelley Cronin, Meagen Donoghue.
Others present: Elizabeth Rust, Jesse Kanson-Benanav and Jennifer Roberts.

Welcome and Announcements

1. Minutes

- a. Approve the regular meeting minutes of 6/15/18.

Motion made, seconded and voted to approve 6/15/18 regular meeting Minutes.

2. Finances

- a. VOTE to ratify the June transactions.

Motion made, seconded and voted to approve June, 2018 transactions.

- b. Accept lottery contract as presented.

Trail Ridge, Harvard contract for the sale of 6 units.

Motion made, seconded and voted to accept the contract.

3. Maynard Road – Update, if needed.

Maynard Rd. condominium association hired a landscape company to maintain their lawn.

4. Home Preservation Grant Program – Status Update

Application are being accepted.

5. CPA – CP-3 Reporting

Ms. Rust is working on this report updating the projects that were concluded.

6. Coolidge Update – VOTE for additional funds

Ms. Howe recused herself from participating on this discussion.

The Coolidge asked the Town to increase their subsidy from \$250,000 to \$400,000 to assist in filling a \$631,332 funding gap, the result of increased construction estimates.

The Coolidge received their state funding out of 90 applicants, The Coolidge II is one of 19 recipients of funding, they were awarded on the second time funding application round.

Ms. Rust gave an overview of the Consortium funds and how money is usually allocated.

The Trust has so far committed funds for the Coolidge II in the amount of \$250,000. The Trust reviewed their financial resources and decided to maintain the \$250,000 commitment from the Trust, even if the Coolidge received the Home Funds.

Jesse Kanson-Benanav, Project Manager of the Coolidge II, was present at this meeting, he shared they are looking for other philanthropic sources to obtain the remaining funds; they are in the process to complete final drawings by early October, 2018 and by the end of October, 2018 they will have a definitive price on construction. DHCD closing will be around February 2019.

7. Discussion of Melone Property RFP responses – Comments to Selectmen

The Sudbury Housing Trust met in open session to discuss the applications submitted in response to the Requests for Proposals issued by the Sudbury Board of Selectmen regarding the development of the approximately 46-acre parcel of land on North Road commonly known as the “Melone Property”.

Chair Pastuszek commented that although one of the proposals has a housing component, affordable housing has many components, the 40B process does not address the need for a diverse affordable housing in Town. She added that through the years the Melone land was promised to the Housing Authority and the Housing Authority has expressed interest in having “real” affordable housing at Melone.

Ms. Howe shared she feels split on this issue, in her opinion this land should remain as an open space or farm land, however looking at the Quarry proposal she thinks the proposal will put an end to costly litigation, preserved Town Center and provide some needed affordable housing.

Mr. Kaye commented he leans towards the pragmatic side, although this might not be the ideal or best proposal considering the situation and understanding the developer has expressed willingness to work in good faith with the Town, this proposal might work out.

Jennifer Roberts, 14 Griffin Lane, was present at the meeting to express her concern about traffic volume and most of all safety if Sudbury Station will end up on Town Center.

Motion made, seconded and voted to send a letter to the Board of Selectmen with comments expressed at this meeting.

8. Other Business

On July 10, 2018 the BOS voted to appoint Selectman Janie Dretler as a liaison to the Sudbury Housing Trust.

- a) Board Recruiting
- b) RHSO Status Report

There being no further business, the meeting was adjourned at 9:05 a.m.