



Town of Sudbury

Sudbury Housing Trust

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387

<http://www.sudbury.ma.us>
HousingTrust@town.sudbury.ma.us

Sudbury Housing Trust
Minutes
December 11, 2018 at 5:00 PM
Lincoln-Sudbury Regional High School – Conference Room “B”
390 Lincoln Road, Sudbury, MA 01776

Present: Lydia M. Pastuszek, Chair; Kelley Cronin, Andrew Kaye, Janie Dretler and Kaffee Kang.
Regrets: Cynthia Howe
Others present: Elizabeth Rust; Beth Suedmeyer, Acting Director of Planning and Community Development.

Welcome and Announcements

1. Minutes

- a. Approve the regular meeting minutes of 10/01/18.

Motion made, seconded and voted to approve 10/01/18 regular meeting Minutes as amended.

2. Finances

- a. VOTE to ratify the September, 2018 transactions

Motion made, seconded to approve September, 2018 transactions.

- b. Accept lottery contracts as presented

Motion made, seconded and voted to accept contracts for the Black Birch II Lottery for 2 units.

Ms. Rust stated that Trust income from the lottery work done this year is expected to come in higher than the previous year, and as a result the hours for the SHT charged to Sudbury will come in higher than anticipated, and the SHT will need to purchase additional hours from the RHSO.

3. The Coolidge at Sudbury Phase II funding update, Sudbury SHI

Ms. Kang commented about a statement made by the Coolidge representatives at the previous SHT meeting, regarding the many amenities the Coolidge has available to Sudbury residents, Ms. Kang stated that it is her understanding that this was not the case.

Ms. Pastuszek suggested to include this item on a future agenda to get some clarification.

Ms. Rust updated the Trust about funding the Coolidge II received from the HOME Funds a total of \$178,000. The Coolidge II is requesting funds from CPC, which will be voted by CPC at the January 2 or January 16, 2019 meeting.

4. Home Preservation Grant Program

Ms. Rust shared an update of applications processed to this date.

5. RHSO Status Update

Ms. Rust shared with the Trust the quarterly RHSO report.

6. Melone Property – Special Town Meeting 12/11 Articles including Quarry North

Mr. Kaye expressed support for the Quarry North proposal and the idea of taking the density out of town center, although the number of affordable units will be about half of what could have been at Sudbury Station in his opinion it was better to have some affordable units at least.

Ms. Cronin expressed the Trust should support Quarry North instead of the project in the center of town.

Ms. Kang shared an update from the SHA meeting and stated the SHA voted not to pursue separate negotiations with the developer of Quarry North but still support the project.

Ms. Dretler stated the BOS voted unanimously in support of Quarry North, and she would like to see the Town get to safe harbor so they can thoughtfully plan and commit money to low income housing. Ms. Dretler stated she would like to see the SHA and or the SHT present more data to the BOS and have an opportunity to seat at the table, she clarified she was not part of the negotiation team for the Quarry North proposal.

Motion made, seconded and voted to support the Quarry North proposal. 4 in favor, 1 opposed.

7. Other Business

Ms. Rust shared with the Trust the FY18 Financial Statement Audit Report, recently completed by Borgatti Harrison & Co.

There being no further business, the meeting was adjourned at 6:00 p.m.