



# Town of Sudbury

## Housing Trust

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### Sudbury Housing Trust

#### Minutes

January 28, 2019 at 8:00 AM

Silva Conference Room Flynn Building,  
278 Old Sudbury Rd, Sudbury, MA 01776

Present: Lydia M. Pastuszek, Chair; Cynthia Howe, Janie Dretler and Kaffee Kang.  
Regrets: Kelley Cronin, Andrew Kaye.  
Others present: Elizabeth Rust and Selectman Patricia Brown.

#### Welcome and Announcements

##### 1. Minutes

- a. Approve the regular meeting minutes of 12/11/18.

Ms. Howe made a motion, Selectman Dretler seconded the motion. Vote was unanimous to approve 12/11/18 regular meeting Minutes as amended.

##### 2. Finances

- a. VOTE to ratify the October, November and December 2018 transactions.

Ms. Kang made a motion, Ms. Howe seconded the motion. Vote was unanimous to ratify October, November and December 2018 transactions.

- b. Accept lottery contracts if/as presented – None presented.

- c. RHSO Hours

Ms. Rust presented a projection of the invoice for the Trust for this year, this is the second time that the Trust is receiving an update on an increase of the Trust hours, an invoice will be presented to the Trust in March. At the same time, the Trust is anticipated to bring in a projected revenue in the approximate amount of \$85k -\$107k this year vs. \$36,000 last year.

##### 3. Home Preservation Grant Program

Four home owners applied for the Home Preservation Grant Program out of 8 home owners.

Ms. Rust shared with the Trust about a specific home, that is one of the Home Preservation Homes, in need of a comprehensive rehabilitation.

The question that the Trust debated was whether to hire a contractor to take care the whole renovation project or to divide the tasks and work on them by trade in a logical order.

Chair Pastuszek made a motion, Ms. Howe seconded the motion. Vote was unanimous to divide the tasks by trade and to authorize Ms. Rust to assist the home owner in writing and submitting complete grant requests in order of priority and to work with Mr. Kaye and Ms. Howe with a maximum limit amount up to \$20,000 for the first phase of home repairs at the Eddy Street home.

4. SHT Town Report 2018

Ms. Kang made a motion, Ms. Howe seconded the motion. Vote was unanimous to approve the SHT 2018 Annual Town Report as amended.

5. Maynard Road – 40B Cost Certification

As part of the 40B structure process, the Trust received a Cost Certification for the Maynard Road project. Ms. Rust clarified that this document does not represent the entire cost of the project, it represents the costs of only the last developer. Ms. Rust stated the Town has the optional opportunity to provide comments.

6. The Coolidge at Sudbury Phase II funding – Update

Ms. Rust updated the Trust about the Coolidge Phase II project, she stated that this project is moving expeditiously, they were awarded their state financing and they are moving forward to close on March, they have applied for their building permit. The Trust grant funds of \$250,000, as well as the HOME Funding of \$178,000.

7. Melone Property/Quarry North – Update

Nothing new to report.

8. Other Business

a) Board recruiting

Ms. Pastuszek's and Mr. Kaye's terms serving the Trust will end at the end of April, 2019. Both trustees have decided not to serve for a new term.

There being no further business, Chair Pastuszek made a motion, Ms. Howe seconded the motion. Vote was unanimous to adjourn the meeting at 9:25 a.m.