



Town of Sudbury

Housing Trust

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MINUTES

APRIL 1, 2019 AT 8:00 AM

SILVA ROOM, FLYNN BUILDING, 278 OLD SUDBURY ROAD, SUDBURY, MA

Members Present: Lydia Pastuszek, Chair, Kelly Cronin, Janie Dretler, Cynthia Howe, Kaffee Kang, and Andrew Kaye.

Others Present: Selectman Patricia Brown, Elizabeth Rust, Regional Housing Services Office, and Adam Duchesneau, Director of Planning and Community Development.

At 8:09 AM, Ms. Pastuszek called the meeting to order.

Minutes

1) Minutes from January 28, 2019

Mr. Kaye made a motion to approve the minutes of January 28, 2019. Ms. Dretler seconded the motion. The vote was unanimous, 4-0, with Ms. Cronin and Ms. Howe absent from the vote.

Finances

1) Vote to Ratify the January and February Transactions

Ms. Rust provided an overview of the January and February transactions from 2019.

At this time Ms. Cronin arrived at the meeting.

Ms. Pastuszek made a motion to ratify the transactions from January and February of 2019. Mr. Kaye seconded the motion. The vote was unanimous, 5-0, with Ms. Howe absent from the vote.

2) Acceptance of Lottery Contracts

Ms. Rust presented an overview of the detailed financial projections and noted there were no new contracts on hand to be approved or discussed.

Ms. Pastuszek asked when the Coolidge at Sudbury Phase 2 project would be breaking ground and Ms. Rust replied in the Spring 2019.

At this time Ms. Howe arrived at the meeting.

3) Regional Housing Services Office Hours

Ms. Rust presented the year to date invoice for the extra Regional Housing Services Office (RHSO) hours to support the Housing Trust.

Mr. Kaye motion to approve the RHSO Extra Hours Invoice dated March 25, 2019, Selectman Dretler seconded the motion. Vote was unanimous 6-0.

Home Preservation Grant Program

Ms. Rust provided a status report and summary of the situation for the dwelling unit at 8 Eddy Street. Ms. Rust noted the roof was in poor shape and there was water in the basement. She also indicated the house needed a new bulkhead, gutters, and HVAC repairs. Ms. Rust presented an itemized list of other required repairs for the dwelling unit. There was then discussion about how the repairs impacted the resale of the unit and if the Housing Trust would need to address these items as part of the resale of the unit.

Ms. Rust noted the Housing Trust would not have to address these items but excessive repairs might impact the resale price of the dwelling unit. Ms. Rust also stated she had suggested to the homeowner she explore renting in Sudbury. Discussion ensued about what would happen to the unit in the immediate future and what was the long-term living situation for the household.

The Housing Trust also discussed using a lien on the property to address the short-term issues with the dwelling unit.

Mr. Kaye suggested MassSave go through the house to improve energy efficiency.

Ms. Brown asked about owner requirements for these types of dwelling units. Ms. Rust noted the basement would need to be cleared out before the plumbing work could start. Discussion ensued as to when to repair the roof and how to finance the repairs.

The Trust decided to stay with its previously voted grant award of up to \$20k to address the priority items, and to revisit after those are completed.

Board Recruiting

Ms. Rust noted Ms. Pastuszek's and Mr. Kaye's terms expire on April 30, 2019 and new members to fill their seats would be needed.

At this time Ms. Cronin left the meeting.

Members determined the next Housing Trust meeting would be May 1, 2019 at 8:00 AM.

At 9:15 AM, there being no further business, Ms. Pastuszek made a motion to adjourn the meeting, Mr. Kaye seconded the motion. The vote was unanimous, 5-0, with Ms. Cronin absent from the vote.