



Town of Sudbury

Housing Trust

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MINUTES

SEPTEMBER 16, 2019 AT 9:00 AM

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

JOINT MEETING WITH THE SUDBURY HOUSING AUTHORITY

Housing Trust Members Present: Cynthia Howe, Chair; Kelly Cronin; Janie Dretler; and Kaffee Kang

Housing Trust Members Absent: None

Sudbury Housing Authority Members Present: Kaffee Kang, Chair; Amy Lepak, Vice Chair; Sherrill Cline; Theresa Layden; and Steven Swanger

Sudbury Housing Authority Members Absent: None

Others Present: Selectman Pat Brown; Sheila Cusolito, Executive Director of the Sudbury Housing Authority; Adam Duchesneau, Director of Planning and Community Development; Elizabeth Rust, Regional Housing Services Office (RHSO); and Elizabeth Valenta, RHSO.

At 9:03 AM, Ms. Howe called the Housing Trust meeting to order and Ms. Kang called the Sudbury Housing Authority meeting to order.

1. HOME Consolidated Plan – Presentation and Discussion

Ms. Valenta provided an overview of the WestMetro HOME Consortium. She then provided a needs assessment overview. Ms. Valenta indicated 23% of households in Sudbury are cost burdened with housing costs. She stated 93% of low income households in Sudbury were cost burdened and 11.3% of Sudbury households earned less than 80% of the Area Median Income (AMI).

Ms. Cusolito noted there were 1,400 households currently on the Sudbury Housing Authority waitlist.

Ms. Valenta stated HOME funding had been used for Phase I and II of the Coolidge at Sudbury. She indicated the only HOME funds used in Sudbury since 2010 have gone towards the Coolidge at Sudbury project.

Ms. Cline asked if all of the Fiscal Year (FY) 2021 to FY 2025 Sudbury HOME funds would go to repaying Natick. Ms. Rust confirmed this was correct but noted consolidated pooled HOME funds could still be applied for to pursue Sudbury projects.

Ms. Valenta noted there was not a maximum amount of consolidated pooled funds which could be applied for but there was a per unit cap.

Ms. Brown confirmed Sudbury could not receive any by-right HOME funds until after FY 2025 and Ms. Rust confirmed this was correct. Ms. Rust also indicated the allocation was approximately \$6,000 which included administrative expenses to administer the HOME Program in Sudbury.

At this time the Sudbury Housing Authority adjourned their meeting.

3. Minutes

a. Approve the Regular Meeting Minutes of 7/15/2019, if presented

Ms. Howe noted the minutes had not been prepared and therefore they would be addressed at a later meeting.

4. Finances

a. Vote to Ratify the FY 2019 March, April, May, and June Transactions, if/as presented

Ms. Rust provided an overview of the transactions for March, April, May, and June.

Ms. Cronin made a motion to ratify the March, April, May, and June FY 2019 transactions. Ms. Kang seconded the motion. The vote was unanimous, 4-0.

b. Vote to Ratify the FY 2020 July Transactions, if/as presented

Ms. Rust provided an overview of the transactions for July.

Ms. Kang made a motion to ratify the July FY 2020 transactions. Ms. Cronin seconded the motion. The vote was unanimous, 4-0.

c. Community Preservation Committee (CPC) Request for FY 2020 Annual Town Meeting, FY 2021 Funds?

Ms. Kang noted the Sudbury Housing Authority would be applying for Community Preservation Act (CPA) funding. Some of this request was for legal services and condominium unit owner outreach for the potential purchase of Unit 28 at the Village at Old County Road. Ms. Kang also indicated the funding would possibly be used for the property at 16 Oakwood Avenue. She noted the Sudbury Housing Authority was seeking to possibly purchase the property, demolish the existing dwelling, and building multiple units at this location. Ms. Kang also indicated there was interest in pursuing housing opportunities on certain Town-owned pieces of land.

6. Board Operation

a. Board Recruiting, Possible Meeting with Representative Carmine Gentile

Carmine Gentile was present to discuss his possible appointment to the Housing Trust. He indicated he had an interest in housing issues, he was a state Representative for the Town of Sudbury, and he had participated in numerous Town boards and committees.

Ms. Howe made a motion to recommend the Board of Selectmen appoint Mr. Gentile to the Housing Trust. Ms. Cronin seconded the motion. The vote was unanimous, 4-0.

5. Other Items

a. Trust Reporting for the CPA – Form CP-3

Ms. Rust provided a brief overview of the Housing Trust's reporting for the CPA and the CP-3 form.

c. Village at Old County Road, Unit 28 – Update

Ms. Howe asked about the project, and Ms. Kang clarified the unit had come up for sale and the Board of Selectmen had delegated their right of first refusal to the Sudbury Housing Authority. Ms. Kang noted the Sudbury Housing Authority was now considering purchasing the unit for use as a rental property. Ms. Rust confirmed there would be heavy interest in purchasing this affordable dwelling unit if it went on the market.

Discussion ensued regarding who would occupy the unit, and the benefits of both rental and ownership affordable opportunities.

Ms. Howe asked if the Housing Trust would request any CPA funding.

Ms. Rust indicated CPC applications were due on September 25, 2019.

2. Master Plan – Meeting In A Box

Mr. Duchesneau posed and the Housing Trust responded to the three Meeting In A Box questions. The Housing Trust discussed downsizing housing options, the need for zoning changes, smaller lots with smaller homes, the need to meet housing needs for the aging population, and other items.

5. Other Items

b. Home Preservation Grant Program – 8 Eddy Update

Ms. Rust provided an overview on the status of the project and how it related to the Home Preservation Grant Program. She noted there are still water issues in the basement of the unit. Ms. Rust asked the Housing Trust to increase the amount of the grant for the unit.

Ms. Cronin made a motion to allow the grant amount to be increased up to \$30,000. Ms. Dretler seconded the motion. The vote was unanimous, 4-0.

At 10:45 AM, Ms. Howe made a motion to adjourn the Housing Trust meeting. Ms. Dretler second the motion. The vote was unanimous, 4-0.