



Town of Sudbury

Housing Trust

HousingTrust@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/housingtrust

MINUTES

JANUARY 8, 2020 AT 7:50 AM

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

Housing Trust Members Present: Chair Cynthia Howe, Kelley Cronin, Janie Dretler, Carmine Gentile, and Kaffee Kang

Housing Trust Members Absent: None

Others Present: Director of Planning and Community Development Adam Duchesneau and Director of the Regional Housing Services Office (RHSO) Elizabeth Rust

At 7:50 AM, Ms. Howe called the meeting to order.

1. Minutes

a. Approve the Regular Meeting Minutes of 12/11/19

Ms. Cronin made a motion to approve the minutes of December 11, 2019 as amended. Ms. Kang seconded the motion. The vote was 4-0, with Ms. Dretler absent from the vote.

2. Finances

a. Vote to Ratify the FY 2020 November Transactions

Ms. Rust provided overview of the transactions for November of 2019.

Ms. Cronin asked how grant requests were processed.

Ms. Rust indicated an invoice was first submitted to the Housing Trust and then paid. There was then discussion regarding the Financial Projection Detail sheet.

Ms. Rust stated the Housing Trust would need more hours from the RHSO to cover all the work they had been conducting.

Ms. Cronin made a motion to ratify the FY2020 November Transactions. Mr. Gentile seconded the motion. The vote was 4-0, with Ms. Dretler absent from the vote.

Ms. Cronin made a motion to approve the purchase of an extra 100 hours from the RHSO. Mr. Gentile seconded the motion. The vote was 4-0, with Ms. Dretler absent from the vote.

3. New Business

2019 Housing Trust Annual Report

There was discussion regarding adjustments to the Annual Report around expanding the description for the Small Grants Program.

Ms. Cronin wanted to see emphasis on how the program had helped people stay in the community.

Ms. Kang made a motion to approve the 2019 Housing Trust Annual Report as amended. Ms. Cronin seconded the motion. The vote was 4-0, with Ms. Dretler absent from the vote.

4. Old Business

a. Inclusionary Zoning – Trust Comments

Ms. Cronin raised concerns about ensuring existing dwellings to be retained as affordable dwelling units would not need a lot of maintenance. She felt it was important for the proposed Inclusionary Zoning Bylaw to be clear about existing dwelling units being of comparable construction to the new dwelling units.

There was discussion regarding clarification of the Building Permit Surcharge Fee.

Ms. Kang raised concerns about the Planning Board having discretion without some concrete details within the proposed Inclusionary Zoning Bylaw.

Ms. Kang felt the market rate dwelling unit surcharge would not scare off projects such as Avalon at Meadow Walk

At this time Ms. Dretler arrived at the meeting.

There was then discussion regarding payment in lieu of fractional affordable dwelling units.

Ms. Howe questioned if the proposed Inclusionary Zoning Bylaw was perhaps not ready to be brought forth to Town Meeting.

Ms. Kang noted the proposed bylaw could be viewed as being anti-development.

Ms. Howe stated she would like to see an Inclusionary Zoning Bylaw which incentivized developers to build homes which could be sold between \$300,000 and \$800,000.

There was discussion regarding using a density bonus approach and incentivized development projects.

Mr. Gentile indicated 10% of construction costs were necessary to build an energy efficient dwelling unit and there would likely soon be a push to make this a requirement.

At this time Mr. Gentile left the meeting.

5. Upcoming Housing Trust Meeting Schedule

It was noted the upcoming meetings for the Housing Trust would be February 5, 2020 at 7:45 AM, March 5, 2020 at 7:45 AM, and April 2, 2020 at 7:45 AM.

At this time Ms. Dretler left the meeting.

4. Old Business

b. Home Preservation Grant Program – 8 Eddy Street Update

Ms. Rust provided an overview of the draft closeout letter regarding repairs and improvements to 8 Eddy Street.

The Housing Trust decided to sign the letter and send it to the homeowner.

At 9:24 AM, Ms. Cronin made a motion to adjourn the meeting. Ms. Kang second the motion. The vote was 3-0, with Ms. Dretler and Mr. Gentile absent from the vote.