



Town of Sudbury

Housing Trust

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MINUTES

MARCH 5, 2020 AT 7:45 AM

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

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

Housing Trust Members Absent: Chair Cynthia Howe

Others Present: Board of Selectmen Member Pat Brown, Director of Planning and Community Development Adam Duchesneau, Zoning Board of Appeals Member John Riordan, and Director of the Regional Housing Services Office (RHSO) Elizabeth Rust

Acting as the Chair, Ms. Cronin called the meeting to order at 7:58 AM.

1. Board Operation

a. Board Recruiting: Interview with John Riordan

Mr. Riordan spoke to his involvement with Town government and other entities in the community. He noted some examples to show he was aware of the housing issues in town and expressed his interest in the topic. Mr. Riordan also indicated two of his children were now teachers and could not afford to live in Sudbury. He also cited his experience as a member of the Zoning Board of Appeals and their work on housing issues.

Ms. Kang made a motion to recommend to the Board of Selectmen John Riordan be appointed as a member of the Housing Trust. Mr. Gentile seconded the motion. The vote was unanimous, 4-0.

Ms. Kang then indicated she would be submitting her letter of resignation from the Housing Trust, but would be willing to serve out the remainder of her term until the end of April 2020.

2. Minutes

a. Approve Meeting Minutes of January 8, 2020

Ms. Dretler made a motion to approve minutes of January 8, 2020. Mr. Gentile seconded the motion. The vote was unanimous, 4-0.

3. Finances

a. Vote to Ratify the FY20 December and January Transactions

Ms. Rust provided an overview of the transactions for December and January of FY2020.

Mr. Gentile made a motion to approve the December and January FY2020 transactions. Ms. Dretler seconded the motion. The vote was unanimous, 4-0.

b. FY21 Budget: Review and Potential Vote

Ms. Rust provided an overview of the budget.

Ms. Dretler inquired about the recent \$50,000 request from the Coolidge at Sudbury Phase II project. It was determined that amount needed to be factored into the budget figures.

Ms. Kang stated the Home Preservation Program was important as it allowed a funding source for affordable housing unit owners to get money to help with the maintenance of their units.

There was then discussion regarding the Home Preservation Program, transactions, and the Housing Trust's Involvement.

Ms. Kang made a motion to approve the FY2021 Budget as amended. Ms. Dretler seconded the motion. The vote was unanimous, 4-0.

4. New Business

There was none to be discussed.

6. Upcoming Meeting Schedule

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

5. Old Business

b. Potential Resale Unit – 8 Eddy Street

Ms. Kang noted the Board of Selectmen, at their March 3, 2020 meeting, had voted to designate the Right of First Refusal for the 8 Eddy Street dwelling unit to the Sudbury Housing Authority. She stated the Sudbury Housing Authority liked the property because it was next to another parcel the Sudbury Housing Authority owned and there was the possibility to add another building with additional units on the lot. Ms. Kang indicated the existing building could even possibly be split into two dwelling units. She felt there was a lot of potential for the property.

b. Potential Resale Unit – Habitat for Humanity Dwelling Unit

Ms. Rust noted the owner of the dwelling unit at 490 Dutton Road recently died. She stated Habitat for Humanity owned the mortgage but it appeared as though the property would go into foreclosure. Ms. Rust indicated lawyers were working to figure out who could sell the unit.

a. Inclusionary Zoning Bylaw – Trust Comments

Mr. Duchesneau provided an overview of the latest update to the proposed Zoning Bylaw. He noted the Planning Board had decided to remove a proposed section which required a payment to the Housing Trust for each market rate dwelling unit Building Permit.

c. Master Plan – Update

Mr. Duchesneau noted the topic of housing would be discussed at the Master Plan Steering Committee meeting on March 13, 2020.

Ms. Rust urged the Housing Trust members to attend Master Plan Steering Committee meeting to advocate for affordable homeownership units in the community.

Ms. Dretler asked for Mr. Riordan's appointment to the Housing Trust to be placed on the March 17, 2020 Board of Selectmen agenda.

At 8:50 AM, Ms. Kang made a motion to adjourn the meeting. Ms. Dretler seconded the motion. The vote was unanimous, 4-0.