



Town of Sudbury

Housing Trust

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MINUTES

MAY 13, 2021 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Cynthia Howe, Vice Chair John Riordan, Kelley Cronin, Janie Dretler, Carmine Gentile, and Karl Pops

Housing Trust Members Absent: Robert Hummel and Susan Scotti

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

Ms. Howe called the meeting to order at 8:03 AM.

1. Minutes: Approve Meeting Minutes of April 8, 2021

Mr. Riordan made a motion to approve the minutes of April 8, 2021. Ms. Dretler seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

2. Financial – Cold Brook Crossing Update

Ms. Rust provided an update on the project. She noted the Affordable Housing Marketing Plan was under review and the Regional Housing Services Office was working to get the affordable housing unit items for the project squared away.

4. Update on Habitat for Humanity Unit

Ms. Rust provided a status update regarding the Dutton Road unit where the owner had passed away and left behind a young adult child. She noted the ownership status for the unit was tied up in the court system but Habitat for Humanity, the state, and the Regional Housing Services Office were working together to sort the matter out for resale. Ms. Rust also noted there had been some water damage to the unit which needed to be addressed before the unit could be resold. She indicated the cost of the repairs could come from whatever equity was remaining in the home.

Ms. Howe asked if the young adult child was planning to live in the dwelling unit. Ms. Rust indicated she was not living there now and had no intention to continue to live there moving forward.

Ms. Cronin inquired about the adjacent unit as she noted the property contained two dwelling units in the two-family building. She was curious to know if there was any damage to the other dwelling unit.

Mr. Riordan asked about the insurance on the property. Ms. Rust indicated Habitat for Humanity had maintained the insurance payments on the dwelling unit, so the insurance coverage was still in place.

5. Emergency Rental Assistance Program (ERAP) Review

Ms. Rust asked if the Housing Trust wished to allocate additional funds to the Emergency Rental Assistance Program. She noted how the program had been funded to this point and where funding might come from in the future should the program be extended. Ms. Rust indicated the Town Social Worker recommended continuing the program.

Ms. Howe indicated state programs seemed to be slow in distributing housing support funding at this point and the nimbleness of this local program was likely very beneficial to landlords in the community.

There was then discussion regarding participants in the Emergency Rental Assistance Program and how people participating should also be seeking assistance from state or federal housing assistance programs.

Mr. Gentile stated he felt the Housing Trust should allocate funds to the program for the next fiscal year and the only real question was how much should be allocated.

Mr. Riordan supported Mr. Gentile's comments and indicated the Housing Trust should continue to fund the Emergency Rental Assistance Program to provide assistance to residents in need of housing support. He did wonder if a limit should be placed on the number of times a household could renew their enrollment/involvement in the program.

Ms. Howe made it clear the Emergency Rental Assistance Program was currently closed because there was no funding left in the program. However, if Town Meeting approved the Housing Trust's Community Preservation Act funding allocation request, additional funds would be forthcoming as of July 1, 2021.

Mr. Riordan supported adding an additional \$21,000 to the Emergency Rental Assistance Program as suggested as a possibility by Ms. Rust and then to re-open the program.

Mr. Riordan made a motion to continue the Emergency Rental Assistance Program and to add an additional \$21,000 from the Housing Trust's unrestricted budget to the program, and to limit program assistance to 12 months (initial period plus two renewals). Ms. Cronin seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

6. 67-73 Nobscot Road – Possible Property Acquisition

Mr. Riordan noted the subcommittee had met a few times recently regarding the responses submitted from five engineering consulting firms. He also noted a sixth firm submitted materials after the deadline and the subcommittee decided not to consider this late submission. Questions

from subcommittee members were sent to Mr. Duchesneau who relayed them to the firms and responses to those questions were received back to the subcommittee and reviewed. Mr. Riordan stated the subcommittee decided to interview the three firms of Allen & Major Associates, Beals + Thomas, and Bohler Engineering. These interviews would be conducted the week of May 17, 2021 by Town staff and two subcommittee members. Mr. Riordan indicated the next subcommittee meeting was on May 27, 2021 where the interviews would be discussed. Mr. Riordan noted additional funds would be needed for this site analysis initiative from both the Housing Trust and Sudbury Housing Authority. He recommended an additional \$10,000 be allocated from each entity for a total of \$20,000 from both the Housing Trust and Sudbury Housing Authority.

Ms. Lepak indicated the Sudbury Housing Authority had met earlier in the week and they had allocated an additional \$15,000 to the site analysis initiative.

Mr. Riordan also noted there might be a possibility for additional development further to the northwest on the property. He also recommended the Housing Trust allocate an additional \$15,000 to the efforts to match what the Sudbury Housing Authority had additionally allocated.

There was then discussion regarding how much to possibly allocate to the initiative.

Mr. Riordan made a motion for the Housing Trust to allocate an additional \$20,000 to the 67-73 Nobscot Road site analysis initiative. Mr. Gentile seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

At this time Ms. Howe and Mr. Duchesneau left the meeting.

7. Board Operations: Member Appointments and Reappointments, Town Meeting

Ms. Rust informed the Housing Trust Mr. Hummel would be starting a new job with the Town of Belmont which might make it difficult for him to attend future Housing Trust meetings. The Housing Trust wished Mr. Hummel well in his new position and encouraged him to work with Mr. Duchesneau on his membership status as a trustee.

Mr. Riordan made a motion for the Housing Trust to recommend to the Select Board the reappointments of Carmine Gentile, Robert Hummel, and Susan Scotti to the Housing Trust for two (2) year terms. Mr. Gentile seconded the motion. Roll Call Vote: Ms. Howe – Absent, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

3. Small Grant Program Review

This item was not discussed by the Housing Trust at this meeting.

It was determined the next Housing Trust meeting would be held on Thursday, June 10, 2021 at 8:00 AM.

At 9:20 AM, Mr. Riordan made a motion to adjourn the meeting. Mr. Gentile seconded the motion. Roll Call Vote: Ms. Howe – Absent, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.