



Town of Sudbury

Housing Trust

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MINUTES

JUNE 9, 2022 AT 8:00 AM

VIRTUAL MEETING

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

Housing Trust Members Absent:

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 25, 2022 and May 5, 2022, if presented

Ms. Dretler made a motion to approve the minutes of April 25, 2022 and May 5, 2022. Mr. Hummel seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, Mr. Hummel – Aye, Mr. Pops – Aye, and Ms. Scotti – Aye.

2. Financial Update

- Vote to Ratify FY22 April Transactions

Ms. Rust provided a brief overview of what the transactions entailed.

Ms. Dretler made a motion to ratify the FY22 April Transactions. Mr. Gentile seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, Mr. Hummel – Aye, Mr. Pops – Aye, and Ms. Scotti – Aye.

Ms. Rust inquired about the thoughts of the Housing Trust regarding an allocation for the proposed activities and initiatives for FY2023.

Ms. Howe indicated she would like to see the budget allocation for the Small Grant Program increased. Mr. Riordan recommended doubling the amount for this program for FY2023 to \$50,000.

Mr. Duchesneau recommended a \$50,000 line item be inserted for the Housing Trust's share of the Community Preservation Coordinator position which would be coming online in FY2023.

There was then discussion regarding possibly allocating additional funds to the 67-73 Nobscot Road site feasibility analysis project for FY2023.

Ms. Rust indicated she would make adjustments to the overall FY2023 budget and bring the budget back to the July 2022 Housing Trust meeting for review and approval.

3. Election of Officers (Chair and Vice Chair)

There was discussion regarding which members may be interested in serving as an officer and what each of the positions entailed.

There was discussion regarding the status of virtual meetings and how long they would continue to be permitted by the state legislature

Ms. Howe motioned for Mr. Gentile to serve as Chair and Mr. Hummel to serve as Vice Chair of the Housing Trust, and to request that Mr. Riordan continue to serve as Chair of the 67-73 Nobscot Road Subcommittee. Ms. Cronin seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, Mr. Hummel – Aye, Mr. Pops – Aye, and Ms. Scotti – Aye.

4. Summer Meeting Schedule

Ms. Rust noted the next Housing Trust meetings would be held on July 14, 2022 at 8:00 AM and August 11, 2022 at 8:00 AM.

5. Update on Community Preservation Coordinator Position

Mr. Duchesneau noted interviews were currently being conducted and were hoping to have the position filled by the first week in July of 2022.

Ms. Rust noted Liz Valenta would be leaving the Regional Housing Services Office in the near future to take a position at MassHousing.

6. 67-73 Nobscot Road – Site Feasibility Analysis Update

Mr. Duchesneau noted an agreement needed to be worked out with the Sudbury Housing Authority to finalize details of the payment structure for the work to be conducted by the Cambridge Housing Authority and the additional work to be completed by Beals + Thomas for further site feasibility analysis of the property.

There was then discussion regarding affordable dwelling units which are available within Sudbury and the greater Boston area in general. Ms. Rust noted affordable homeownership dwelling units

were very rare and there were no dwelling units of this type coming through the pipeline in Sudbury for the future.

At this time Ms. Dretler left the meeting.

7. Mortgage Assistance Program (MAP) Update

Ms. Rust indicated there was one application which had been submitted. She noted it was being processed and her office had just received a second application that day as well.

Discussion regarding outreach methods for the Mortgage Assistance Program, and Ms. Scotti offered push this out through her networks and contact local publications as well.

Mr. Gentile suggested reaching out to local landlords to inform them about this program who have had difficulty making their payments because some of their tenants had not been paying rent. Discussion ensued on how to possibly spend the balance of the funds if they to be expended.

Public Comment

There were no additional public comments.

Other or New Business

Discussion regarding the current status of the ability to hold meetings virtually. Mr. Gentile indicated the state senate had taken up a provision to extend the ability to hold meetings virtually and the house would be taking it up in the near future. Mr. Riordan and Ms. Howe expressed their strong support for this Open Meeting Law measure to be extended further or made permanent.

Mr. Riordan and the other members thanked Ms. Howe for her services as Chair of the Housing Trust over the last few years.

At 9:12 AM, Mr. Gentile made a motion to adjourn the meeting. Mr. Riordan seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Absent, Mr. Gentile – Aye, Mr. Hummel – Aye, Mr. Pops – Aye, and Ms. Scotti – Aye.