



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

AUGUST 9, 2022 AT 8:30 AM

VIRTUAL MEETING

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

Housing Trust Members Absent: None

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

Mr. Gentile called the meeting to order at 8:32 AM.

1. Resale Updates

a. 4 Longfellow Road – Notice Provided, Town Action, and Discussion

Mr. Gentile indicated the property owner had provided notice to the Town they were interested in selling the dwelling unit and the Town had a right of first refusal on the property.

Ms. Rust noted this dwelling was the first unit in the Home Preservation Program which converted market rate units to affordable dwelling units in 2008. She indicated the property had a deed restriction on it to maintain its affordability. Ms. Rust also stated the dwelling unit had received funding from the Housing Trust's Small Grant Program to repair various components of the dwelling.

At this time Ms. Cronin arrived at the meeting.

Ms. Rust described the issues which needed to be addressed before the dwelling unit could be resold to a new owner. She pointed out a new low-income buyer of the unit would not be able to address all of these items. Ms. Rust noted there were only 37 deed restricted affordable home ownership units in Sudbury with no new ownership affordable dwelling units on the horizon. In her opinion, the dwelling unit could not be marketed in its current state.

Mr. Gentile noted the Housing Trust or Sudbury Housing Authority would need to invest funds to bring the unit into a state where it could be resold, no matter which entity decided to take control of the dwelling unit.

Ms. Rust noted the Town, in working with the Department of Housing and Community Development, would ask the property owner to withdraw/delay their notice of intent to sell in order to assist the homeowner in addressing the deficiencies with the dwelling unit so it could be sold.

Ms. Howe wondered if this unit was suitable to be redeveloped as a two-family dwelling unit, potentially by the Sudbury Housing Authority. However, unless there was an alternative use, she advocated for the Housing Trust redeveloping/repairing the unit to retain it as an affordable homeownership property.

Ms. Dretler inquired as to what the rough estimated cost would be to rehabilitate the unit. Ms. Rust indicated it would cost between \$50,000 and \$100,000 possibly.

Ms. Dretler asked if any repairs or upgrades had been undertaken in the 14 years of ownership by the current owner. Ms. Rust stated, yes, work and repairs had been undertaken during the time the current owner had retained the property.

Ms. Howe indicated repairs for less than \$100,000 would be well worth doing to bring the dwelling unit up to marketability status.

Ms. Howe inquired if the Housing Trust needed to purchase the dwelling unit in order to preserve it as an affordable dwelling unit. She also inquired if the Housing Trust could prohibit the owner from selling the unit while the repairs to the home were being addressed. Ms. Rust indicated the dwelling unit would remain an affordable unit no matter who purchased the dwelling unit because it was deed restricted. She also noted it was possible to delay the marketing and sale of the dwelling unit in order to address the necessary repairs.

Amy Lepak from the Sudbury Housing Authority stated they were interested in the property, but would not want to take ownership of the property with the dwelling unit in its current condition.

There was then discussion regarding the potential to redevelop the property as a two-family dwelling. Ms. Lepak indicated the more financially responsible path would be to have the repairs completed before the Sudbury Housing Authority took possession of the dwelling unit.

Ms. Rust stated the Town had to indicate whether or not it would like to exercise its right of first refusal for the property.

Ms. Howe made a motion to recommend the Select Board exercise the Town's right of first refusal on the property at 4 Longfellow Road. Ms. Cronin seconded the motion. Discussion ensued.

Mr. Duchesneau noted there appeared to be three paths forward for this situation, which were as follows: 1) the Town could decide to exercise its right of first refusal to purchase the dwelling unit; 2) the Town could decide not to exercise its right of first refusal to purchase the dwelling unit; or 3) the Town could work with the homeowner to withdraw/delay their notice of intent to sell the dwelling unit and repair the dwelling to make it marketable.

Ms. Cronin inquired about the authority of the Town and/or the Department of Housing and Community Development to compel the property owner to withdraw their intent to sell and work to address the repairs to the dwelling unit. Ms. Rust indicated this was possible and was within the authority of Department of Housing and Community Development.

At this time Ms. Rust left the meeting.

Ms. Howe made a motion to withdraw the 4 Longfellow Road resale item (Item # 4) from the August 9, 2022 Select Board agenda, and to also instruct Town staff to work with the Department of Housing and Community Development and the property owner to put on hold the resale process for 4 Longfellow Road in order to work with the owner to develop a plan to address a number of deficiencies with the dwelling unit as part of any resale process. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Pops – Aye, Mr. Riordan – No, and Ms. Scotti – Aye.

Select Board member Charlie Russo asked for background to be provided to the Select Board as to why this item was being withdrawn from the Select Board's August 9, 2022 agenda.

Ms. Howe inquired as to why Mr. Riordan voted against the motion. Mr. Riordan indicated he felt he did not have enough information about the situation to vote in favor of the motion.

Public Comment

There were no public comments.

Other or New Business

There were no topics discussed under this item.

At 9:23 AM, Mr. Riordan made a motion to adjourn the meeting. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Pops – Aye, Mr. Riordan – Aye, and Ms. Scotti – Aye.