



Town of Sudbury

Housing Trust

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MINUTES

SEPTEMBER 1, 2022 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Robert Hummel, Kelley Cronin, Janie Dretler, and John Riordan

Housing Trust Members Absent: Cynthia Howe, Karl Pops, and Susan Scotti

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

Mr. Gentile called the meeting to order at 8:05 AM.

1. 4 Longfellow Road – Notice Provided, Town Action, and Discussion
a. Electrical Transmission Line and Other Repair Items
b. Right of First Refusal Recommendation

Mr. Gentile noted this property at 4 Longfellow Road had been discussed at earlier Housing Trust meetings.

Ms. Rust discussed how the primary purpose of the meeting was to vote to allocate \$30,000 of the FY23 budgeted amount to this project. She noted there was about \$45,000 worth of capital improvements which needed to occur at the property to bring it up to standard for resale. Ms. Rust also indicated there was a total of around \$75,000 worth of expected repairs. She stated the repairs which needed to be made were electrical work, exterior repairs, driveway replacement, a rebuild of the main bathroom, carpet replacement, and painting. Ms. Rust noted the homeowner had agreed to not proceed with the resale of the dwelling unit at this time in order to address the necessary repairs. She indicated the requested funding amount was in the Housing Trust's budget, and there were a number of dwellings in the Home Preservation Program which were older and in need of repairs. This project would be another example of the Housing Trust allocating funding to these units in the Home Preservation Program to assist in maintaining a dwelling unit in the program. Ms. Rust reiterated the request was to continue the unit forward as an affordable homeownership dwelling unit and to allocate funding to address the necessary repairs.

Mr. Gentile inquired as to what the balance due was on the mortgage for the dwelling unit and Ms. Rust indicated she did not have that figure at the moment. Mr. Gentile felt the equity in the

home should be used toward the repairs but also noted the Housing Trust had allocated Small Grant Program money to dwelling units in the past to maintain them.

Ms. Cronin inquired if first time homebuyers were required to invest in dwelling units when they purchased the units. Ms. Rust noted this was not a requirement. Ms. Cronin also inquired if the Sudbury Housing Authority was interested in the dwelling unit. Ms. Rust stated the Sudbury Housing Authority Chair had indicated they would not be interested in the unit if Housing Trust was still interested in it. The Sudbury Housing Authority also noted they would not want the dwelling unit if repairs still needed to be made to the dwelling unit.

Amy Lepak from the Sudbury Housing Authority stated the Sudbury Housing Authority was not sure if they would be interested in redeveloping the property for more than one unit, but would like to take the property only if the repairs had first been made.

Ms. Dretler advocated for investing further funds in the dwelling unit so the situation did not become worse in the future.

Mr. Riordan asked how the Housing Trust investing in the unit would affect the maximum resale price. Ms. Rust noted up to \$45,000 could be invested in the dwelling unit and that amount would go back to the homeowner upon resale. However, she also stated \$75,000 worth of repairs were needed to bring the dwelling unit to a standard where it could be resold

Ms. Cronin made a motion for the Housing Trust to invest up to \$30,000 to preserve the unit as an affordable homeownership dwelling unit at 4 Longfellow Road. Ms. Dretler seconded the motion.

There was then discussion regarding possibly pricing out potential buyers if the repairs were made to the dwelling unit and the maximum resale price was increased. Mr. Riordan wondered if the repairs could be prioritized so the Housing Trust might not need to expend up to \$30,000. Ms. Rust stated it was too early to tell and this was a matter which would need to be negotiated with the homeowner.

Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, and Mr. Riordan – Aye.

It was noted the right of first refusal matter for the 4 Longfellow Road dwelling unit was premature to be discussed and voted upon at this time since the resale of the unit was currently on hold.

Public Comment

Pat Brown of 34 Whispering Pine Road inquired as to whom Mr. Poteat was and he indicated he was the new Community Preservation Coordinator who would be staffing the Housing Trust and Community Preservation Committee.

Other or New Business

Mr. Gentile noted the next Housing Trust meeting would be held on September 8, 2022 at 8:00 AM.

At 8:37 AM, Mr. Riordan made a motion to adjourn the meeting. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, and Mr. Riordan – Aye.