



Town of Sudbury

Housing Trust

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MINUTES

NOVEMBER 10, 2022 AT 8:00 AM

VIRTUAL MEETING

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

Housing Trust Members Absent: 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 8:03 AM.

Board Operations

FY24 Community Preservation Act Funding Request – Housing Trust Allocation, Community Preservation Committee Questions, and November 16, 2022 Public Hearing Presentation

Mr. Gentile asked Ms. Cronin if she would be willing to represent the Housing Trust and make the Housing Trust Allocation presentation at the November 16th Public Hearing. Ms. Cronin agreed. Mr. Gentile then went into the questions asked by the Community Preservation Committee.

How was the requested the \$730,000 arrived and would you provide an itemization of the funds being requested as well as what they will be used for.

Mr. Gentile stated that he believed these questions were answered in the documents provided to the Community Preservation Committee. Ms. Rust explained that she believed that the Community Preservation Committee wanted a higher level of detail. Mr. Gentile stated that the Housing Trust had not acquired any new properties in number of years and the funds were needed to possibly acquire the Nobscot property.

Ms. Dretler agreed to draft the PowerPoint Presentation for the Public Hearing and staff agreed to assist in providing any requested information.

At this time Ms. Cronin left the meeting

Welcome and Announcements

Kay Bell, Chair, Commission on Disability – October as Disability Awareness Month

Mr. Gentile introduced Ms. Kay Bell and offered her the floor. Ms. Bell announced that it was disability awareness month. Ms. Bell spoke about the disability etiquette and offered three examples. More information is available at <https://sudbury.ma.us/disability>.

At this time Ms. Howe joined the meeting

Minutes: Approve Meeting Minutes of September 8, 2022, October 13, 2022, and October 18, 2022, if presented.

Ms. Dretler made a motion to approve the minutes from September 8, 2022, seconded by Mr. Gentile. Roll Call Vote: Mr. Gentile - Aye, Ms. Howe – Aye, Mr. Hummel - Aye, Ms. Dretler - Aye, Mr. Riordan – Aye

Financial Update

Mr. Gentile asked about a recertification fee for Messenger Woods. Ms. Rust explained that Messenger Woods is a rental development in Plainville and every year we recertify the tenants and the Housing Trust receives \$1,750 for this service.

Ms. Howe made a motion to Ratify FY23 September Transactions, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile - Aye, Ms. Howe – Aye, Mr. Hummel - Aye, Ms. Dretler - Aye, Mr. Riordan – Aye

Ms. Rust went through the Housing Trust Financial Projection in detail. She explained what each line was, what it was for and explained how

Trustee Appointment Discussion and Recommendation

Mr. Gentile introduced Ms. Green Vaswani and offered her the floor. Ms. Green Vaswani gave the Trust a brief overview of her past experience which included 18 years' experience working in affordable housing as a resident services coordinator. She expressed her passion for social justice in housing and her belief that more economic diversity in Sudbury benefits the public at large.

Mr. Hummel made a motion to recommend to the Select Board to appoint Ms. Green Vaswani to the Housing Trust, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile - Aye, Ms. Howe – Aye, Mr. Hummel - Aye, Ms. Dretler - Aye, Mr. Riordan – Aye

Rental Assistance Program

Ms. Rust spoke about the rental assistance program. She mentioned there were minor updates to the application and that there would be one more. The program was just posted last month and there have been 5. The applications are under review and will be processed as quickly as possible.

Mortgage Assistance Program

Ms. Rust spoke about the mortgage assistance program. Ms. Rust stated that 6 applications were submitted 3 of which were complete. There has been some difficulty with getting W9s from banks which is slowing down the process.

Mr. Gentile recognized Ms. Hadvab, Sudbury Town Social Worker. Ms. Hadvab had questions about the requirement for applicants to show other investments such as retirement accounts. She thought this was unnecessary as drawing funds from these types of accounts is not easy or financially wise to do. She pointed out that an individual in crisis who was in need should be able to access these programs without using saving intended for retirement thus should not be required to show these accounts. She believes it also adds an unnecessary layer of complexity for individuals who may be going through a stressful time.

Ms. Howe explained that the program does not suggest individuals draw down on their retirement account. She stated retirement accounts do not effect eligibility unless there is active income derived from said accounts; this is why this is a requirement.

Mr. Gentile explained that while he is an advocate of making things easier he is acutely aware that there are people who would take advantage of less screening protocols.

Ms. Howe explained that there are regulations that we have follow; she agreed that less paperwork would be ideal but that this is something the Housing Trust already works very hard to accomplish.

4 Longfellow Road

Ms. Rust stated the owner had revoked their intent to sell and that they may reconsider selling in the spring.

67-73 Nobscot Road

Mr. Duchesneau showed a map illustrating the constraints of this property showing a 50' and 100' buffer line to wetlands. He also showed that the majority of the site is in an endangered species habitat. Mr. Duchesneau explained that Mass Wildlife may allow an offset, they may allow the project to go forward if there was an agreement to protect other areas and make them more amenable to the wildlife on the property.

Public Comment

Pat Brown of 34 Whispering Pine Road comment that she thought the Housing Trust should let the Community Preservation Committee know that deed restricted properties often fall into disrepair because the owners have income limitations. She recognized that the Housing Trust has historically stepped in and help with the cost of repairs when owners are looking to sell. She thought this could help with the Housing Trusts application/presentation.

Other or New Business

Mr. Duchesneau announced that the next meeting of the Housing Trust would be held Thursday December 8th at 8:00 AM

Ms. Howe made a motion to adjourn, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile - Aye, Ms. Howe – Aye, Mr. Hummel - Aye, Ms. Dretler - Aye, Mr. Riordan – Absent