



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

OCTOBER 13, 2022 AT 8:00 AM

VIRTUAL MEETING

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

Housing Trust Members Absent: Cynthia Howe

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 8:00 AM.

Financial Update

Mr. Gentile stated he did not see anything out of the ordinary with the FY23 August Transactions.

Ms. Cronin made a motion to ratify FY23 August transactions, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile - Aye, Mr. Hummel - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Pops - Aye, Mr. Riordan - Aye, Ms. Scotti - Aye.

Mr. Gentile presented the FY23 Community Preservation Act Funding Request and stated he was happy with it. Ms. Rust explained that this was already voted on and that the vote was to ratify the submission.

Ms. Dretler made a motion to ratify FY23 Community Preservation Act Funding Request submission, seconded by Ms. Cronin. Roll Call Vote: Mr. Gentile - Aye, Mr. Hummel - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Pops - Aye, Mr. Riordan - Aye, Ms. Scotti - Aye.

Program Updates

Mortgage Assistance Program

Ms. Rust explained that this topic was on the agenda to revisit the homeowners home value assessment limitation to increase eligibility. Mr. Gentile suggested raising the home value assessment limitation by 10%.

Ms. Cronin made a motion to increase the home value assessment limitation by 10%., seconded by Ms. Scotti. Roll Call Vote: Mr. Gentile - Aye, Mr. Hummel - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Pops - Aye, Mr. Riordan – Aye, Ms. Scotti – Aye.

Small Grant Program

Mr. Gentile went through several small grant applications beginning with applicant 114 for \$5,000. Applicant 114 lives in one of 37 of the towns deed restricted properties and presented the need for repairs in an organized manner.

Ms. Dretler made a motion to approve applicant 114's small grant application in the amount of \$5,000, seconded by Mr. Riordan. Roll Call Vote: Mr. Gentile - Aye, Mr. Hummel - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Pops - Aye, Mr. Riordan – Aye, Ms. Scotti – Aye.

Mr. Gentile moved onto applicant 115. Ms. Rust explained that applicant number 115 also lives in one of the town's deed restricted properties. This was an emergency repair of a sump-pump and the applicant is seeking reimbursement.

Mr. Riordan made a motion to approve applicant 115's small grant application in the amount of \$2,237, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile - Aye, Mr. Hummel - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Pops - Aye, Mr. Riordan – Aye, Ms. Scotti – Aye.

At this time Ms. Howe joined the meeting

Review Updated Program Materials

Ms. Rust talked about the changes to the small grants program. She went over the changes the Housing Trust had requested in their last meeting. The first large change was eliminating the time windows for applicants to apply, making the program first come first serve. Second to increase awards to \$7,500 and finally to increase limit of funds received to \$15,000 over 7 years.

Ms. Dretler made a motion to accept the new application as presented subject to the changes noted by Ms. Rust, seconded by Ms. Cronin. Roll Call Vote: Mr. Gentile - Aye, Ms. Howe – Aye, Mr. Hummel - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Pops - Aye, Mr. Riordan – Aye, Ms. Scotti – Aye.

Rental Assistance Program

Ms. Rust went over the changes the Housing Trust requested. Ms. Howe further explained the program would be opened back up with the new guidelines but only to those who had not received a previous award. She explained the correction to wording pertains to an applicant's rent exceeding 30% of their income. This wording unintentionally excluded some very low-income individuals such as those only collecting disability or social security but living in some form of subsidized housing. These individuals could need assistance even if their rent was below 30% of their income, thus the requirement was removed. There is now also a reduction in

paperwork and supporting documentation requirements for individuals who are already receiving a project-based subsidy as they have already proved eligibility to other agencies. This change will make the process easier for applicants as well as staff.

Mr. Riordan made a motion to accept the new application as presented, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile - Aye, Ms. Howe – Aye, Mr. Hummel - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Pops - Aye, Mr. Riordan – Aye, Ms. Scotti – Aye.

67-73 Nobscot Road Joint Venture with Housing Authority

There is no update at this time. Mr. Duchesneau explained that because of scheduling conflicts the meeting of the Sudbury Planning Department, Cambridge Housing Authority, and Beals + Thomas had to be moved from October 10th to October 17th.

Minutes

No minutes were presented at this meeting.

Public Comment

Amy Lepak of the Sudbury Housing Authority requested information about 4 Longfellow Road and asked if it would stay a deed restricted affordable property. Ms. Rust explained that there were a number of repairs that needed to happen before the property could be sold and that there were a number of ways the housing trust could facilitate that all of which would be discussed in executive session.

Other or New Business

There was no new business

Mr. Gentile made a motion to enter Executive Session pursuant to Exemption 6 (M.G.L. Chapter 30A, §21(a)(6)) – To consider the purchase, exchange, lease or value of real property if the Chair declares that an Open Meeting may have a detrimental effect on the negotiating position of the public body, regarding 4 Longfellow Road, and then vote to end Executive Session and not return to Open Session, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile - Aye, Ms. Howe – Aye, Mr. Hummel - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Mr. Pops - Aye, Mr. Riordan – Aye, Ms. Scotti – Aye.