



# 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

### **AGENDA**

**Thursday June 8, 2023**

**8:00 AM**

### **Virtual Meeting**

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so in the following manner:

Please click the link below to join the virtual Housing Trust Meeting:

<https://us02web.zoom.us/j/85164326118>

For audio only, call the number below and enter the Meeting ID on your phone keypad:

Call In Number: 978-639-3366 or 470-250-9358

Meeting ID: 851 6432 6118

No in-person attendance of members of the public will be permitted and public participation conducted during this meeting shall be by remote means only.

#### **Board Operations**

1. Minutes: Approve Meeting Minutes if presented.
2. Financial Update
  - Ratify FY23 March Transactions, if presented

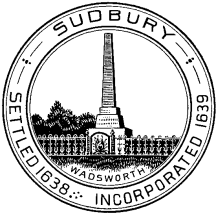
#### **Housing Trust Initiatives**

1. Discussion regarding Possible Land Donation to the Town of Sudbury (Assessor's Maps J09-0048, K09-0464, K09-0463, K09-0460, and K09-0459)
2. 67-73 Nobscot Road
3. Housing Production Plan Update

#### **Public Comment**

#### **Other or New Business**

*These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*



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### DRAFT MINUTES

**FEBRUARY 9, 2023 AT 8:00 AM**

### **VIRTUAL MEETING**

**Housing Trust Members Present:** Chair Carmine Gentile, Vice Chair Robert Hummel, Jessica Cerullo Merrill, Kelley Cronin, Janie Dretler, Sarah Green Vaswani, and John Riordan.

**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 8:03

#### **Dutton Road**

Ms. Rust introduced Deborah Maruca Hoak, Executive Director of the Greater Worcester Habitat for Humanity. She explained the property at Dutton Road and action items the Housing Trust needed to address as follows:

1. Does the Housing Trust want to sell the home using the standard process?
2. Does the Housing Trust want to waive the standard resale 2% fee?
3. Will the Housing Trust will prefund the condo association fees not to exceed \$10,000?
4. Evaluation of the septic and roof is needed.

Ms. Hoak spoke about the remaining work which needed to be done and the work that had been completed.

At this time Ms. Cronin joined the meeting.

Mr. Riordan made a motion to approve the standard sale of the Dutton Road property. Mr. Hummel seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Mr. Riordan made a motion to approve the prefunding of the condo association fees of \$10,000. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr.

Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Ms. Rust suggested keeping the Dutton Road property on future agendas for discussion.

Ms. Hoak inquired if the Housing Trust would waive the 2% resale fee.

Mr. Gentile made a motion to waive the Housing Trusts 2% resale fee. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Under discussion Ms. Dretler about why the Housing Trust would waive this fee and what is was for. Ms. Rust explained the resale fee is built into the deed rider and it is used to compensate the resale agent for their time and any complications that may arise.

Mr. Riordan stated he would like to increase the amount by \$2,500 for landscaping. He made a motion to do this but after discussion rescinded the motion.

Mr. Gentile made a motion to waive the Housing Trusts 2% resale fee. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

### **Minutes of January 12, 2023**

Ms. Dretler made a motion to approve the minutes of January 12, 2023. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

### **SudburyTV**

Ms. Dretler made a motion to add information on how to request previous meetings not currently available on SudburyTV. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Mr. Riordan made a motion to the meetings beginning July 1<sup>st</sup>, 2022 not currently available on SudburyTV. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

### **Sudbury Rent Relief Program**

Ms. Rust gave a brief description of applications received, monies committed and the state of the program. She spoke about the changes to the program discussed in previous meetings.

### **67-73 Subcommittee**

Ms. Dretler made a motion to designate Mr. Gentile to serve on the 67-73 Nobscot Road Subcommittee. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

### **Public Comment**

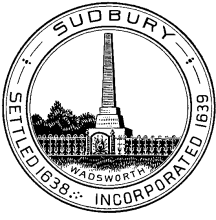
Lisa West 42 Hawes Road asked if there was any plan to continue the Rent Relief Program after the funds were fully expended. Mr. Gentile stated this is something the Housing Trust always considers. Ms. Rust added the Housing Trust has spent close to half a million dollars on this program and funds are limited.

### **Announcements**

Ms. Dretler let the Housing Trust know the new Town Manager Andy Sheehan would be starting February 13, 2023.

Ms. Dretler made a motion to adjourn the meeting. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye, and Ms. Howe – Aye, Mr. Hummel – Aye, Mr. Riordan - Aye,

The meeting ended at 9:53 AM



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### **DRAFT MINUTES**

**March 9, 2023 AT 8:00 AM**

### **VIRTUAL MEETING**

**Housing Trust Members Present:** Chair Carmine Gentile, Vice Chair Robert Hummel, Cynthia Howe, Jessica Cerullo Merrill, Kelley Cronin, Janie Dretler, Sarah Green Vaswani, and John Riordan.

**Housing Trust Members Absent:** Sarah Green Vaswani

**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

#### **Minute Man Arc**

Jean Goldsberry of Minute Man Arc spoke about the history of the organization and the many programs they offer. Ms. Goldsberry invited anyone to visit and view the home they have in Sudbury on Power Road. More information can be found at [minutemanarc.org](http://minutemanarc.org).

#### **Financial Update**

Ms. Rust presented the January Housing Trust Financials.

Ms. Cronin made a motion to ratify the January 2023 transactions. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Howe – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

#### **Housing Production Plan**

Mr. Duchesneau stated that the RFP had been put out to bid and the deadline was still a few weeks away. Mr. Hummel offered assistance with updated Housing Production Plan.

Ms. Cronin made a motion to designate Mr. Hummel as the representative of the Housing Trust to work with staff in the recommendation of a consulting firm for the purpose of creating an updated Housing Production Plan. Ms. Howe seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Howe – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

Ms. Rust suggested to the Housing Trust to begin to think about selecting members from various town committees to act as member on the steering committee for the Housing Production Plan.

### **Citizens' Housing And Planning Association: (CHAPA)**

Mr. Duchesneau shared that he had received an email from Shelia Cusolito, Director of the Sudbury Housing Authority. Her email had inquired into if the Housing Trust had an interest in a joint municipal membership.

Ms. Cerullo Merrill made a motion to jointly engage with the Sudbury Housing Authority. Ms. Howe seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Hummel – Aye, and Mr. Riordan – Aye.

### **Dutton Road Update**

Ms. Rust suggested getting an inspection/evaluation of the roof and septic tank/leeching field at the property. She mentioned the complexity of the history and regulation of this property and recommended meeting with DHCD about the logistics of the resale of this property.

### **Small Grants**

Mr. Duchesneau stated that there is one pending application but addition information is needed from the applicant. Staff has reached out to the applicant but has not yet received the necessary documentation.

At this time Mr. Gentile had to leave the meeting.

### **137 Brimstone Lane**

Mr. Duchesneau spoke about the property surrounding the home located at 137 Brimstone Lane. He inquired if the Housing Trust had any interest in purchasing the property for the asking price of \$200,000. The Town has the right of first refusal on this land.

At this time Ms. Cerullo Merrill had to leave the meeting.

Mr. Duchesneau stated that the Land Acquisition Review Committee did not decide they wanted to recommend to the Select Board to exercise the Right of First Refusal on this piece of property due to the proximity to wetlands, the lack of frontage making the property unsuitable for development.

Ms. Howe made a motion to not recommend to the Select Board to not exercise the Town's Right of First Refusal on the land surrounding 137 Brimstone Lane. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Howe – Aye and, Mr. Riordan – Aye.

**67-73 Nobscot Road**

Mr. Duchesneau stated that feasibility studies were still being completed and that there should be more information available at the next meeting.

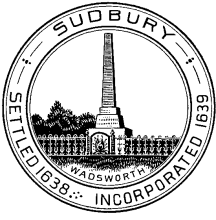
**Public Comment**

There were no public comments made at this meeting.

Mr. Riordan made a motion to adjourn the meeting. Ms. Howe seconded the motion. Roll Call Vote: Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Howe – Aye and, Mr. Riordan – Aye.

The meeting ended at 9:36 AM

*DRAFT*



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### DRAFT MINUTES

April 13, 2023 AT 8:00 AM

### VIRTUAL MEETING

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

**Housing Trust Members Absent:** Jessica Cerullo Merrill

**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

#### Financial Update

Ms. Rust stated the Housing Trust Financials were unavailable and would be presented at the next Housing Trust meeting.

#### Discussion regarding Possible Land Donation to the Town of Sudbury (Assessor's Maps J09-0048, K09-0464, K09-0463, K09-0460, and K09-0459)

The lots referenced above were offered to the town. Dr. Duchesneau stated the property was offered the parcels to the town by the Hall Estate. There were prior plans to develop the property but that this never came to fruition due the steep topography of the property. The Planning Board is scheduled to discuss accepting the property at their next meeting. Mr. Riordan furthered expressed concern with the topography and water flow should the property be developed.

#### Small Grant Program and Applications

Ms. Rust presented three (3) new Small Grant applications.

Applicant 117 submitted all necessary documentation and met all requirements.

Mr. Gentile made a motion to approve applicant 117's Small Grant application. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Aye, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.



Ms. Rust explained applicant 118 had several health issues and while the application was submitted for HVAC (not normally eligible), they otherwise qualified and felt the application was appropriate for consideration.

Mr. Gentile made a motion to approve applicant 118's Small Grant application. Ms. Howe seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Absent, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

Ms. Rust spoke about applicant 119 who also applied for a Small Grant for HVAC on a deed restricted property. Ms. Howe pointed out that HVAC is not normally approved and consideration for applicant 118 was because of the underlying health issues. There were concerns expressed that approval of this particular application would be changing current policy and set a precedent.

Mr. Gentile made a motion to approve applicant 119's Small Grant application. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Aye, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

#### **Sudbury Rent Relief Program including Potential Modification**

Ms. Rust explained that there were monthly changes made to the Rent Relief Program at the end of 2022. One of these changes caused two approved recipients to receive assistance in excess of their rent.

Mr. Gentile made a motion to change the language to state “but not to exceed tenant rent” make the maximum payment be. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Absent, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

#### **Housing Production Plan including Designating a Housing Production Plan Working Group Member**

Ms. Cronin made a motion to recommend to the Select Board to appoint John Riordan to represent the Housing Trust on Housing Production Plan Working Group. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Absent, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

#### **\*REF: 1:35 Citizens' Housing and Planning Association: Municipal Engagement Initiative**

Mr. Duchesneau gave the opinion that the Housing Production Plan Working Group and table the CHAPA membership to avoid public confusion. The Housing Trust agreed. No vote.

#### **Dutton Road Home Update**

Ms. Rust explained progress has been had and that there was a walk through scheduled. She stated the roof was inspected and needed to be replaced. Habitat for Humanity has been doing work on the property.

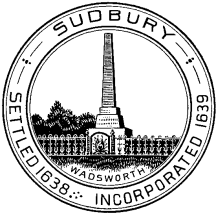
At this time Ms. Cronin left the meeting

**Public Comment**

Pat Brown 34 Whispering Pine Road commented that if the funds allocated for 67-73 Nobscot Road would be reverted to the Community Preservation Act funds should this project not move forward. These funds would then be available for future projects.

Mr. Gentile made a motion to adjourn the meeting. Ms. Howe seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Green Vaswani – Absent, Ms. Howe – Aye, Mr. Hummel – Aye, Ms. Dretler – Aye, Mr. Riordan – Aye.

The meeting ended at 10:00 AM



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### DRAFT MINUTES

May 11, 2023 AT 8:00 AM

### VIRTUAL MEETING

**Housing Trust Members Present:** Chair Carmine Gentile, Jessica Cerullo Merrill, Kelley Cronin, Janie Dretler, Sarah Green Vaswani, and John Riordan.

**Housing Trust Members Absent:** Cynthia Howe, Robert Hummel

**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 8:04

#### Minutes

No minutes were presented at this meeting.

#### Financial Update

Ms. Rust presented the financial update for the February transactions. The March transactions were not available at this time.

Mr. Riordan made a motion ratify the FY23 transactions. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

#### Hillside Place

Mr. Duchesneau spoke about the property located at Hillside Place. He stated that it was the opinion of the Planning Board that the Town should accept the land in order to maintain control. The property tax income is less than \$1,000 per year. A site visit was discussed and staff will be reaching out to the abutting home owners to request permission to access the land.

#### Dutton Road

Ms. Rust spoke about the income limits and stated that HUD had determined that using 2021 income limits vs using the 2022 income limits due to the COVID 19 pandemic.

Mr. Riordan made a motion to waive the 2% inclusion of home equity and changing the program requirement due to home equity not actually being realized income. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo

Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Mr. Gentile made a motion to replace the roof at Dutton Road and not to exceed \$9,600 and prefund condo fees for \$10,000 as well as request bids from landscapers to complete necessary outdoor maintenance. Mr. Hummel seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

### **67-73 Noscot Road**

Mr. Riordan spoke about different programs available at the state level. He stated he believed the construction cost projected by Cambridge Housing was excessively high. Concern was expressed about

Mr. Gentile made a motion to enter into a purchase and sales agreement for 67-73 Noscot Road with the Boy scouts contingent on full site evaluation including a full search of the property, an environmental study, title commitment, site plan development study, disclosure of any deed restrictions, and disclosure of the current status of any easements on or restrictions to the North driveway entrance, feasibility study on the South driveway and a Geotechnical study and to recommend to the Select Board to assign Town Manager Andy Sheehan or a designee of his choice to be the point person to execute said purchase and sales agreement, Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

### **Housing Production Plan**

Mr. Duchesneau stated that JM Goldson had been selected to be the consultant for the updated Housing Production Plan. A working group is being formed.

Ms. Cronin and several others thanked Mr. Duchesneau for his contributions to the town.

At this time Mr. Gentile left the meeting

### **Public Comment**

Pat Brown 34 Whispering Pine Road suggested that subcommittee meetings be live broadcast on SudburyTV. Ms. Brown also thanked Mr. Duchesneau for his contributions to the town.

Mr. Duchesneau indicated that quorum had been lost and suggested the meeting should come to a close.

Ms. Dretler made a motion to adjourn the meeting. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan - Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye.

The meeting ended at 9:46 AM

**Sudbury Housing Trust  
FY23 Transactions**

<b>Date</b>	<b>Post MO</b>	<b>Amount</b>	<b>Balance</b>	<b>Account</b>	<b>Description</b>	<b>Payer/Payee</b>
7/1/22	Jul-22	\$305,025.34	\$305,025.34		Carryover \$305,025.35	
8/1/22	Aug-22	\$0.00	\$315,534.70		Balance to \$315,534.70	
9/1/20	Sep-22	\$0.00	\$310,396.56		Balance to \$310,396.56	
10/1/22	Oct-22	\$0.00	\$297,439.25		Balance to \$297,439.25	
11/1/21	Nov-22	\$0.00	\$304,323.14		Balance to \$304,323.14	
12/1/21	Nov-22	\$0.00	\$302,486.44		Balance to 302,486.44	
1/1/22	Dec-22	\$0.00	\$291,172.46		Trust Balance to 291,172.46	
2/1/22	Jan-22	\$0.00	\$289,875.64		Balance to 289,875.64	
3/1/22	Feb-22	\$0.00	\$294,305.82	\$0.00	Balance to \$294,305.82	
3/14/23	Mar-22	(\$784.91)	\$293,520.91	Salary	Payroll	Town
3/28/23	Mar-22	(\$784.91)	\$292,736.00	Salary	Payroll	Town
Various	Mar-23	(\$741.66)	\$291,994.34	Other	Mortgage Assistance	Town
3/2/23	Mar-23	\$3,560.00	\$295,554.34	Fee	Sherborn Resale	Grindle, Robinson and
3/2/23	Mar-23	\$188.13	\$295,742.47	Other	SHA Nobscot	SHA
3/17/23	Mar-23	\$648.75	\$296,391.22	Other	SHA Nobscot	SHA
3/9/23	Mar-23	(\$376.25)	\$296,014.97	Expense	Nobscot feasibility	Beales & Thomas
3/9/23	Mar-23	(\$3,432.50)	\$292,582.47	Expense	Nobscot feasibility	SHA
3/30/23	Mar-23	(\$1,297.50)	\$291,284.97	Expense	Nobscot feasibility	Beales & Thomas
4/1/22	Mar-22	\$0.00	\$291,284.97		Balance to \$291,284.97	

**Sudbury Housing Trust  
Financial Projection - Detail**

Description	Line#	FY20	FY21	FY22	FY23				Total
		Actual	Actual	Actual	Actual	Remaining	Projected	Planned	
<b>Housing Unit Creation</b>									
Cumulative #units created	1	14	14						
Cumulative per unit subsidy of created units	2	\$181,812	\$181,812						
Annual #Trust Created Units	3	0	0						
Annual \$Trust Created Units	4	\$0	\$0						
Total subsidy of created units	5	\$2,545,366	\$2,545,366						
#Trust Assisted Units	6	126	126						
\$Trust Assisted Units	7	\$650,000	\$650,000						
Cumulative per unit subsidy of assisted units	8	\$5,158.73	\$5,159						
<b>Detailed Statement of Revenues and Expenditures</b>									
Carry Forward	10	\$222,566	\$155,241	\$129,310.94	\$305,025.35	\$0	\$305,025		
Fees - 712543/430000	20	\$70,332	\$89,115	\$58,972	\$25,987	\$78,868	\$104,855	\$99,200	\$944,256
Resales	21	\$5,382	\$10,675	\$750	\$4,905	\$0	\$4,905		\$25,854
<b>External Contracts (sum of below)</b>	<b>22</b>	<b>\$64,950</b>	<b>\$78,440</b>	<b>\$58,222</b>	<b>\$21,082</b>	<b>\$78,868</b>	<b>\$99,950</b>		<b>\$906,582</b>
<i>Bedford Woods/Concord Millrun</i>	23		\$4,000	\$9,400	\$0	\$17,800	\$17,800		\$31,200
<i>Harvard - Pine Hill Village</i>	24	\$4,200	\$5,000	\$2,500	\$0	\$12,500	\$12,500		\$24,200
<i>Natick Graystone Lane</i>	25			\$1,000	\$5,000	\$1,500	\$6,500		\$7,500
<i>Medford Wellington Woods</i>	26	\$1,000	\$9,000	\$5,000	\$3,000	\$17,000	\$20,000		\$36,000
<i>Holliston - Village Green</i>	27			\$1,000	\$0	\$11,000	\$11,000		\$13,000
<i>Rental Recertification: Messenger, Corey St</i>	28	\$3,750	\$3,650	\$3,350	\$1,750	\$3,400	\$5,150		\$37,900
<i>Monitoring - MassHousing, Cold Brook</i>	29		\$20,790	\$24,212	\$9,332	\$15,668	\$25,000		\$70,002
<i>Misc</i>	29				\$2,000	\$0	\$2,000		
<b>Completed</b>		<b>\$56,000</b>	<b>\$29,500</b>	<b>\$11,760</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$678,280</b>
CPA/Financing - 712549/497000	30	\$0	\$0.00	\$404,903	\$176,731	\$279,583	\$456,314	\$350,000	\$3,626,110
<b>SHA Nobscot (CPA)</b>	<b>31</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$16,403</b>	<b>\$1,198</b>	<b>\$9,300</b>	<b>\$10,498</b>		<b>\$30,798</b>
CPA	36	\$0	\$0	\$388,500	\$0	\$0	\$0		\$2,958,396
State ARPA - Mortgage Assistance	32				\$75,000	\$0	\$75,000		\$75,000
Sudbury ARPA 520171 - Small Grant	34				\$4,717	\$70,283	\$75,000		\$75,000
Sudbury ARPA 520173 - Rental Assistance	35				\$95,816	\$200,000	\$104,184		\$104,184
Interest - 712548/482000, 712548/489000	41	\$16,311	\$638	\$408.50	\$516	\$500	\$1,016	\$500	\$65,229
State Earmark - Mortgage Assistance	45			-\$1,593.66	-\$20,395.22	-\$53,011.12	-\$73,406.34		-\$75,000
Expenditures - 712557/522100/earmark	50	-\$153,032.88	-\$113,434	-\$284,603.46	-\$183,394	-\$423,858	-\$607,252	-\$668,634	-\$4,075,784
Legal/Insurance	52	\$0	\$0		-\$1,910		-\$1,910		-\$5,510
RHSO/Contract Assistance	54	-\$42,416	-\$44,525	-\$44,889.00	-\$40,946	\$0	-\$40,946		-\$260,631
<b>Programs - sum of below</b>	<b>56</b>	<b>-\$97,326</b>	<b>-\$57,704</b>	<b>-\$231,398.06</b>	<b>-\$129,868</b>	<b>-\$409,858</b>	<b>-\$539,726</b>		<b>-\$3,446,905</b>
<i>Remaining CPA</i>	560	\$0	\$0		\$0	-\$159,187	-\$159,187		-\$159,187
<i>Nobscot Feasibility (CPA)</i>	561	\$0	-\$3,528	-\$29,277.80	-\$2,396	-\$16,204	-\$18,600		-\$51,406
<i>Small Grant Program</i>	562	-\$16,900	-\$4,286	-\$22,404.00	\$0	\$0	\$0		-\$212,530
<i>Sudbury ARPA - COVID Small Grant</i>	563				-\$4,717	-\$70,283	-\$75,000		-\$75,000
<i>Home Preservation Grants/HFH</i>	564	-\$30,426	-\$10,040	-\$17,950.00	\$0	-\$40,000	-\$40,000		-\$105,103
<i>Rental Assistance - ERAP (Trust funded)</i>	565		-\$39,850	\$0.00		\$0	\$0		-\$39,850
<i>Rental Assistance - SRRP (CPA funded)</i>	566			-\$161,766.26	-\$26,939	\$0	-\$26,939		-\$188,705
<i>Sudbury ARPA - Rental Assistance</i>	567				-\$95,816	-\$104,184	-\$200,000		-\$200,000
<i>H4H,Dutton Road</i>	568	\$0	\$0			-\$20,000	-\$20,000		-\$68,249
<b>Lottery Expense (sum of below)</b>	<b>58</b>	<b>-\$13,291</b>	<b>-\$11,205</b>	<b>-\$8,316.40</b>	<b>-\$10,670</b>	<b>-\$14,000</b>	<b>-\$24,670</b>		<b>-\$240,001</b>
<i>Advertising/Insurance</i>	581	-\$13,291	-\$11,205	-\$8,316.40	-\$10,670	-\$14,000	-\$24,670		-\$179,072
Trust portion of Salaries - 712551/511100	60	-\$934.79	-\$2,249	-\$2,372.28	-\$14,293	-\$38,207	-\$52,500		-\$233,424
Ending Balance	70	\$155,241.43	\$129,310.94	\$305,025.35	\$290,177.31	-\$103,114	\$207,459		