



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

November 9, 2023 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Vice Chair Robert Hummel, Jessica Cerullo Merrill, Kelley Cronin, Janie Dretler, Cynthia Howe, and John Riordan

Absent: Mr. Gentile, and Mr. Ryan

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

Mr. Hummel began the meeting at 8:04 AM

Minutes

Ms. Cronin made a motion to approve the minutes from the September 29, 2023 meeting of the Housing Trust. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, and Mr. Riordan - Aye.

At this time Ms. Howe joined the meeting.

Financial update:

Ms. Rust presented the July and August transactions. There were no abnormal transactions. Ms. Rust expressed the need for greater outreach to increase utilization of the Mortgage Assistance Program.

Ms. Dretler made a motion to ratify the July and August financial transactions. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Ms. Howe - Aye, and Mr. Riordan - Aye.

Under discussion Ms. Rust presented a detail of revenue and expenditures for review.

67-73 Nobscot Road

Mr. Poteat explained that there had been a joint meeting scheduled but it had been canceled by the Housing Authority. Ms. Rust stated that a key component to move forward with this project was having the appraisal completed. The appraisal process has now started. Mr. Rauch of The Boy Scouts of America expressed his desire for the town to keep taking steps to acquire this property as it is their preference that the community have possession.

Ms. Cronin asked if a representative of the Housing Authority could explain why the joint SHT-SHA meeting had been canceled. Ms. Amy Lepak explained that the meeting had been canceled because

the Housing Authority wanted to meet with Cambridge Housing prior to having a joint meeting. The Notice of Fund Availability (NOFA) which had been denied was being looked at again as many of Massachusetts Housing Partnership's (MHP) concerns were addressed. The work done by Beals and Thomas eased expressed concerns which is why this project is getting a second look. Ms. Rust asked if the appraisal which has begun is outside of the scope of the shared expense MOU. Mr. Poteat stated he would confirm but believed the Housing Trust had agreed to pay for the appraisal to keep things moving, several others agreed. Ms. Rust requested the scope of the appraisal. Ms. Cronin requested a joint meeting with the Housing Trust and Housing Authority. It was also agreed that any information received when the appraisal is complete be kept confidential.

Small Grant Update

There were no small grants presented at this meeting.

MBTA Zoning

Ms. Dretler stated that there is a joint meeting of the Planning Board and the Select Board on November 20th and more information would be available after this meeting. Adam Burney, Director of Planning and Community Development stated that at this time the Planning Board was looking to combine zoning for Meadow Walk and Cold Brook Crossing to be in compliance with MBTA as well as possibly creating some additional zoning to meet the standard of 15 units per acre. There was discussion about the town of Sudbury having talks with neighboring communities about zoning and how they present information to their citizens.

Ms. Rust mentioned the December 13 Housing Production Plan Public Forum and how this could be a good opportunity to educate the community on MBTA.

CPA Funding Application

Mr. Poteat stated there was a minor edit to the CPA application which was just an approximation of the dollar amount. The request is still for 25% of the entire FY24 CPA allocation with an additional \$300,000. The approximation was adjusted from \$1,050,000 to \$1,031,250. Ms. Dretler asked about prior CPA funding requests. Historically SHT and SHA submitted requests in alternating years. Ms. Rust showed a spreadsheet illustrating which entity received CPA funding in the housing category.

Public Comment

Ms. Lepak requested a copy of the Housing Trusts CPA application and would like to have a conversation on how SHT and SHA can work together in the future before submitting applications.

New Business:

There was no new business

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

The meeting ended at 9:20 AM