



# 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 12, 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, Cynthia Howe, and John Riordan

**Absent:** None

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

Mr. Gentile began the meeting at 8:01 AM

#### Minutes

No minutes were presented at this meeting.

#### Financial update:

Ms. Rust explained that the July and August reports had been received the day prior and that the needed to be tabled until the next meeting.

#### Reorganization of the Housing Trust

Mr. Gentile expressed his willingness to remain Chair; Mr. Hummel supported and also expressed his willingness to remain Vice Chair.

Ms. Cronin made a motion to appoint Mr. Gentile as Chair and Mr. Hummel as Vice Chair of the Housing Trust for the next year. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Jessica Cerullo Merrill - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Cynthia Howe - Aye, John Riordan – Aye.

#### CPA Funding Application

Mr. Gentile spoke about the Housing Trusts application submitted to the Community Preservation Committee. The application requests 25% of the entire FY24 CPA allocation with an additional \$300,000. Mr. Poteat explained that the exact dollar amount is unknown at this time as the financials for FY24 are still pending.

Ms. Rust asked if there was any discussion between the Housing Trust and Housing Authority. Ms. Lepak of the Housing Authority stated their request was for 10% of the CPA allocation or \$300,000, whichever was greater for the redevelopment of 21 Great Lake Drive. Ms. Lepak mentioned there may be a second property slated for redevelopment so the Housing Authority request may be revised. There was discussion about 67-73 Nobscot Road and that the funds being requested this year could be used to move this project along. Mr. Gentile expressed his interest in moving forward with having the property appraised stating that funds specific to this project have been allocated and nothing else could be done until an appraisal was completed. Ms. Dretler expressed concern that the conversation was moving to far outside the agenda item and the conversation was tabled.

### **Review of Small Grant Applications**

Ms. Rust gave a brief summary of all prior small grants to give perspective of prior projects.

Applicant 122 is requesting funds to repair a broken drain pipe.

Ms. Howe made a motion to approve applicant 122's request of \$6,200. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Jessica Cerullo Merrill - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Cynthia Howe - Aye, John Riordan – Nay.

Concern was expressed that information had not been disbursed with enough time for members of the Trust to review. It was suggested that meeting information packets be sent the Friday prior to each meeting. In addition, a request was made to have 67-73 Nobscot Road & Small Grants as standing agenda items along with Minutes, Financials, Administrative Report, Other New Business & Public Comment.

Applicant 123 is requesting funds to repair a stack pipe and cannot currently use their bathroom.

Mr. Gentile made a motion to approve applicant 123's request of \$2,100. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Jessica Cerullo Merrill - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Cynthia Howe - Aye, John Riordan – Nay.

Applicant 124 is requesting funds to repair leaking pipes. This is a deed restricted property.

Mr. Gentile made a motion to approve applicant 124's request of \$4,140.87 Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Jessica Cerullo Merrill - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye, Cynthia Howe - Aye, John Riordan – Nay.

Applicant 125 is requesting funds to replace the water heater and remove some trees. This is a deed restricted property and part of the home preservation program.

Ms. Dretler made a motion to approve applicant 125's request of \$8,700. \$7,500 from the Small Grants Program and the remaining expense of approximately \$1,200 from Home Preservation. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr.

Hummel - Aye, Jessica Cerullo Merrill - Aye, Ms. Cronin - Aye, Ms. Dretler - Aye,  
Cynthia Howe - Aye, John Riordan – Nay.

**Public Comment:**

Ms. Lepak inquired about the cost of and scope of work done by Beals and Thomas. Mr. Riordan stated the additional work would be approximately \$6,000 for analysis of the site. The 67-73 Nobscot Road Subcommittee voted to split the cost with the Housing authority bringing the cost to the Housing Trust to approximately \$3,000. Cambridge Housing Authority has asked for an additional \$13,000 for the financial analysis including 30 scenarios and work in applying for 705 funding. This cost was also voted on to be split between the Housing Trust and Housing Authority. The cost to the Housing Trust would be \$6,500, this will be voted on at the next meeting.

Ms. Rust spoke about the Housing Production Plan. She asked everyone to spread the word to get the broader community involved as well as other boards, committees and departments.

**New Business:**

Mr. Gentile requested a joint meeting of the Housing Trust and Housing Authority along with Beals and Thomas. Mr. Riordan stated this meeting should be held in person. Ms. Cronin stated that Sheila Cusolito had been the point person in the past and should continue for continuity.

Mr. Gentile and Mr. Riordan requested a meeting with the new incoming Director of Planning and Community Development as soon as possible.

Mr. Riordan requested the Housing Production Plan be added as a standing item to future Housing Trust agendas.

Mr. Hummel requested that MBTA Status Update be added to the next agenda.

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

The meeting ended at 9:20 AM