



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

January 11, 2024 AT 8:00 AM

VIRTUAL MEETING

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

Absent: None

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

Mr. Gentile began the meeting at 8:02 AM

Discussion about Community Preservation Act funding request

Mr. Gentile spoke about the CPA funding request. At the hearing Mr. Gentile learned that several other applicants had increased their requests. He stated that it was his opinion to be awarded some funding this year rather than being outright denied. He stated that a request of around \$400,000 would be more realistic in being approved understanding that this amount would not be enough to create a new unit this year but would be carried over for a project in the near future. Mr. Riordan asked if other applicants were also asked to reduce their asks as well and why the Housing Trust was being asked. It was explained that other projects had been reduced as well and some of the other projects had hard costs. Ms. Howe expressed her support in reducing these years ask to show good faith. Others argued that the trust needed more funds on hand if an opportunity were to arise. Ms. Rust explained there were different approaches to creating an affordable housing unit. The first would be to purchase a property outright which would require the entire cost of the property as well as the cost of any necessary repairs. A second possibility would be to purchase the deed restriction alone, working with the buyer and the bank. This would require less cash upfront but is a more complicated process. It was requested the Housing Trust join the Community Preservation Committee meeting. Staff will check with the Chair of the CPC to see if this is amenable.

Status of new Housing Production Plan work

Ms. Rust discusses the upcoming planned steps which includes the drafting of goals and strategies as well as complying all the information collected thus far. The next meeting of the Housing Production Plan will be held on January 18, 2023 at 8:00 AM.

67-73 Nobscot update

Ms. Lepak had asked how much the Housing Trust had remaining to spend on 67-73 Nobscot Road. Ms. Cusolito and Ms. Rust had figured out that the Housing Trust had enough to cover the 7,500 B&T and still have \$850 left of the \$70,000. Ms. Rust would like B&T's report to know the exact amount left and remaining balances and future costs be drawn down from the unused \$438,000. Mr. Riordan requested both the Beals and Thomas reports and the Cambridge Housing reports as they become available.

Minutes

No minutes were presented at this meeting

Financial update:

Ms. Rust presented the FY24 November transactions. There were no abnormal transactions.

Mr. Riordan made a motion to ratify the FY24 November financial transactions. Mr. Hummel seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Howe – Aye, Mr. Riordan – Aye, and Mr. Ryan Aye.

Ms. Rust suggested possibly lowering the cap for the Small Grants Program from \$7,500 back to \$5,000. Mr. Gentile requested a discussion about updating the Small Grants Program on the next agenda.

Other Business:

Ms. Lepak requested that SHT and SHA work together on future CPA funding requests.

Mr. Riordan recognized Mr. Gentile for all his work on the SHT's CPA request.

There was a lengthy discussion on Auxiliary Dwelling Units and may be a topic to add to a future agenda for more in-depth discussion.

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

The meeting ended at 9:30 AM