



# Town of Sudbury

## Housing Trust

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### MINUTES

April 11, 2024 AT 8:00 AM

### VIRTUAL MEETING

**Housing Trust Members Present:** Chair Carmine Gentile, Vice Chair Robert Hummel, Jessica Cerullo Merrill, Kelley Cronin, John Riordan, and Jack Ryan

**Absent:** Cynthia Howe, and Janie Dretler

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

Mr. Gentile began the meeting at 8:02 AM

#### **Minutes - Review meeting minutes of March 14, 2024**

Mr. Ryan made a motion to approve the minutes of March 14, 2024. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Mr. Riordan – Aye, and Mr. Ryan Aye.

#### **Financial Update**

Ms. Rust presented the January 2024 financials. There were no abnormal transactions. Ms. Rust suggested more public outreach to promote the Mortgage Assistance Program.

Mr. Ryan made a motion to approve the January 2024 financial transactions. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Mr. Riordan – Aye, and Mr. Ryan Aye.

#### **Small Grant Program**

Applicant 125 is a carryover from 3-14-2024 and was discussed. The applicant qualifies for the Small Grant program but completed the work prior to applying for a grant. Ms. Rust gave a brief summary of the request as well as a situational summary of the applicant. She explained how reimbursement worked and the tax implication of applying after work had been completed.

Mr. Ryan made a motion to approve applicant 125's small grant request in the amount of \$4,700. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Mr. Riordan – Aye, and Mr. Ryan Aye.

#### **Letter sent to the Governor from a tenant at Cold Brook Crossing**

A letter was sent to the governor about the rent increases at Cold Brook Crossing. The Sudbury Housing Trust is the Monitoring Agent for Cold Brook Crossing. Rents are formulated by HUD and rents may be increased to the maximum amount set by HUD. During COVID there was a freeze on rent increases and the following year was limited to 5% and now back to 10%. Tenants are reacting to the larger increase as they adjusted to the smaller rent increases. There was a conversation about the regulatory agreements and contractual agreements between the Town and developer. The Trust recognized that operating costs increase and that developers need to be able to pay these costs.

Mr. Ryan made a motion to recommend a 5% rent increase Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Mr. Riordan – Aye, and Mr. Ryan Aye.

### **Support for Planning Board’s Multi-Family Overlay District (MBTA Communities Zoning)**

Mr. Hummel expressed his belief that the Town should be rezoning properties for development and that compliance with MBTA is not enough. Mr. Gentile stated that the town is rich in land that is developable. He mentioned that Camp Sewataro had been appraised at \$5M as a summer camp, \$10M if developable for housing, and that the Town paid \$11M to have control of this property and maintain the ability to develop the land in the future if they so choose. There was a conversation about rezoning some of the commercial zoning to mixed used.

Mr. Ryan made a motion that the Housing Trust support Article 32 but encourages the Town to make more land available for housing. Mr. Hummel seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Mr. Riordan – Aye, and Mr. Ryan Aye.

Mr. Hummel requested that the Planning Department schedule a public forum in the Fall to discuss with residents the possible rezoning of properties. He stated resident feedback should be actively gathered and public participation should be encouraged.

### **67-73 Nobscot Update**

Mr. Riordan stated the Sudbury Housing Authority has met with Beales and Thomas and has asked them to rework the driveway layout and design. Amy Lepak spoke on behalf of the Housing Authority and stated that the rework of the driveway design and earth removal was underway and that there would be more information in the next month or so. Ms. Rust asked about changes to the billing and payment process. Mr. Poteat stated that bills will now be processed through the Planning Office instead of being paid by the Housing Authority and reimbursed by the Housing Trust. Ms. Lepak stated that additional cost were contingent upon the in process report and we would not know what they may be. The Housing Trust will need to vote on any additional payments each time and any additional payments need to be brought to the Housing Trust before they are incurred.

### **Status of Housing Production Plan**

Mr. Riordan stated that the forum was not well attended but that the consultant (JM Goldson) was compiling the information collected with the surveys and public forums. Ms. Rust stated that the first draft of the HPP was complete and would be distributed to the Trust soon.

### **New/renewal of committee members**

Mr. Gentile stated he wanted to review the committee members in order to make a recommendation to the Select Board suggest Housing Trust members for term renewal. He asked the members with expiring terms if they wanted to stay on.

Jessica Cerullo Merrill - Yes

Kelly Cronin - Yes

Janie Dretler – Assumed yes

Cynthia Howe – Assumed yes

John Riordan - Yes

Mr. Gentile made a motion to request to the Select Board that Jessica Cerullo Merrill, Kelly Cronin, Janie Dretler, Cynthia Howe, and John Riordan be reappointed to the Sudbury Housing Trust. Mr. Ryan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Ms. Cerullo Merrill - Aye, Ms. Cronin - Aye, Mr. Riordan – Aye, and Mr. Ryan Aye.

### **Other or New Business**

There was no other or new business presented at this meeting.

### **Administrative Report**

There was no Administrative Report presented at this meeting.

### **Public Comment**

There were no public comments at this meeting.

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

The meeting ended at 10:04 AM