



Town of Sudbury

Housing Trust

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MINUTES

November 14, 2024 AT 8:00 AM

VIRTUAL MEETING

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

Absent: Ashley Rieser, and Cynthia Howe

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

Mr. Gentile began the meeting at 8:00 AM

Community Preservation Act – Applications/Requests/CPC Questions/Presentation

Mr. Gentile announced that the Housing Trust would be presenting the presentation for FY26 to the Community Preservation Committee on Wednesday November 20th. The Trust had requested \$750,000 from the CPA and the return of \$426,835 from the Nobscot properties for affordable housing projects. Mr. Gentile had explained that the Trust had requested more than he now believed was necessary to achieve Housing Trust goals and suggested lowering the FY26 ask. Mr. Ryan went through the finances and explained to the Trust how the funds were flowing through the accounts. He stated his end goal was to get the Trust back to where they were in the early years and using historical funding levels, he estimated reducing the \$750k ask to \$260k. Mr. Ryan believed this would be enough to give the Housing Trust the ability to move forward with the purchase of a property for resale. The importance of having funds available to act on opportunities was emphasized, with a decision to reduce the request contingent on the return of Nobscot funds. Mr. Riordan suggested keeping the asks higher to ensure the Trust had adequate funding, and expressed his concern with making such a dramatic reduction of the current requests.

Mr. Ryan Made a motion to lower the FY26 CPC ask of \$750k to \$260k. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler - Aye, and Mr. Riordan – Aye.

Small Grant applicant 130

This agenda item was tabled

Minutes of October 10, 2024

Mr. Ryan Made a motion to approve the meeting minutes of October 10, 2024. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler - Aye, and Mr. Riordan – Aye.

Housing Production Plan

Mr. Burney offered updates on the Housing Production Plan, including feedback from the select board and planning board, with ongoing adjustments to address concerns. He stated that there were 3-4 things the Select Board had concerns with.

- 1) Duplexes by right – There was concern about the size of the units. Mr. Burney said there had been a parallel concern with the SHA project in the Pine Lakes neighborhood and duplexes by right when the two are unrelated. The HPP also mentions supporting the SHA, which we should continue to do but people are making a direct correlation between the HPP and one SHA project so language may need to be changed in this section to clarify.
- 2) Measurable goals – The Housing Trust has stated they have a goal of achieving 10% of actual housing be affordable vs. 10% affordable on the SHI (minimum state requirement).
- 3) Maintenance – There had been conversation about maintenance of affordable housing and concerns were raised.
- 4) Participation – The Planning Department has conducted a FlashVote to get a temperature of resident's feelings about housing. The planning department is reviewing the results. The idea behind the FlashVote was not to supersede the results of the surveys taken for the HPP but rather to support it. The results appear to match those of the original HPP survey.

Exploratory Initiatives

Mr. Gentile discussed the potential creation of a nonprofit housing corporation to facilitate affordable housing development, drawing on models from Concord and Lexington. Ms. Rust spoke about the different models of 501(c)3's some neighboring towns had adopted in recent years.

The Housing Trust lost their quorum at 9:02 AM

Future Meetings

Future meeting dates were discussed, with the next meeting scheduled for December 12, 2024

Other Business

Mr. Riordan mentioned a property located at ~900 Concord Road in North Sudbury. He brought it up as a potential area for exploration for development. Mr. Burney stated the property was majority wet and unbuildable.

The meeting ended at 9:20 AM