



# Town of Sudbury

## Housing Trust

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### DRAFT MINUTES

October 10, 2024 AT 8:00 AM

### VIRTUAL MEETING

**Housing Trust Members Present:** Chair Carmine Gentile, Vice Chair Jack Ryan, Jessica Cerullo Merrill, Janie Dretler, Cynthia Howe, Ashley Rieser, and John Riordan

**Absent:** Kelley Cronin

**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

#### **Small Grant applicant 128**

Members of the Housing Trust discussed applicant 128's small grant proposal to repair a ceiling, trim and paint damaged by a roof leak. The total repair cost was \$7,600, with \$6,000 provided by the grant.

Mr. Ryan Made a motion to approve applicant 128's small grant proposal in the amount of \$6,000. Ms. Howe seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Cerullo Merrill – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, Ms. Rieser – Aye, and Mr. Riordan – Aye.

#### **Housing Production Plan**

The Select Board and Planning Board discussed the housing production plan draft. There was no vote to approve the draft, and concerns were raised about the lack of metrics to measure success, a concern raised by Select Board Member Dan Carty. Mr. Gentile stated that in general, the town prides itself on doing better than the minimum and while Sudbury is currently above the 10% affordable housing requirement for control of 40B housing development, we should be aiming to go beyond. Discussion included the town's affordable housing percentage and the potential goal of increasing it to 15%. The conversation touched on the parcels designated for development and the objections raised by some select board members. Clarification was provided on the actual percentage of affordable units, which is lower than the reported 11.88% due to the inclusion of market-rate units. The need for more affordable housing units was discussed, with suggestions to

focus on actual affordable units rather than the subsidized housing inventory percentage. The idea of creating a reimbursement fund for regular maintenance to help income-qualified individuals was introduced and will be further explored in the near future.

### **Home Consortium**

Ms. Rust presented on the home consortium, which provides access to federal funds for housing needs. The discussion included the most common housing problems and the populations most affected. The need for smaller units due to changing family sizes was highlighted. The service needs of non-homeless special needs populations, including elderly, disabled, and veterans, were discussed. Childcare was identified as a significant need for working families. Broadband access for low and moderate-income households was discussed as a potential issue.

### **Financial Transactions and**

The financial transactions for July and August were reviewed and approved.

### **Future Meetings**

Future meeting dates were discussed, with the next meeting scheduled for November 14<sup>th</sup>.

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

The meeting ended at 9:44 AM