



Town of Sudbury

Housing Trust

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MINUTES

September 12, 2024 AT 8:00 AM

VIRTUAL MEETING

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

Absent: None

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

Recap of August 20, 2024 meeting with Housing Authority

Mr. Gentile asked Mr. Ryan to give a brief overview of the August 20th joint meeting of the Housing Trust and Housing Authority. Mr. Ryan stated that he believed the meeting went rather well and that the general consensus was that the two should meet on a regular basis. The next joint meeting is tentatively scheduled for February 24, 2025. Joint meetings should be held before the applications for CPA funding are due and again after Town Meeting. Mr. Ryan stated that the Housing Trusts CPC ask of over \$1M was to buy/renovate/build a new owner-occupied housing unit this year. The Housing Authority asked very good questions; Mr. Ryan stressed his surprise that the Housing Authority did not know how the Housing Trust worked and felt that the opportunity to explain this was valuable.

Housing Production Plan

Mr. Gentile stated there were two parcels misidentified. The two parcels, Boston Post Road and 82 Morse Road, items 3 & 4 under "Study Parcels" will be moved to "Developable". Ms. Rust stated that the draft Housing Production Plan was available and suggested edits are due by September 16th.

Community Preservation Act and Other Funding

Mr. Gentile stated he would like to explore other funding options and asked Ms. Rust to explain Concord's model. Ms. Rust stated that the Town of Concord has Concord Housing Development Corporation which is a §501(c)(3) and does not have the same municipal barriers that other types

of entities must comply with and because of this they are able to develop properties without as much expense and on shorter timelines. She stated on the construction side the expenses are 40% cheaper than municipal development. Concord also has the Concord Housing Foundation which does advocacy, public outreach and fundraising. They have a newsletter and solicit donations and assist developers in their development efforts. All the groups meet regularly at the Concord Roundtable and include these housing groups as well as the Select Board, Community Preservation Committee, the Planning Board and others to collectively work together to implement many of the things laid out in the goals and strategies section of their Housing Production Plan. These meetings are a check in of sorts to see where projects are and help to identify priority projects as well as assist in how they will be funded as a collective entity. She further explained that this funding model removes the Community Preservation Committee from annual decision making as the Trust is the recipient of all CPA funds for housing. In this model the Housing Authority would go to the Trust for its funding. Ms. Rust said this would be a very complex process and not a simple change to make. Mr. Gentile stated he would like to explore this further.

Financial Transactions

There were no financial transactions presented at this meeting.

Lottery Service Agreements Lexington and Sherborn

Ms. Rust presented two standard lottery service agreements, one for Lexington and one for Sherborn.

Ms. Howe made a motion to accept the lottery service agreements for Lexington and for Sherborn. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, and Mr. Riordan – Aye.

Mortgage Assistance Program

Ms. Rust stated there was ~\$36,000 dollars left, enough for 12 applicants. She asked if there were any update on lifting the Covid restriction on the Mortgage Assistance Program. Mr. Gentile will be reaching out to the Commonwealth for an answer.

Mr. Gentile made a motion to remove the Covid restriction if approved to do so in writing by the Commonwealth. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, and Mr. Riordan – Aye.

Review of the August 8th, 2024 Minutes

Mr. Ryan made a motion to approve the minutes of August 8th, 2024 as amended. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms.

Cerullo Merrill – Present, Ms. Cronin – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, and Mr. Riordan – Aye.

Future Meeting Schedule

The next meeting of the Housing Trust is scheduled for Thursday October 10, 2024 8:00 AM. Ms. Rust mentioned the Housing Production Plan would be presented to the Planning Board and Select Board on October 8th. Mr. Ryan requested an official meeting be scheduled at the same date and time so that if a quorum of the Housing Trust were present, they could deliberate.

New Business

No new business was discussed at this meeting

Public Comment

There was no public comment at this meeting.

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

The meeting ended at 8:56 AM