



Town of Sudbury

Housing Trust

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MINUTES

April 10, 2025 AT 8:00 AM

VIRTUAL MEETING

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

Absent: Kelley Cronin

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

Mr. Gentile began the meeting at 8:06 AM

Education: Public outreach

The Trust discussed educational outreach and having an affordable housing public forum. Ideas proposed for panelists would be to discuss housing needs and affordable housing, including representatives from various organizations such as Habitat for Humanity, MHP, and CHAPA. Ms. Howe and Ms. Rust both suggested specific names for potential speakers and discussed the importance of including developers. Ms. Bell added she would like an element of interaction or group activity included at the public forum.

Housing Production Plan

Mr. Burney stated that the Planning Board met and voted to endorse the HPP as both the Planning Board and the Master Plan Implementation Committee. A memo has been drafted to the Select Board seeking their endorsement.

Increases to AMI

Update on the 2025 income limits published on April 1st, indicating a modest increase of 1.8%. Being far less than the increase realized last year, it is anticipated that there will be fewer actions needed to be taken by the Trust.

Mortgage Assistance Program

Ms. Rust spoke about the MAP and suggested the Trust make a change to the requirements. There is a line in the mortgage assistance program requirements which is still tied to COVID.

Ms. Rust suggested changing the language to have a reduction in income from the previous year in order to keep in line with the spirit of the original language.

Mr. Ryan Made a motion to update the Mortgage Assistance Program requirements, removing the COVID restriction and an applicant now only need to show a decrease income from the previous year. Ms. Bell seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, Ms. Rieser – Aye, and Mr. Riordan - Aye.

77 Hudson Road

Mr. Burney met with the Select Board and discussed moving forward on doing initial due diligence on Hudson Road. Initial steps proposed include conducting a survey and wetlands delineation, with an estimated cost of \$5,000 to \$7,000. There will be other costs associated with the feasibility of this site such as an appraisal.

Ms. Dretler made a motion to allocate \$25,000 for due diligence at 77 Hudson Road Ms. Bell seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, Ms. Rieser – Aye, and Mr. Riordan - Aye.

Minutes: March 13, 2025

Mr. Riordan made a motion to approve the minutes of March 13, 2025. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, Ms. Rieser – Aye, and Mr. Riordan - Aye

Future Meeting Schedule

There is a joint meeting of the Housing Trust and Housing Authority scheduled for April 23, 2025 at 7:00 PM.

The next regular meeting is scheduled for May 8 at 8 AM.

Other New Business

Ms. Cronin's resignation has been submitted to the Select Board and the vacant position will be posted in the near future.

Adjournment

Mr. Ryan made a motion to adjourn. Ms. Bell seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Howe – Aye, and Ms. Rieser – Aye

The meeting was adjourned with a unanimous vote at 9:02 AM