



Town of Sudbury

Housing Trust

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MINUTES

June 12, 2025 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Vice Chair Jack Ryan, Kay Bell, Jessica Cerullo-Merrill, Cynthia Howe, and John Riordan

Absent: Carmine Gentile, Janie Dretler

Others Present: 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. Ryan began the meeting at 8:09 AM

Housing Trust Applicant Interview

Mr. Ryan introduced Jeff Levine who applied to become a member of the Sudbury Housing Trust. Mr. Levine introduced himself and explained his interest in joining the Housing Trust. He has lived in Sudbury for over 40 years and has been involved in town projects like the community center and Council on Aging. Mr. Levine expressed his focus on expanding market-based senior housing to support the town's tax base without burdening infrastructure like schools.

Ms. Bell made a motion to recommend to the Select Board that they appoint Jeffrey Levine to the Sudbury Housing Trust for a two-year term expiring May 31, 2027. Ms. Howe seconded the motion. Roll Call Vote: Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Howe – Aye, and Mr. Riordan – Aye.

Education: Public outreach and Housing Forum

There was extensive discussion about creating a broader public education campaign to inform residents about affordable housing, including its complexity and challenges. Ideas included creating brochures, talking points, and a Mythbusters-style campaign to clarify misconceptions.

The subcommittee plans to meet to develop materials and strategies for outreach, targeting community events rather than a single meeting. The Sudbury Housing Authority is planning a separate forum focused narrowly on a postponed town meeting article regarding Pine Lakes duplexes. The Trust aims to complement rather than compete with that effort. There was

agreement on the value of visual materials, multiple meeting times, and leveraging broader media channels to reach the community effectively.

77 Hudson Road – Due diligence and updates

A contract was signed with Dills and Roy engineering for wetlands delineation, limited survey, and soil testing to determine buildability of town-owned land at 77 Hudson Road. Field work is tentatively scheduled to begin mid to late July, with initial results expected in fall 2025. There has been expressed interest in the Housing Trust doing a site visit of this property. The site is heavily wooded and partially wetlands, making a site visit likely more feasible in late October when foliage dies back. The work being done by Dillis and Roy is considered the first step to establishing whether the site is feasible for affordable housing development, to identify development possibilities, which may range from none to several smaller units.

Financials: Review of financial transactions if presented

Financial reports for February, March, and April were reviewed. Transactions are mostly standard expenses related to payroll, mortgage assistance, lottery expenses, and interest.

Mr. Ryan made a motion to ratify the financial reports for February, March, and April. Ms. Bell seconded the motion. Roll Call Vote: Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Howe – Aye, and Mr. Riordan – Aye.

FY27 Budget

The FY27 budget was discussed including a projected balance of approximately \$1.56 million as of end FY26. The group agreed to allocate \$10,000 in the FY27 budget specifically for the 77 Hudson Road feasibility study, reflecting the signed contract amount. Funding levels for existing grant programs were deliberated—\$40,000 for the small grant program, and \$5,000 for home preservation grants, with a suggestion of \$50,000 total for flexibility. A \$2,000 budget line was proposed and accepted for outreach and education efforts (e.g., brochures, graphic design) to support public engagement and awareness campaigns. The group acknowledged that budgeting is a guide and that unbudgeted expenses can still be incurred, but planning helps with clarity and financial management.

Minutes

Mr. Riordan made a motion to approve the minutes of May 8, 2025. Ms. Bell seconded the motion. Roll Call Vote: Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Howe – Aye, and Mr. Riordan – Aye.

Future Meeting Schedule

The next meeting of the Housing Trust is scheduled for Thursday, July 10, 2025 at 8:00 AM via Zoom.

Adjournment

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

The meeting ended at 9:20 AM