



# Town of Sudbury

## Housing Trust

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### MINUTES

December 11, 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, Jeff Levine and John Riordan

**Absent:** Cynthia Howe

**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 8:01 AM

Ms. Dretler joined the meeting at 8:06 AM

#### **Housing Roundtable Initiative**

The Housing Trust discussed efforts to establish a housing roundtable (recommended in the Housing Production Plan). Emphasis was put on keeping the Housing Production Plan front and center, socialize unmet housing needs, coordinate stakeholders, and create a built-in support network for outreach.

Suggested participants include the Sudbury Housing Trust, Sudbury Housing Authority, Planning Board, Select Board, Community Preservation Committee (CPC), Zoning Board of Appeals (ZBA), Chamber of Commerce, town social workers, managers of larger housing complexes, Council on Aging, Commission on Disability, and others with stake/role in housing production plan tasks.

Initial meetings to be introductory and loose in agenda — an open discussion on purpose and possible directions rather than a prescriptive topic list. Subsequent meetings may solicit agenda items in advance and participant reports on work tied to housing production plan strategies.

The Trust would like to aim for March for the first roundtable event. The date will be selected at the January 8, 2026 Housing Trust meeting; choosing a date in January allows the other previously mentioned town boards to adopt their calendars.

Discussion favored offering hybrid capability to maximize participation. Venues mentioned included Lower Town Hall, Community Center (lacks hybrid technology), Police station (dependent on room availability and limited parking), and Silva Room (likely too small).

Concord has an active housing roundtable whose model could inform Sudbury's effort. Keith Bergman (Concord) recommended as a potential guest speaker to present Concord's approach; Mr. Gentile will reach out to invite him to the next meeting. Concord's roundtable exists as a joint posted meeting with shared agenda and minutes; if a quorum of multiple standing committees attends, joint posting can satisfy public meeting requirements.

Amy Lepak (Housing Authority) suggested folding the typical joint meeting between the Trust and the Housing Authority into the new roundtable to reduce meeting duplication and ensure both entities coordinate on projects and plans.

General topics for round-table could include an overview of the Housing Production Plan, brief reports from participating entities about their assigned strategies and progress, what is happening in Sudbury, examples/lessons from other communities, and opportunities for collaboration.

### **77 Hudson Road**

Concept plan delayed due to winter/construction timing and pending engineer confirmation. Staff (Adam) following up with engineer to confirm schedule.

### **59 Horse Pond Road**

Mr. Gentile engaged with DCAMM commissioner and staff responsible for public-private partnership programs; reached out to the State's Executive Office of Housing and Livable Communities staff to explore opportunities around 59 Horse Pond Road. He discussed the newly passed state bill (current legislative session) with a Social Housing revolving fund that can be used to supplement developer financing to create affordable units; funds are repaid through sales proceeds of developed units. Potential to limit town cost exposure if used successfully.

Considerations discussed: Whether project could include rentals, ownership units, or a mixed model. Housing Authority could own affordable rental units if the project is structured that way. Site size: approximately 9 acres with an adjacent ~1.5-acre town parcel (recreational use), for a total slightly over 10 acres — may constrain ability to achieve substantial mixed-use/ownership and rental mix.

Housing Authority interest: Amy Lepak indicated the Housing Authority's interest in participating in preliminary discussions; they own an adjacent duplex and land that might be foldable into a larger concept.

### **Market Rate Opportunities**

The Housing Trust discussed market rate opportunities and creating a matrix to identify/score potential properties. The Trust has received several good intentioned recommendations of market rate homes for sale. The Trust requested a review of how it moves forward on market rate properties. A matrix or scoring system would allow the Trust to have an understanding if a home

meets the needs of the Housing Trust before gathering more information or presenting the house to the full Housing Trust.

Ms. Rust also recommended the Housing Trust create a 2-person task force dedicated to reviewing market-rate opportunities. Ms. Bell and Mr. Ryan volunteered for this working group.

### **Financials**

Financial activity review: September and October activity included income (fees/lottery sales), salaries, interest, and CPA funds allocated from Town Meeting. The Trust balance as of Nov 25 was \$1,521,226.65.

Ms. Bell raised a question about variable interest amounts shown in statements; Town finance supplies those details and monthly interest reflects variable rates/returns.

Ms. Dretler made a motion to ratify the November 2025 financial transactions. Mr. Ryan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Jessica Cerullo-Merrill – Aye, Ms. Dretler – Aye, Mr. Levine – Aye, and Mr. Riordan – Aye.

### **Minutes – November 13, 2025**

Ms. Bell made a motion to approve the November 13, 2025 meeting minutes as amended. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Jessica Cerullo-Merrill – Aye, Ms. Dretler – Aye, Mr. Levine – Aye, and Mr. Riordan – Aye.

### **Other or New Business**

Mr. Burney notified the Trust of MHP's ongoing Housing Trust / CPA Conference. Mr. Burney will forward the details to the member of the Trust.

### **Future Meeting Schedule**

The next meeting of the Housing Trust is scheduled for Thursday, January 8, 2026 at 8:00 AM via Zoom.

### **Adjournment**

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

The meeting ended at 8:49 AM