

SUDBURY HOUSING AUTHORITY

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SHEILA M. CUSOLITO
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MINUTES OF THE JOINT MEETING

Sudbury Housing Authority & Sudbury Housing Trust
December 14, 2023

The SHA and SHT met in open virtual session at 8:02 a.m. Those present, SHA: Chair: Tania Vitvitsky; Vice Chair: A. Lepak; Treasurer: S. Cline; Assistant Treasurer: S. Swanger; Member: F. Riepe; Executive Director: S. Cusolito

Absent: None

Those present, SHT: Chair: C. Gentile; Vice Chair: R. Hummel; K. Cronin; C. Howe; J. Dretler; J.; Riordan; J. Ryan

Absent: J. Cerullo Merrill

Also present: L. Rust, Regional Housing Services Office

67-73 Nobscot Road: Mr. Gentile inquired into whether or not the appraisal had begun. F. Riepe agreed to follow up with Attorney Josh Fox. S. Cusolito reported that the Intergovernmental Agreement with Cambridge Housing Authority had been updated to extend it by the maximum of two one-year terms. The Nobscot Subcommittee approved the fee for an extension of engineering work by Beals and Thomas, specific to the driveway. The scope and fee were subsequently modified and approved by the Housing Authority. A report is expected this month.

S. Cusolito noted that the two Agreements between SHA and SHT seem to have completed. She also noted that a decision on continuing with the Nobscot Subcommittee is in order. The SHA met with the Executive Office of Housing and Livable Communities (HLC), which to that point had not notified SHA of the results of the 705 Repositioning NOFA. HLC's concerns, which arose from a site visit by MHP, had been largely allayed by the work of Beals and Thomas and Cambridge Housing Authority. SHA had not been made aware of MHP's concerns, which were related to the Eastern box turtle habitat and topography. T. Vitvitsky requested a discussion around the FY24 CPA funds awarded the SHT for work related to the Nobscot project.

Housing Trust: A motion was made by J. Dretler, seconded by C. Howe, and unanimously voted, to dissolve the 67-73 Nobscot Road Subcommittee. Roll Call Vote: C. Gentile: Yes; R. Hummel: Yes; K. Cronin: Yes; J. Dretler: Yes; C. Howe: Yes; J. Riordan: Yes; J. Ryan: Yes.

Housing Authority: A motion was made by S. Cline, seconded by S. Swanger, and unanimously voted, to dissolve the 67-73 Nobscot Road Subcommittee. Roll Call Vote: T. Vitvitsky: Yes; A. Lepak: Yes; S. Cline: Yes; S. Swanger: Yes; F. Riepe: Yes.

C. Gentile stated that if the SHA does not pursue a rental development at Nobscot, the SHT may revisit a homeownership development on the site. He would like to see the FY24 CPA Nobscot fund allocation utilized moving forward. C. Howe asked how funds appropriated to the Trust were transferred in the past. K. Cronin requested a report from CHA of the feasibility of development in the absence of NOFA revenue. A. Lepak explained that the proforma prepared in CHA's report from last April outlines the development option costs with and without the NOFA. S. Cline stated that the additional outstanding information

necessary to inform a decision on development feasibility is the appraisal and the driveway engineering work, both of which will be assessed by CHA to update the proforma.

S. Cusolito and L. Rust will reconcile expenditures under the SHA/SHT Agreements to ensure those funds are expended before accessing the FY24 CPA fund allocation. S. Cusolito will facilitate the work of Beals and Thomas, as well as that with CHA. It was generally agreed that CHA will be paid with CPA funds (this was not voted on and assumed to be referencing ATM 23-41 funds).

Housing Trust: A motion was made by J. Dretler, seconded by J. Riordan, and unanimously voted, to end the joint meeting but continue with the Housing Trust meeting. Roll Call Vote: C. Gentile: Yes; R. Hummel: Yes; K. Cronin: Yes; J. Dretler: Yes; C. Howe: Yes; J. Riordan: Yes; J. Ryan: Yes.

Housing Authority: A motion was made by S. Swanger, seconded by A. Lepak, and unanimously voted, to end the joint meeting. Roll Call Vote: Vitvitsky: Yes; A. Lepak: Yes; S. Cline: Yes; S. Swanger: Yes; F. Riepe: Absent. The time was 8:45 a.m.