



Town of Sudbury

Housing Trust

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MINUTES

APRIL 14, 2022 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Cynthia Howe, Vice Chair John Riordan, Kelley Cronin, Janie Dretler, Carmine Gentile, and Karl Pops

Housing Trust Members Absent: Robert Hummel and Susan Scotti

Others Present: Director of Planning and Community Development Adam Duchesneau, Director of the Regional Housing Services Office (RHSO) Liz Rust, and Liz Valenta from the Regional Housing Services Office

Ms. Howe called the meeting to order at 8:02 AM.

1. Minutes: Approve Meeting Minutes of March 10, 2022, if presented

Ms. Cronin made a motion to approve the minutes of March 10, 2022. Mr. Gentile seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

2. Financial Update

- Vote to Ratify the FY22 February Transactions

Ms. Rust provided a brief overview of what the transactions entailed.

Ms. Cronin made a motion to ratify the FY22 February Transactions. Ms. Dretler seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

At this time Ms. Rust left the meeting.

3. Sudbury Housing Trust – Draft Bylaw

Ms. Howe noted the Housing Trust needed to report back to the Select Board regarding the proposed new bylaw. She indicated the proposed new bylaw would simply be codifying the existing operational procedures of the Housing Trust.

At this time Ms. Rust returned to the meeting and indicated the proposed bylaw was needed to amend the powers for the Housing Trust listed in the state legislation.

Ms. Cronin made a motion to recommend to the Select Board the approval of the new proposed local Housing Trust bylaw as drafted. Mr. Gentile seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

Ms. Rust stated the proposed bylaw would now move forward to a future Town Meeting for approval, if necessary.

Ms. Dretler requested the communication to the Select Board indicate the Housing Trust anticipated there would be no further changes to the proposed bylaw.

2. Financial Update

- Accept Lottery Contracts as Presented

Ms. Rust summarized the new and existing contract items the Housing Trust needed to accept.

Ms. Cronin made a motion to accept the lottery contracts as presented. Ms. Howe seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

4. 67-73 Nobscot Road – Site Feasibility Analysis Update

Ms. Howe noted the intent of the discussion was to derive a goal/dream of how the Housing Trust would like to see the property developed before the upcoming joint meeting with the Sudbury Housing Authority.

Ms. Cronin indicated she felt a project financing feasibility consultant would be needed to determine whether ownership or rental units would be the best use for this property, and what mix of units was best for the site to make a development financially feasible.

Ms. Rust stated public financing would be available for a high-density rental unit project. She also noted that if a non-profit entity was going to develop the site with ownership units it would help bring down the overall construction costs.

There was then discussion regarding the potential for an ownership and rental unit development for the property.

Ms. Rust felt the key piece to understand was whether the dwelling units would be ownership, rental, or a mix of these types of units. She indicated one model would be for the Housing Trust to issue a Request for Proposals (RFP) for an entity to develop the land, then sell the land to the developer, and then have the units sold off to the Sudbury Housing Authority.

Mr. Gentile discussed an existing housing development in Somerville, Massachusetts where a developer had approached the Somerville Housing Authority with an interest to redevelop the site, which was owned by the Somerville Housing Authority, with numerous affordable housing units, but also wanted to construct a number of market rate dwelling units on the site as well.

There was then discussion regarding the need to have a financing consultant to analyze the site and determine whether a rental or ownership development at the property would be best, in terms of financing a project.

Amy Lepak from the Sudbury Housing Authority stated the Massachusetts Housing Partnership had indicated they were not supportive of a significant amount of housing at the site and preferred to pursue some type of congregate housing for the property.

Ms. Rust noted there had not been any affordable home ownership dwelling units created in Sudbury in a very long time and there were still only 37 of this type of unit within the town. She indicated the need for affordable homeownership dwelling units in Sudbury was greater than that for affordable rental dwelling units.

Ms. Dretler inquired about the Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities and how the 67-73 Nobscot Road property might fit into this initiative.

Mr. Gentile advocated for maximizing the number of dwelling units which could be constructed at the property.

At this time Ms. Howe left the meeting and Mr. Riordan assumed duties as the Acting Chair.

5. Mortgage Assistance – Review Program Materials

Ms. Rust stated the Mortgage Assistance Program materials had been slightly updated with some comments from the Town Social Worker. She noted there had been discussion by the Housing Trust at past meetings regarding a requirement that program participants be up to date on their municipal tax payments before receiving assistance of these public funds.

Mr. Riordan stated he did not think this should be a requirement of the Mortgage Assistance Program. He pointed out that people who were up to date on their municipal tax payments were less likely to need this type of assistance and those who were behind on their tax payments were actually the very households that needed this type of financial assistance. Mr. Gentile agreed with Mr. Riordan's comments.

Ms. Dretler wondered how overdue a household's municipal tax payments could be for them to still possibly receive financial assistance. Ms. Rust noted the financial assistance would be one-time payment. Ms. Dretler stated she would be more comfortable with households having their municipal tax payments fully updated before receiving assistance from the program.

Ms. Dretler made a motion to keep the requirement that municipal tax payments be fully updated in order for Applicants to qualify for the Mortgage Assistance Program. The motion did not receive a second and Ms. Dretler withdrew her motion.

Ms. Cronin suggested a response line be included on the program application form which asked how updated a household's municipal taxes were when seeking assistance from the program.

Ms. Rust noted the Mortgage Assistance Program was being funded with a \$75,000 earmark from the state.

Ms. Dretler made a motion to approve the parameters of the Mortgage Assistance Program without the requirement that municipal tax payments be fully updated. Mr. Gentile seconded the motion. Roll Call Vote: Ms. Howe – Absent, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

6. Sudbury Rent Relief Program

○ Update on Phase 1 Initial Applications

Ms. Rust indicated 50 invoices were being processed each month for this program. She noted five applications had not been approved from the Phase I submission and they were being removed from consideration because there had not been any follow up from the Applicants regarding the missing pieces of their materials.

○ Update on American Rescue Plan Act (ARPA) Funds Request

Mr. Riordan stated the Housing Trust had renewed the original ARPA funding request to the Select Board since no funding had been awarded to the requests from the initial release of funds. He indicated he had provided comments to the Select Board at the ARPA funding listening session which had been held by the Select Board on March 24, 2022.

Ms. Dretler indicated the Select Board would be discussing the next round of ARPA funding at an upcoming meeting in the near future.

Pat Brown of 34 Whispering Pine Road inquired about the dwelling unit at 490 Dutton Road and wondered if it continued to count for Sudbury on the Town's Subsidized Housing Inventory (SHI). Ms. Rust stated the affordability restriction on the property was in perpetuity so the unit would continue to count towards the Town's SHI. She also indicated the dwelling unit was on a slow path to being re-inhabited by a new household.

Other or New Business

Mr. Pops inquired about the Small Grants Program and if any applications had been received. Ms. Rust indicated one application had been received and this matter would be placed on the May 12, 2022 meeting agenda.

Public Comment

There were no additional public comments.

At 9:36 AM, Mr. Gentile made a motion to adjourn the meeting. Ms. Dretler seconded the motion. Roll Call Vote: Ms. Howe – Absent, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.