



Town of Sudbury

Housing Trust

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MINUTES

FEBRUARY 9, 2023 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Robert Hummel, Jessica Cerullo Merrill, Kelley Cronin, Janie Dretler, Sarah Green Vaswani, and John Riordan.

Housing Trust Members Absent: Cynthia Howe

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

Mr. Gentile called the meeting to order at 8:03

Dutton Road

Ms. Rust introduced Deborah Maruca Hoak, Executive Director of the Greater Worcester Habitat for Humanity. She explained the property at Dutton Road and action items the Housing Trust needed to address as follows:

1. Does the Housing Trust want to sell the home using the standard process?
2. Does the Housing Trust want to waive the standard resale 2% fee?
3. Will the Housing Trust will prefund the condo association fees not to exceed \$10,000?
4. Evaluation of the septic and roof is needed.

Ms. Hoak spoke about the remaining work which needed to be done and the work that had been completed.

At this time Ms. Cronin joined the meeting.

Mr. Riordan made a motion to approve the standard sale of the Dutton Road property. Mr. Hummel seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Mr. Riordan made a motion to approve the prefunding of the condo association fees of \$10,000. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr.

Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Ms. Rust suggested keeping the Dutton Road property on future agendas for discussion.

Ms. Hoak inquired if the Housing Trust would waive the 2% resale fee.

Mr. Gentile made a motion to waive the Housing Trusts 2% resale fee. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Under discussion Ms. Dretler about why the Housing Trust would waive this fee and what is was for. Ms. Rust explained the resale fee is built into the deed rider and it is used to compensate the resale agent for their time and any complications that may arise.

Mr. Riordan stated he would like to increase the amount by \$2,500 for landscaping. He made a motion to do this but after discussion rescinded the motion.

Mr. Gentile made a motion to waive the Housing Trusts 2% resale fee. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Minutes of January 12, 2023

Ms. Dretler made a motion to approve the minutes of January 12, 2023. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

SudburyTV

Ms. Dretler made a motion to add information on how to request previous meetings not currently available on SudburyTV. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Mr. Riordan made a motion to the meetings beginning July 1st, 2022 not currently available on SudburyTV. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Sudbury Rent Relief Program

Ms. Rust gave a brief description of applications received, monies committed and the state of the program. She spoke about the changes to the program discussed in previous meetings.

67-73 Subcommittee

Ms. Dretler made a motion to designate Mr. Gentile to serve on the 67-73 Nobscot Road Subcommittee. Ms. Cronin seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye. Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye and, Mr. Riordan – Aye.

Public Comment

Lisa West 42 Hawes Road asked if there was any plan to continue the Rent Relief Program after the funds were fully expended. Mr. Gentile stated this is something the Housing Trust always considers. Ms. Rust added the Housing Trust has spent close to half a million dollars on this program and funds are limited.

Announcements

Ms. Dretler let the Housing Trust know the new Town Manager Andy Sheehan would be starting February 13, 2023.

Ms. Dretler made a motion to adjourn the meeting. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Green Vaswani – Aye, and Ms. Howe – Aye, Mr. Hummel – Aye, Mr. Riordan - Aye,

The meeting ended at 9:53 AM