



Town of Sudbury

Housing Trust

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MINUTES

June 26, 2024 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Robert Hummel, Jessica Cerullo Merrill, Cynthia Howe, John Riordan, and Jack Ryan

Absent: Kelley Cronin, and 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. Gentile began the meeting at 8:01 AM

Housing Trust Initiatives

Small Grant Applicant 127

Ms. Rust explained the request is for the replacement of the lining inside the compressor lines of the applicants mini-split unit and recharge the system. There are 4 people living here, ages 42, 14, 11 & 4. Ms. Rust stated that this is an eligible household.

Mr. Ryan made a motion to approve applicant 127 Small Gran application for \$4,800. Ms. Howe seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Abstain, Jessica Cerullo Merrill - Aye, Ms. Howe – Aye, Mr. Riordan – Aye, and Mr. Ryan – Aye.

Sudbury Lottery and Monitoring Contract

Mr. Rust explained that a Sudbury Lottery and Monitoring contract has come in for Lexington. This is a revenue line item for the Trust. The project is located on Meriam Street in Lexington MA to create one unit of affordable housing. Mr. Ryan was concerned that there was no named developer but Ms. Rust pointed out this was not uncommon and the Trust has historically

Mr. Ryan made a motion to approve the Meriam Street in Lexington MA dated June 2024 subject to completion of the contract with the contractor's name. Ms. Howe seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Jessica Cerullo Merrill - Aye, Ms. Howe – Aye, Mr. Riordan – Aye, and Mr. Ryan – Aye.

Cold Brook Crossing Rent Increase

Mr. Rust explained the Cold Brook Crossing had requested a 10%. She stated that she believed the Housing Trust had approved a 10% increase. Ms. Rust stated that the RHSO has been recommending a bifurcated rent increase; a 5% increase for existing tenants and a 10% increase for new tenants. Ms. Rust stated that the Trust is the Monitoring Agent and that this decision is due by July 4th.

Mr. Gentile made a motion to approve a bifurcated rent increase; a 5% increase for existing tenants and a 10% increase for new tenants at Cold Brook Crossing. Mr. Hummel seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Jessica Cerullo Merrill - Aye, Ms. Howe – Aye, Mr. Riordan – Aye, and Mr. Ryan – Aye.

Ms. Howe asked what the current income limits for affordability is for a 2-person household. Ms. Rust answered that the income limit is \$104,200 for a 2-person household and the current rent is \$2,374 is current rent, an increase to \$2,650 is proposed.

Housing Production Plan

During this meeting the scheduled focus was on Chapters 1 & 2 for the Housing Production Plan. Mr. Gentile stated that Chapter 1 was a summary and an outline of the process that took place to create the HPP.

Ms. Rust took a moment to acknowledge Mr. Gentile and thanked him for all his work on the Housing Bill.

Mr. Gentile reviewed Chapter 2 of the HPP which illustrates the 5-year goals and strategies to assist the Town in meeting its housing needs. There are 13 strategies identified in the HPP. Mr. Gentile went through the first half of the strategies and offered brief insight into them.

Mr. Riordan had a question about Strategy 4C. He requested clarification of what “A limited definition of family” was. Mr. Burney explained this was restricting the breadth of household types and by broadening the definition it would allow for a more historically traditional family unit. A family unit could include parents, grandparents and other family members that live as a single household; the 1950’s was used as an example of what this might look like.

Mr. Burney spoke about the memo he sent out on June 11th pertaining to Strategy 7, Town owned parcels and how they were selected for this report. He asked the Trust if they believed this was an accurate representation of the conversation had at the last meeting. Multiple members stated they believed the memo to be very accurate and thorough.

Mr. Riordan asked the bullet 2 be reworded. He also asked that addresses be added to the memo. Mr. Burney explained that some of the properties did not have street addresses. More street names and a higher level of descriptors are requested for all parcels without street addresses.

Mr. Ryan asked for a language change from “study parcels” to “parcels under active consideration”. Mr. Ryan expressed a strong conviction not to let the parcels identified in the HPP be ignored or forgotten; he would like to see active movement.

Ms. Cerullo Merrill would like to better engage the community. She stated that better connecting the community to the HPP as well as other needs of the community will have a positive impact on housing. Mr. Burney stated that because Sudbury has safe harbor members of the community are/were less likely to participate. Mr. Ryan suggested having a press release or newsletter illustrating the Trusts review of the HPP to prime members of the community and remove any surprise. This also puts the review on public record. Ms. Cerullo Merrill would also like to see the HPP connect to other Town projects to further increase visibility.

At 8:50 Mr. Hummel left the meeting

At 8:54 Mr. Burney left the meeting.

Mr. Hummel returned to the meeting at 8:56

Mr. Gentile stated that Strategy 6 is a non-issue as it did not pass the House or Senate.

Mr. Hummel returned to the meeting at 9:00

Mr. Riordan asked that the word “speedy” be removed from Strategy 5. He also stated that the phrase “well maintained” 2–3-bedroom homes was misleading as many of the deed restricted homes fall into disrepair.

Mr. Gentile stated Strategy 6 will be able to be updated in a few weeks when the Affordable Homes Act is enacted. It will be rewritten at that time.

Under Strategy 6, Mr. Riordan asked to strike “new policy initiatives” and replace with “future policy initiatives” and to replace “that would be include” to “might include”

At 9:04 Ms. Cerullo Merrill left the meeting

Future Meeting Schedule

Mr. Gentile stated the next meeting of the Housing Trust would be on July 18th at 8:00AM

Minutes

Minor grammatical corrections were made to the June 6th 2024 minutes.

Mr. Gentile made a motion to approve the minutes of June 6th 2024 as amended. Mr. Ryan seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel - Aye, Ms. Howe – Aye, Mr. Riordan – Aye, and Mr. Ryan – Aye.

Public Comment

Amy Lepak suggested setting up a joint Housing Trust and Housing Authority meeting to work on housing funding requests. Mr. Poteat will send a doodle poll out to the Housing Trust and Housing Authority members.

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

The meeting ended at 9:09 AM