



Town of Sudbury

Housing Trust

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MINUTES

December 12, 2024 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Jack Ryan, Janie Dretler, Cynthia Howe, and Ashley Rieser

Absent: Jessica Cerullo-Merrill, Kelly Cronin and John Riordan

Others Present: Deborah Maruca Hoak Habitat for Humanity, Adam Burney Director of Planning and Community Development Adam Burney, and Community Preservation Coordinator Ryan Poteat

Mr. Gentile began the meeting at 8:07 AM

Habitat for Humanity Presentation

Deborah Maruca Hoke, the Executive Director for Metro West Worcester Habitat for Humanity, provided an overview of Habitat's mission to build homes, communities, and hope. She explained that Habitat sells homes to families earning between 30% and 60% of the area median income, requiring them to contribute 300 hours of sweat equity. The organization is currently engaged in a strategic plan to complete 30 homes and 36 repairs over three years, with six projects completed in the year. Habitat's process involves identifying viable land, conducting research for zoning compliance, and issuing a request for proposals (RFP) for development. The RFP process typically requires land to be sold for a nominal fee and outlines the town's subsidy contribution. Once awarded a proposal, Habitat agrees to a purchase and sale agreement, specifying project timelines and conditions. The presentation included details on the construction process, funding, and the importance of maintaining affordability through a deed rider. Deborah shared examples of recent projects, including homes built in Worcester and Sturbridge, highlighting their features and funding sources. The discussion included the types of families served by Habitat, emphasizing the impact of affordable housing on single-parent households. Questions were raised regarding construction timelines, the impact of energy codes, and community involvement in Habitat projects.

Housing Trust Member Interview

Kathleen “Kay” Bell of 348 Old Lancaster Road expressed her interest in joining the Sudbury housing Trust. Ms. Bell is a self-described senior member of the community and expressed her appreciation in the Housing Trust’s work in providing stable affordable housing here in Sudbury,

Mr. Ryan made a motion to recommend to the Select Board Kathleen Bell’s nomination to the Sudbury Housing Trust for the term of one year. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, Ms. Rieser – Aye,

Minutes of November 14, 2024

Mr. Ryan Made a motion to approve the meeting minutes of November 14, 2024. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, and Ms. Rieser – Aye.

Ms. Dretler made a motion to edit the November 14, 2024 minutes to have pg2, HPP #2 say “goal of achieving 10% of actual housing be affordable vs. 10% affordable on the SHI”. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, and Ms. Rieser – Aye.

Community Preservation Act – Applications

Mr. Burney advised the Housing Trust that it may be better to combine their 2 separate CPC asks into one adding this will be a simpler way forward in terms of the CPC perception and understanding of the request and also he believe that this is an easier thing for residents to understand on the floor of Town Meeting.

Mr. Gentile made a motion to withdraw the request for \$426,835.85 and combine the Housing Trusts two CPA funding requests to a single ask of \$690,000. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Dretler - Aye, Ms. Howe – Aye, and Ms. Rieser – Aye.

Housing Production Plan

Mr. Gentile discussed the Housing Flash Vote that went out to residents. Members discussed the results of a flash vote regarding community housing preferences, noting a strong preference for single-family homes and senior housing. Concerns were raised about community perceptions of affordable housing, with suggestions for increased education and outreach to inform residents about the benefits and realities of affordable housing initiatives. The idea of hosting a community forum to discuss housing issues and engage residents was proposed, with support from several members. Mr. Burney made an effort to relay the need for the committee to have more public outreach, offer more education and other efforts to get residents to support the Housing Trust and its efforts. Mr. Burney highlighted that there were many comments that were

very negative in nature. “Stop building affordable housing in Sudbury” or “those people should go somewhere else”. Comments like this show a lack of education and fear. He further stated the residents of Sudbury do have a higher median income than many other communities and sometimes they may overlook the need and the work that goes into these efforts. Ms. Dretler added that residents seem to be clinging to Sudbury being a farming community when it is very much suburban adding farming that does occur in Sudbury is extremely different than what an actually farming community looks like. Ms. Dretler asking what would this mean for the quality of life for current and future residents and closed by saying Sudbury has a great story to tell, but how do we do that? Ms. Dretler suggested a Public Forum or involving more leadership who may be able to better reach the residents of Sudbury.

Mr. Gentile stated the next SHT meeting would be on January 9th, 2025.

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

The meeting ended at 9:07 AM