



Town of Sudbury

Sudbury Housing Trust

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Sudbury Housing Trust
Minutes
January 11, 2018 at 8:00 AM
Silva Conference Room
Flynn Building, 278 Old Sudbury Road

Present: Lydia M. Pastuszek, Chair; Cynthia Howe; Susan N. Iuliano and Kelly Cronin.
Regrets: Andrew Kaye and Robert Morrison.
Others present: Elizabeth Rust and Meagen Donoghue.

Welcome and Announcements

1. Minutes

- a. Approve the regular meeting minutes of 12/14/17.

Motion made, seconded and voted to approve 12/14/17 regular meeting Minutes.

2. Finances

- a. VOTE to ratify the November Transactions.

Motion made, seconded and voted to approve November, 2017 transactions.

- b. VOTE to accept lottery agent contracts.

Ms. Rust informed the Trust of 3 new standard contracts for sale, home ownership lotteries for their acceptance.

- Village on the Green in Holliston, 4 units.
- Post Mark Square in Reading, 10 units.
- Fields at Sherborn in Sherborn, 8 units.

Motion made, seconded and voted to accept lottery contracts for Village on the Green, Post Mark Square and Fields at Sherborn.

- c. Review FY18 RHSO hours.

Ms. Rust shared a memo/invoice for additional 50 (fifty) RHSO support hours to the Sudbury Housing Trust past the original allocation of RHSO hours for FY18 to-date.

Motion made, seconded and voted to approve additional 50 (fifty) RHSO support hours to the Sudbury Housing Trust past the original allocation.

- d. Review draft FY19 Budget.

CPC approved the funds for the Sudbury Housing Trust articles for the 10% housing requirement. The amount is \$212,500, and below is the Town Article to be included in the Warrant.

To see if the Town will vote to appropriate an amount not to exceed \$212,500 of Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of providing funds to the Sudbury Housing Trust in support of its efforts to provide for the preservation and creation of affordable housing, or act on anything relative thereto. This appropriation is to be allocated to the Community Housing category and funded from FY19 Revenue.

3. Maynard Road

a. Status update to Selectmen.

Selectman Iuliano and Chair Pastuszek presented an update on the Maynard Road project on behalf of the Sudbury Housing Trust at the Board of Selectmen meeting on January 9, 2018.

The closings for the three Maynard Road units took place and the new owners have moved in.

The Trust thanked Ms. Rust for her hard work on this project, and they all agreed it took many years to complete, but everyone is pleased of the results and contribution to the affordable housing inventory in town.

b. Payment under Grant Agreement.

Chair Pastuszek presented a draft memo to Mr. Michael DiPlatzi, Developer of the Maynard Road Project detailing the remaining items identified for completion, the approved extension time to May 15, 2019, and payments under the Grant Agreement.

The memo will be edited with suggestions made at this meeting.

4. Small Grant Program – Emergency Repair.

Chair Pastuszek asked the Trust if an increase to the Small Grant amount should be discussed. Ms. Rust will check the dollar amount requested for projects submitted in the past to see how many requests were higher than \$5,000.

Ms. Rust informed the Trust she received a request from a home preservation homeowner about a leak on her oil tank and requesting a grant to cover the replacement of the oil tank at a cost estimate of \$2,800. Ms. Rust asked the Trust if they would entertain an emergency repair grant for this request. In the meantime, the person requesting this grant plans to borrow money needed for the repair from a family member.

The Trust would review the request when a complete Small Grant application with cost estimates is submitted, but they do not guaranty it would be approved.

All voted in favor to authorize Ms. Pastuszek to review the application and to make a decision to approve the request as a reimbursement.

5. Home Preservation Inspections – Status update.

Home Preservations Inspections are undergoing. When the inspections are completed the Trust will review the results at a later meeting.

6. Other Business 2017 Annual Report.

Motion made, seconded and voted to approve the 2017 Housing Trust Annual Report with edits.

Selectman Iuliano announced she will not be running for re-election, her term as a Selectman will end on May 31, 2018.

Chair Pastuszek announced her term with the Sudbury Housing Authority ends at the end of May, 2018 and she is not running for re-election.

There being no further business, the meeting was adjourned at 9:03 a.m.