



Town of Sudbury

Housing Trust

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MINUTES

JUNE 19, 2019 AT 9:00 AM

SILVA ROOM, FLYNN BUILDING, 278 OLD SUDBURY ROAD, SUDBURY, MA

Members Present: Cynthia Howe, Chair, Kelly Cronin, Janie Dretler, and Kaffee Kang

Members Absent: None

Others Present: Elizabeth Rust, Regional Housing Services Office (RHSO), Adam Duchesneau, Director of Planning and Community Development, and Patricia Brown.

At 9:00 AM, Ms. Howe called the meeting to order.

5. Board Operation

b) Board Recruiting

Members of the Trust inquired if a notice stating the Trust is seeking new members could be posted on the Town website and in other locations. Mr. Duchesneau indicated the Planning and Community Development Department could take care of these postings.

1. Minutes

a) Minutes from May 1, 2019

Ms. Cronin made a motion to approve the minutes of May 1, 2019. Ms. Kang seconded the motion. The vote was unanimous, 3-0, with Ms. Kang abstaining from the vote.

2. Finances

a) Vote to Ratify the March, April, and May Transactions

Ms. Rust provided an overview of the revenues and expenses for March, April, and May. She highlighted the Coolidge Phase 2 transaction as this project is now under construction. Ms. Cronin inquired about publications and where the various lotteries were being advertised.

Ms. Kang made a motion to ratify the March, April, and May 2019 transactions. Ms. Cronin seconded the motion. The vote was unanimous, 4-0.

b) Discuss Lottery Contracts for RHSO Towns

Ms. Cronin asked what money comes to the Trust from the lotteries. Ms. Rust indicated the “fees” line item in the budget is what the Trust takes in. The Trust then discussed the \$385,000 allocation from the Frost Farm development. Ms. Rust noted this allocation must be used for affordable housing purposes and the money was in an account with the Town.

There was then a discussion regarding homes for sale under \$500,000 in Sudbury. Ms. Howe noted there were 8 homes such as this on the market the present time.

Ms. Rust discussed the potential creation of a community wait list. She indicated the RHSO communities were curious to know if the RHSO could conduct lotteries. Ms. Rust stated the communities were asking why this service had to go through the Town of Sudbury. She went on to indicate the RHSO had looked into this, and while there were insurance hurdles, it was a service the RHSO could provide to the communities. Ms. Rust noted 35% of the FY19 income to the Trust was revenue from the lotteries it conducted. She also stated the lotteries which the RHSO would be conducting would be small, Local Initiative Program (LIP) projects.

Ms. Dretler asked what the impact would be to the Town of Sudbury. Ms. Rust indicated the Trust would lose approximately 35% of its revenue each year, but expenses would go down as well. She went on to state the Small Grant Program could still be funded, but there would not be as much money.

Ms. Rust noted that while the Trust had no authority, if the Trust said they did not want this to happen, the RHSO communities would agree to not pursue this endeavor.

Ms. Cronin explained how LIP units were affordable dwelling units created by the Town and with a LIP designation, these units would count towards the Town's Subsidized Housing Inventory (SHI). Ms. Rust pointed out the LIP units had no other funding sources (Town, State, or Federal).

Ms. Kang asked what the advantage would be in creating the community wait list. Ms. Rust stated there was currently no joint waitlist for the RHSO communities and by creating one the administrative work would be minimized. However, the biggest aspect of this proposal would be the lost revenue for Sudbury.

Ms. Kang asked why a wait list should not be created through the Sudbury Housing Trust. Ms. Rust replied this might be an alternative route if the Trust disagreed with this proposal. She then asked if the Trust supported the RHSO doing lottery work for its own communities who wanted to participate. Ms. Rust went on to state the RHSO communities asked if the RHSO could put together a community wait list for the RHSO towns.

Ms. Dretler commented she was not sure why the Trust would like to change what is already working and further noted the proposal seemed very complex.

Ms. Brown asked how local preference factored into the community wait list? Ms. Rust stated there was no local preference on re-sales of LIP units.

Ms. Howe stated she could see the benefits of having a wait list, but the Trust was here to work on Sudbury items. She stated she felt the proposal seemed as if it diluted local control.

The Housing Trust decided to make no changes to the contractual lottery work.

3. Home Preservation Grant Program – Update

Ms. Rust provided a status update on the 8 Eddy Street repair work. She also reviewed a letter to Rieko Hayashi from the Department of Housing and Community Development (DHCD) LIP Program, about 8 Eddy Street.

Ms. Howe asked if the Trust had confirmed the owner was up to date on mortgage, taxes, insurance, etc. payments. Ms. Rust replied the owner was up to date on all of these payments.

Ms. Kang wondered if the Trust and owner would stop making repairs, and the only option would be demolition. Ms. Rust indicated this was a possibility.

A discussion took place about what to do with the house moving forward. How would future repairs be handled?

It was determined Ms. Rust would finalize the letter and send it to DHCD.

4. Small Grant Program – Review and Award

Ms. Rust provided an overview of a grant application for a central air conditioning system and a water heater replacement.

Ms. Kang asked why the central air system needed to be replaced as this seemed like a luxury and was very inefficient.

Discussion ensued about the proposal to install the new water heater.

Ms. Howe noted the house was sold to a buyer with the air conditioning system in place and this would be a replacement of that system.

Ms. Dretler wondered why the Trust should support the replacement of the water heater if it was not broken. However, she agreed that if there was a functioning air conditioning system in place when the house was sold and now it was broken, the Trust should assist in fixing it.

Ms. Howe made a motion to approve the grant with the stipulation that Ms. Rust suggest ways to get a more efficient system and to ask about the water heater. Funding would be up to \$5,000 for the air conditioning replacement, but not for the water heater. Ms. Dretler seconded the motion. The vote was unanimous, 4-0.

5. Board Operation

a) Meeting schedule

The Trust determined a 9:00 AM regular start time on the third Monday of each month would be preferable. The Trust's next meeting would be on July 15, 2019 at 9:00 AM and there would be no meeting in August of 2019.

At 10:51 AM, Ms. Howe made a motion to adjourn the meeting. Ms. Dretler second the motion. The vote was unanimous, 4-0.