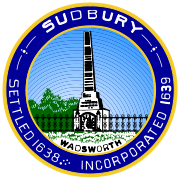


Town Forum 2014 – Affordable Housing

2014 Town Forum

TOPIC: Affordable Housing

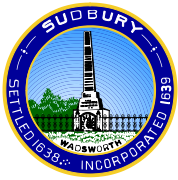
Selectman Larry O'Brien



Town Forum 2014 – Affordable Housing

40B – *It's the law*

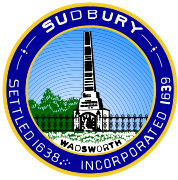
- Chapter 40B was enacted in 1969
 - Designed to address the shortage of affordable housing statewide by reducing barriers created by local zoning; Requires 10% affordable units
 - 40B opponents highlight issues of additional municipal cost and infrastructure burden
 - 40B supporters highlight opportunities created for lower income households outside the major cities
 - On November 2, 2010, Massachusetts voters rejected an initiative petition that would have repealed Chapter 40B, with 58% against repeal to 42% in favor of repeal. (Sudbury voted to repeal)



Town Forum 2014 – Affordable Housing

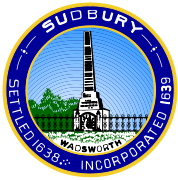
Where we are

- Inventory – 239 units short of 10%
 - Sudbury has 354 units counting towards our 10% goal of 593, or 5.98% *(see Town Website for photos)*
 - 24 units of private 40B Homeownership
 - 9 units developed by Housing Trust (Home Preservation, Habitat)
 - 64 senior rental units at Musketahquid Village
 - 28 SHA Scattered Site rental units
 - 120 Longfellow Glen family and senior rental units
 - 45 Orchard Hill assisted living units
 - 64 senior rental units at The Coolidge at Sudbury
- Resources
 - Sudbury Housing Trust, Sudbury Housing Authority, Community Preservation Act, Housing Production Plan, RHSO, HOME



Town Forum 2014 – Affordable Housing Pipeline and Strategies

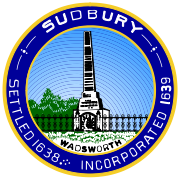
- Sudbury Housing Trust Efforts
 - Maynard Rd: 3 units eligible
 - Home Preservation: 2 units planned in 2014
- Raytheon
 - Opportunities for housing development
- Melone
- Rt. 20 Zoning



Town Forum 2014 – Affordable Housing Question

Should Sudbury proactively work towards reaching the 10% target?

- Proactive:
 - Find sites, facilitate development and design (including financial subsidies), maximize density
- Reactive:
 - Oppose projects, reduce density, litigation



Town Forum 2014 – Affordable Housing Considerations

The goal is to balance municipal goals

- Planned Growth, versus unplanned
 - Town to decide where and how much
- Provide housing for diverse needs
 - Service workers, municipal workers
 - Homeownership and rental