

BOARD OF SELECTMEN Selectmen  
March 13, 2006  
278 Old Sudbury Road  
Flynn Building

Present: Larry O'Brien, Chairman; John Drobinski; William Keller; Jody Kablack, Town Planner; and resident Beth Rust.

At 8:00 a.m., a special breakfast meeting was convened.

Beth Rust was the recipient of the "Breakfast with the Selectmen" auction item from the 2005 HOPEsudbury Telethon. She invited Jody Kablack to have a discussion with the Board on affordable housing issues. Jody had prepared a handout explaining why the Town should undertake the monitoring of affordable housing units under Chapter 40B. Local monitoring strengthens the Town's ability to ensure that the units remain in the town's affordable housing inventory, that the resale provisions are enforced and the units remain affordable, that local preference is upheld, and that the limited dividend requirement of 40B developments is complied with. Local monitoring also ensures that units are sold to eligible buyers, particularly when the Town institutes a local preference. The monitoring agent can keep a waiting list of prospective buyers for resale of units. Beth Rust had recently been to a training session on creating local monitoring entities. Local monitoring gives the town more control over the future occupancy of 40B developments.

Another topic of discussion was the upcoming warrant article on creating a local housing trust fund. This is a recommendation in the 2005 Housing Plan, and its relevance to Sudbury's goal of increasing housing diversity is high. The housing trust will enable the town to move more quickly to purchase, develop or fund the creation of new affordable housing opportunities. Once funds are appropriated into the trust, they do not need further Town Meeting approval.

The discussion ended at 9:15 am.