

## Sudbury Community Housing Committee FY07 Goals

The CHC goals align with the Sudbury Community Housing Plan and further implement its strategies and objectives.

1. 40B guidelines

**Housing Plan strategy:** *Encourage locally appropriate comprehensive permits under M.G.L. Chapter 40B as a means of producing community housing units. Work with both developers and landowners to identify sites and create partnerships.*

**FY07 Plan:** Assist in completion of the of the 40B guidelines

2. Municipal Housing Trust

**Housing Plan strategy:** *Create or work with a non-profit housing development agency to develop community housing in Sudbury.*

**FY07 Plan:** The CHC will actively support and assist in the formation of the Housing Trust.

3. Small Parcels Acquisitions

**Housing Plan strategy:** *Identify parcels which would accommodate housing developments under comprehensive permits.*

**FY07 Plan:** The CHC will pursue the Small Parcel Acquisition program in hopes of procuring small lots, unbuildable to the current owners due to density restrictions, and create new housing on them.

4. Buy-Down Program

**Housing Plan strategy:** *Use CPA funds to buy down the purchase price of new or existing condominium units to qualifying levels. Use CPA funds to purchase single lot “tear-downs” for first time homebuyers. Properties would then be subject to a permanent affordable housing restriction.*

**FY07 Plan:** The CHC will explore utilizing previously appropriated CPA funds to increase affordable housing, specifically to purchase single lot houses and subsidizing them to qualifying levels for subsequent sale. The housing transactions involved for this program will be executed by the housing trust when formed.

5. Research Accessory Apartment bylaw and recommend changes

**Housing Plan strategy:** *Revise accessory apartment bylaw to allow apartments for all income levels and occupations with limits only on number of occupants and square footage*

**FY07 Plan:** Current restrictions (including annual income verification for non-family and non-domestic help tenants limit the utility and attractiveness of the accessory apartment bylaw as a means to diversify Sudbury’s housing stock. Possible amendments include allowing for modest additions to existing housing, especially those that might be purchased by the town or by the SHA, and providing a tax incentive for owners of homes with accessory apartments or for owners who would consider an accessory unit if an incentive existed. Any proposed amendments will require research and conference with other town boards.

6. Investigate Sudbury need for Special Needs Housing

**Housing Plan strategy:** *Also lacking are alternative types of housing for special needs residents. While units at both Musketahquid Village and Longfellow Glen are handicap-accessible, and several units are targeted for special needs residents, these complexes lack support services that would traditionally be in place if the facility specialized in special needs.*

**FY07 Plan:** The CHC should seek input from the Massachusetts departments of mental health and mental retardation to define the Town need.

7. Increase Housing Publicity

**Housing Plan strategy:** *Educate the residents on what community housing is and what it looks like, the need and moral obligation to provide housing for all citizens and the desire of the town to create these types of housing units. Educate homeowners and landowners of the town's need and desire to purchase land and homes for development into community housing. Form alliances with local realtors to notify Community Housing Committee of housing possibilities when properties are put on the market for sale.*

**FY07 Plan:** The CHC will prepare steady stream of printed publicity that highlights various facets of the housing challenges and efforts in town, with the thought that a steady stream of information might help to keep such efforts in the collective consciousness of the community. Perhaps a spring housing forum could be organized or other community outreach designed.