

Minutes
Sudbury Community Housing Committee
Flynn Building Conference Room
Friday, April 28, 2006
12:30 PM

In attendance: Joseph Bausk, Sheila Cusolito, Judy Deutsch, Jo-Ann Howe, Jody Kablack, Kaffee Kang, Amy Lepak, Larry O'Brien

Approve Minutes

Minutes from the March 31 meeting were not available to approve. Going forward, Sheila Cusolito will take notes and circulate minutes for review.

40B guidelines joint meeting

Based on response to date, this meeting will likely occur on May 11 at 7:30 PM (confirmed). Jody Kablack will circulate the meeting notice. Boards unanimously preferred full rather than representative participation. Preliminary comments provided by Jon Gossels focused on syntax rather than content. Jo-Ann Howe recommended reprioritizing the content of the Affordable Component section. This will be considered post-meeting.

Housing Trust review

Kudos went to Judy Deutsch for her impassioned presentation at Town Meeting. A peripheral discussion of Town Meeting protocol for those wishing to speak more than once ended with a recommendation to communicate directly with moderator Myron Fox.

Jody Kablack has been working with Town Counsel on Trust documentation. She will circulate this upon completion. Three individuals have applied for the Housing Specialist position. The application deadline is today; the hope is to have the slot filled by the second week in May.

Small Parcels - letter and contacting owners

Larry O'Brien provided an alternative introductory letter to that originally circulated by Amy Lepak. Its more general content and overall tone was deemed a more appropriate approach. Jody Kablack will modify and circulate a version for review. Because the letter will be sent to only 13 landowners, the Housing Specialist will follow up by phone, rather than leaving the burden of first response with the landowner. Joe Bausk suggested that a lot map be included in the initial mailing. When the Housing Specialist is in place, the Committee may meet to generate ideas for a presentation package, to be used in initial meetings with the interested landowners.

Inclusionary Zoning

After some discussion, it was determined that the time course for reevaluating inclusionary zoning does not coincide with bringing a proposed bylaw before Town Meeting 2007. Revisions to state law bearing on affordable set-asides, as well as the vote required to adopt a zoning change, are currently under consideration. Housing advocates do not provide unequivocal support for inclusionary zoning absent such changes at the

state level. Although towns where inclusionary zoning has been implemented have not incurred challenges, nuance in state law could put such towns at risk of legal challenge.

The Committee can undertake preliminary work to identify successful models by reviewing Sudbury's 1994 inclusionary zoning proposal and zoning changes made by other towns. Amy Lepak will make available to interested committee members the inclusionary zoning bylaws from several towns. Amy will also contact the Westford assistant town planner, who spoke at the March 3, 2006 conference, Zoning for Affordable Housing: Inclusionary Zoning and Beyond.

Replacement for Bob Kaldenbach

Amy Lepak has been in contact with Cindy Alves and will follow up with her. Jo-Ann Howe will contact another prospective candidate, Joyce Friedman, for the opening with the Housing Authority.

Other/new business

Adjusted home income limits established by HUD for 2006 were circulated. For the third or fourth year, the 80% limit did not change for any household size for the metropolitan Boston area.

The next meeting is tentatively scheduled for Friday, May 26 at 12:30.