

Minutes
Sudbury Community Housing Committee
Flynn Building
Monday, Nov. 13, 2006
7:30 PM

In attendance: Joseph Bausk, Sheila Cusolito, Judy Deutsch, Radha Gargeya, Jo-Ann Howe, Kaffee Kang, Amy Lepak. Quorum present.

Approve Minutes

Minutes from May 26, September 18, and October 9, 2006 were not approved.

Inclusionary Zoning Revisions

Note: Under discussion is the accessory apartment bylaw, not inclusionary zoning. Prior to meeting, Jo-Ann Howe circulated the accessory apartment bylaw (Sections 5500-5580) excerpted from Sudbury's zoning bylaw, as well as a copy of the special permit application. The bylaw has not been modified since its inception in 1992 and is underutilized as a mechanism to increase the affordable housing stock. The goal of suggested modifications is to make the bylaw more "user-friendly". Possible changes include:

Deleting references to the Executive Office of Communities and Development and modifying the application process to allow direct communication with Sudbury's Housing Specialist;

Deleting Section 5522, which outlines the scale of the accessory unit relative to the existing unit, as well as the scope of existing structures that qualify for a special permit;

Increasing from 30% to 40% the floor area of the existing dwelling unit occupied by an accessory unit;

Deleting Section 5528 (b), which prohibits modification of the existing dwelling unit in connection with the accessory unit;

Deleting Section 5530 and the associated Guidelines, which outline the criteria and procedure for inclusion of an accessory unit in the Town's affordable housing stock;

Deleting Section 5550, which limits the total number of accessory units allowable in a given year;

Allowing apartments in preexisting outbuildings provided at least half of the structure retains its original use;

Creating a tax or other incentive for homeowners with an existing accessory apartment or for those who might consider creating such a unit

The suggested modifications are designed to allow more flexibility for homeowners who might consider creating an accessory unit, as well as to streamline the process of qualifying the housing as affordable and identifying eligible individuals or families.

It is unclear if tax relief is even an option or how such an incentive would be implemented. It is also not clear if there are existing land use categories that might provide for a

tax adjustment. Another option would be to subsidize market-rate rents using funds held by the municipal housing trust (a Section 8-type program).

The Committee agreed that the timing for amending the bylaw for Town Meeting 2007 is not right. Action items for the next CHC meeting include determining the interest of the Town in amending the bylaw (AL), examining the Town-subsidized rent program in Chatham (JH), and examining the existing land use categories (SC).

Lotteries

Amy Lepak presented an overview of the 32 applicants for the two Snowberry Lane affordable units, provided by Beth Rust. She will request that others on the CHC receive a copy of the summary. The lottery was held in early November. The units went to a LSRHS employee and a single-parent family currently residing in Sudbury. The next lotteries, for units at Old County Road, are scheduled for May and November 2007, with marketing slated to coincide with the start of construction in January, barring delays.

CPC request for set aside of 10%

This request, submitted to the CPC by Beth Rust, was previously unanimously supported by the CHC at its October 9 meeting.

Small Parcel update

No update was provided.

Housing Trust initial meeting

Amy Lepak was appointed as a member of the Interim Housing Trust. She reported that the interim members held an initial meeting. The interim board plans to interview for members of the permanent trust starting around December 1 and plans to complete the process by February 1. The CHC would like more specific information on the profile of the permanent trust. For example, it was noted that the SHA does not have representation on the interim trust and it is not clear that there are plans to include the SHA on the permanent trust, which the SHA will be requesting. Additionally, while there is mention of a desire for legal and real estate expertise, there was no mention of representation by someone with experience in nonprofit housing development. It is hoped that advertisement via the Town website and printed media will ensure that interested parties from all backgrounds are made aware and will apply.

Other/new business – Wayland joint housing meeting December 11

Our next meeting will be a joint meeting with Wayland Housing Partnership Committee and is scheduled for December 11 at 7:30 in Town Hall. Members of the Weston housing committee may also attend. This will serve as the December meeting of the CHC.

Beth Rust and Amy Lepak met with the Stow CPC and Housing Partnership Committee on October 30. Sudbury's CPC had previously endorsed a deed restriction program involving use of CPC funds to buy down existing homes. Stow has met with some resistance from DHCD due to an apparent preference for new construction. Stow was very interested in learning about Beth Rust's job, the housing lottery, and our housing trust.

Following up on a September 18 offer to research costs of modular homes, Jo-Ann Howe presented information on a company with two designs: a cape with an unfinished upper level for \$88,000 and a ranch selling for \$84,000. The CHC considered these reasonable costs.