

Draft - not approved

Minutes  
Sudbury Community Housing Committee  
Thompson Conference Room  
Flynn Building

Monday, April 23, 2007  
7:30 PM

**Attendees:** Joe Bausk, Sheila Cusolito, Judy Deutsch, Jo-Ann Howe, Bob Kaldenbach, Amy Lepak, Beth Rust. Quorum present.

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**CHC Consideration**

Beth Rust circulated an overview of the Committee's activities since its inception in January 2003 and asked the members to consider dissolving the CHC and having its mission incorporated into that of the Housing Trust. Following some discussion, those present unanimously supported dissolution.

Beth will communicate this decision to the Board of Selectman for official dissolution. It was noted that there are opportunities for project-specific participation (note accessory apartment bylaw and elder home maintenance programs below) as well as additional open slots on the permanent housing Trust for those individuals interested in continuing service to the community.

**Approve Minutes**

Minutes of the February 12, 2007 meeting were not available to approve. The March 26 meeting was canceled.

**40B Guidelines adoption**

The Committee unanimously voted to endorse the guidelines.

**Accessory Apartment bylaw update**

Sheila Cusolito presented information from the ZBA, and the Assessor's and Building Departments regarding the number of accessory units currently on record. Since 1992, the ZBA has certified 20 units (4 lapsed): 17 designated as single-family homes (LUC 101), two classified as two-family homes (LUC 104), and one unit (new construction) not yet coded. Although the Building Department communicates with both the ZBA and the Assessor's office, the latter does not reclassify or otherwise make note of properties with accessory apartments; the only impact is on assessed value for the improvements. A list of properties with LUC 104 as well as those classified as "multi-house" (LUC 109) was obtained from Assessing, but there is no way from the Assessor's records to identify accessory dwellings.

Based on comments at the recent Housing Roundtable, it was noted that the Planning Board will likely be receptive to amending this bylaw. It was furthermore noted that both the ZBA and the Assessor's Office may offer resistance to such changes and that the best approach will be one in which these groups, as well as the Building Department, are engaged early on.

Beth will refer the matter to Jody Kablack. Primary discussion will be with the Planning Board, as it would sponsor a town-meeting warrant article. Interested individuals from the CHC include Sheila, Amy Lepak, Judy Deutsch, and possibly Jo-Ann Howe.

### **Other/new business**

Elder Home Maintenance program: Dave Levington, a member of the Council on Aging, brought a proposal for this new program to the attention of Beth Rust. Such a program is designed to provide grants to eligible senior homeowners for repairs or maintenance, similar to HOPE Sudbury grants, and could be administered by the housing Trust. Joe Bausk will participate; others are encouraged to consider participating. Joe circulated information on the Newton Housing Rehabilitation Fund, which is a longstanding program that could serve as a template.

Beth will arrange a meeting for interested parties, aiming for May 10.

### **Other Updates**

Housing Roundtable: Considered to have successfully served its purpose of bringing representatives from housing-related boards and committees together for discussion.

Housing Trust: Has met once since becoming a permanent entity and is scheduled to meet again next week. Discussion will focus on how to spend HOME funds, the “buydown/teardown” program, small parcels and foreclosed properties, particularly as this relates to two Dutton Rd. properties scheduled to be sold at auction in May. With the latter, it was suggested that Habitat for Humanity be alerted in case the Trust opts against bidding.

SHA North Sudbury project: Jo-Ann Howe outlined the SHA’s proposal to demolish four single-family rentals in North Sudbury to replace them each with two duplexes. While the total bedroom count will remain unchanged, the available housing will double. Additionally, the fewer bedrooms/unit is more reflective of current need. Construction of a duplex on SHA-owned property on Landham Rd will be tied into this development effort. The idea was proposed several years ago and supported in principle by the Selectman; however, at that time, state housing laws precluded pursuing it. Although the law has changed in the recent past, this is an enormous, unprecedented (in Sudbury) undertaking, complicated by the fact that the existing units are occupied. It will require a significant investment of human resources and expertise, as well as a requirement to carry mortgages on the properties. Both DHCD and MHP are supporting the effort.

Other: (1) The Washbrook Rd. Water District property evaluation is on hold until “Spring”, when it will be possible to establish the riverfront boundaries. The warrant for the Water District meeting on May 15 includes an option to transfer the property to the housing Trust.

(2) It seems unfeasible to pursue the Great Road property, identified as one of the small parcels, adjacent to the Tennessee Gas property.

### **Future Meeting Schedule: 5/28 (Memorial Day), 6/25**

- The Committee did not commit to meeting again, pending the outcome of the request to discontinue its work.