

Community Housing Committee
July 16, 2003
Minutes

Present: John Darcey, Michael Fee, Larry O'Brien, Patrick Rosseel, Joellen Samojla, Roger Van Duinen, Jo-Ann Howe, Jody Kablack

The committee reviewed the Mission Statement and discussed at length the definition of community housing, the benefits of producing such housing in Sudbury and whether or not the goal of this committee was help the community to reach the state's mandate of 10% of its housing stock as affordable, or to produce a variety of housing styles and prices.

Benefits of producing diverse housing include local control of Chapter 40B developments, housing for local workers, advantages for state grant funding, allowing residents a choice to stay in town as family size, income and age change. The economic perspective of the benefits will become very important as the committee attempts to implement recommendations.

The committee discussed potential tasks, and it was agreed that a Housing Plan, meeting the state's requirement, would be undertaken as a first initiative. It was felt that the plan should model both in form and in process the Sudbury Master Plan. Engaging people in the formulation of the plan, whether by survey or holding community forums, would spread the word about the importance and need for community housing, and gain buy-in by larger numbers of people. These methods will increase the success rate of any implementation of the plan.

Local affordable housing initiatives were briefly discussed, including:

Musketaquid Village – 64 units of senior and special needs rental housing located on Hudson Road

Scattered site rental housing managed by the Sudbury Housing Authority – 21 units on 15 properties

Longfellow Glen – 120 units of family and senior rental housing funded by HUD and managed by a private entity. Located on Boston Post Road.

Orchard Hill Assisted Living facility – 9 out of the total 49 units are affordable.

Developed as a 40B project. Located on Boston Post Road.

Carriage Lane Residences – 4 out of 16 units for affordable homeownership located on Boston Post Road. Developed as a 40B project.

Frost Farm – 44 units of senior homeownership housing subsidized by a gift of land from the town. Does not meet thresholds for affordable housing under state criteria. Prices are restricted to below \$200,000 in perpetuity.

Community Preservation Act – funded \$320,000 for the creation of 17 rental units. Sites to be determined by 2004 annual town meeting.

J. Howe distributed a history of affordable housing in Sudbury.

The committee divided tasks for presentation at the next meeting. J. Samojla will review other town's housing plans. R. Van Duinen will outline potential benefits of producing community housing. J. Kablack will write interim housing goals to be presented to the Board of Selectmen at their August 12th meeting in order to receive EO418 certification from the state. P. Rosseel will begin an outline of a community survey on housing needs. The entire committee will review the Housing Needs Workbook by the Mass. Housing Partnership fund for additional information on preparing a housing plan.

The next meeting was scheduled for August 11th at 7:30 pm (same place) to discuss presentation of the interim housing goals to the Selectmen the following evening.

Meeting adjourned at 9:40 pm.