

Present: John Darcey, Michael Fee, Larry O'Brien, Patrick Rosseel, Roger Van Duinen, Amy Lepak, Jo-Ann Howe, Jody Kablack, Kelley Cronin

J. Darcey introduced Kelley Cronin, who is applying for appointment to the Sudbury Housing Authority, and if appointed, will replace J. Darcey on this committee. Kelley has been an affordable housing advocate for almost 2 decades, and worked as the Director of the Emergency Shelter Commission under Mayor Menino for 10 years.

The committee reviewed and approved the minutes of September 15, 2003. These minutes will be sent to the Town Clerk for filing.

#### Draft Housing Plan Discussion

M. Fee suggested using a similar format to Lincoln's plan, and adding the "Persons In Need" section found in that plan.

A. Lepak suggested including data on tear downs in the Plan, as they contribute to changing the character of neighborhoods. Additionally, it was opined that as homes are torn down, the stock of "community housing" declines since most of the tear downs are smaller homes.

A suggestion was made to submit a bylaw requiring a "community housing" fee when homes are torn down and rebuilt. \$1-\$2 per square foot of new construction was suggested. It was further suggested to require this of all new residential construction.

K. Cronin suggested adding market data to the Plan. A. Lepak is working on getting market data from local realtors.

M. Fee volunteered to write a more in-depth analysis of Chapter 40B.

It was suggested to put more data into Appendices, and make the text more succinct.

#### Survey

P. Rosseel distributed a further refinement of the employee survey. The pilot survey will be distributed to all school employees (teachers and others).

J. Kablack will speak with the Town Manager about distribution of the survey. A discussion with the School Superintendent will be necessary.

J. Kablack will also talk to the Technology Administrator about putting the survey on-line, but that will be for general distribution and not the pilot project.

#### Reports from Members

A. Lepak reported on non-subsidized rental housing. She has spoken with several realtors, who commented that there is not a lot of data on rental housing in Sudbury. Sudbury's rentals are primarily single family homes. There are some accessory apartments, but these are mainly rented to family members. Most rental homes have a connection to the school system. For example, a family will rent while their home is under renovation, or they will rent because they sold their house but have a child finishing the school year. There is speculation that a great percentage of Sudbury rentals may not be on the market because they are only rented to relatives or friends. These exist

in reality, but there are no statistics. One realtor commented that the number of rental units has been increasing over the years.

J. Kablack commented that the 2000 census data indicates a need, so even if there is little market data, the Plan should reflect the need. Amy will continue to try to get more information on rental units.

The next meeting was scheduled for October 14 (Tuesday) at 7:30 pm (same place). Tentative schedule is:

Oct. 27 (Mon)

Nov. 11 (Tues)

Nov. 24 (Mon)

Meeting adjourned at 9:40 pm.