

Present: Amy Lepak, Jody Kablack, Kelley Cronin, Larry O'Brien, Roger VanDuinen,

Phil Giffie, Kim Epstein and Morgan Wilson of NOAH (Neighborhood of Affordable Housing) were at the meeting to introduce themselves to us and talk about possible projects.

We discussed what the barriers to affordable housing were in Sudbury: political issues (affordable housing doesn't pay its way in taxes), septic constraints, lack of affordable land and staff capacity to explore the complex issue.

We also discussed why it is important to produce affordable housing: it provides housing for the work force (almost 9000 jobs in Sudbury), the threat of Chapter 40B developments, we will be more competitive for certain state grant money.

How do we get land for affordable housing: partner with developers, partner with municipalities, CPA funds to purchase land.

Several questions were raised regarding CPA funding:

Can CPA funds be used to purchase a property and then paid back if the parcel is not used for affordable housing?

Lettery

- Interest in this property is still high for housing.
- Need appraisal and soil testing
- Can the right-of-first-refusal option be assigned to a non-profit housing development corporation? (No, only can be assigned to a conservation-related organization).
- Multiple uses: market rate housing, affordable housing, recreation, open space
- CHC should assemble a list of potential developers, including NOAH, The Community Builders, other 40B developers.

Meeting adjourned at 2:00 pm.