



Town of Sudbury

Sudbury Housing Trust

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387

<http://www.sudbury.ma.us>
Housing@town.sudbury.ma.us

Sudbury Housing Trust

Minutes

Tuesday March 20, 2007, 8:00 AM

Silva Conference Room
Flynn Building, 278 Old Sudbury Rd

Present: Trustees: Peter Crowe, Michael Fee, Andrew Kaye, Larry O'Brien, Lydia Pastuszek
Staff: Jody Kablack, Beth Rust
Absent: Thomas Kenney

The meeting was called to order on March 20, 2007 at 8:00 a.m..

1. Meetings, Agenda, Minutes

A tour of Sudbury Community Housing was scheduled for March 30th at 8am. Interested Trustees will meet in the parking lot of the Flynn Building. A tour route was sent to those preferring a self-guided tour.

The Board meeting schedule was set – 2nd Tuesday 8-9:30am, May 8th and June 12. Then break for the summer.

2. Legislation and Trust

Slate of Nominations and roles: Chair, Vice chair, clerk

Motion duly made and seconded, it was unanimously (4-0):

VOTED: To approve the slate of officers:

Chairperson: Michael Fee

Vice-chairperson: Lydia Pastuszek

Clerk: Beth Rust

Signing authority and authorization. Some discussion occurred on the signing levels, and a conservative approach was taken with the interest of having strong fiscal oversight.

Motion duly made and seconded, it was unanimously (4-0):

VOTED: To authorize Jody Kablack, as Directory of Planning and Community Development, signing approval for amounts equal or less than \$1,000 and that a vote of the Chairperson or Vice-chairperson of the Board is required for amounts greater than \$1,000 and less or equal to \$5,000, and that a vote of the Board is required for amounts greater than \$5,000.

To require an approval by the Board of financial reports as presented to the Board

3. Finances, Funding and Grants

Monthly Finances Review. The transactions were described and reviewed.

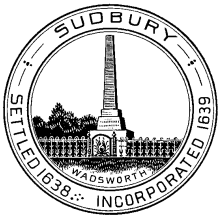
Motion duly made and seconded, it was unanimously (4-0):

VOTED: To approve the March Fiscal Year Transaction Report as presented to the Board

Other financial reports were reviewed, including fiscal year projections, the Housing Services Fee Schedule, and 40B detail. There was a request to add all available funds to the projection report, even if not in the Trust accounts – for example, the CPC buy-down funds.

Town Meeting articles were reviewed, and the Trustees were encouraged to attend.

4. Projects



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40B Updates - The Board had some discussion of the 40B Guidelines with a detailed background provided. The open discussion with the ZBA is around the implementation and support versus adoption strategies.

The Housing Trust would like to be the Lottery Agent for all the 40B developments in Town, though the Developer is not required to hire the SHT. The Board wondered whether the ZBA could make this a condition of approval in the permit. DHCD has opined that "the ZBA cannot dictate how the sale of affordable units is to be performed or by whom these tasks will be performed." The Town can encourage developers to select the Trust as agent, though cannot require.

Small Parcel Update - Status was reviewed, and the Board was supportive of purchasing the parcels in foreclosure at auction. No specific details were discussed in terms of which parcels, or how much to bid for.

Buy-Down project – A status was reviewed and the Board was supportive of the project, given its benefits: creating new affordable units; providing first-time homeownership opportunities; preserving existing housing stock, and neighborhood character; providing the quickest method of creating available affordable housing and it also conserves materials. Possible next steps include a mailing to owners of low value homes, a detailed review of homes for sale and the development of criteria.

Two new ideas for projects were mentioned. One, providing tax credits for people who commit or sell a deed restriction. Second, having the Trust sell a share in property it owns to qualifying individuals. Further details will need to be worked out.

5. Outreach, other, reference

The Sudbury Affordable Inventory report was reviewed, with a request to show the units by year.

Discussion of overall Housing Plan was discussed. There was a question on whether the 2005 Housing Plan was part of the state certification process, and if not, should it. The Sudbury Housing Plan was approved by DHCD under Executive Order 418, it is not a Planned Production certified plan which would give the Town more authority to deny 40B developments. Having a certified Planned Production housing plan enables decisions by the Zoning Board of Appeals to be deemed "consistent with local needs" under MGL Chapter 40B for a one year period following certification that the Town has produced .75% of total housing units or two years if it has produced 1.5% of total housing units pursuant to the approved plan. "Consistent with local needs" means that the decision will be upheld by the Housing Appeals Committee (HAC). For Sudbury, this would require 42 units per year or 84 units over two years. The Sudbury subsidized housing inventory increased by 38 units in 2006 - from 218 to 256, 2 from Snowberry, and 36 from Orchard Hill. The VOCR will bring another 10 over a two year period - to 266 total. None of these are enough to satisfy the 1.50% or 84 units within two years. Only a large project, likely rental, would produce the required number of units.

The Trustees were notified of the Sudbury Housing Roundtable on March 20, and encouraged to attend.