



Town of Sudbury

Sudbury Housing Trust

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Sudbury Housing Trust

Minutes, May 14 2008, 8:00 AM

Present: Trustees: Peter Crowe (late), Michael Fee, Lydia Pastuszek, Andrew Kaye, Larry O'Brien
Staff: Jody Kablack, Beth Rust
Absent: Amy Lepak

The meeting commenced at 8:10am, and adjourned at 9:15.

Minutes

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

VOTED: To approve the minutes of regular session of May 31 2008

Legislation and Trust

There was an open discussion on the Local Preference definition in light of the revised DHCD regulations. It was confirmed that it is our preference to exclude employees of local businesses, to exclude former residents per the DHCD guidance, and to include opportunities for veterans. The policy will be considered by the Board of Selectmen and reviewed by the DHCD legal staff prior to formal adoption.

Motion duly made and seconded, it was unanimously (5-0):

VOTED: To recommend revisions to the Local Preference household definition for affordable homeownership opportunities to the Board of Selectmen, such revision including the removal of former residents per the DHCD regulations issued February 2008, and the addition of increased opportunities for veterans (those with Campaign Medal or with 30% or greater disability) for both the local and general pool by issuing such qualified veteran an additional ticket to the corresponding lottery pool.

Finances

Motion duly made and seconded, it was unanimously (5-0):

VOTED: To ratify the March financial transactions as presented

The financial plan for the 2005 Town Meeting appropriated CPA buy-down funds was reviewed in light of the developer delays and Town Meeting imposed time frame restrictions. It was agreed that pursuing additional Home Preservation homes was the optimal strategy for these funds, and that the buy-down subsidies for the future 40B units would be reserved from the Trust funds. Additionally the Trust endorsed the proposal to pursue using future year HOME program funds for the buy-down unit at Old County Rd.

Motion duly made and seconded, it was unanimously (5-0):

VOTED: To approve the reallocation of CPA buy-down funds from 40B units to Home Preservation units and to authorize the Community Housing Specialist to pursue two Home Preservation opportunities each with a \$200,000 per unit maximum subsidy of CPA funds and a target overall sales price of \$380,000.

Projects – Washbrook Road

The parcel and progress to date was reviewed and it was decided to not pursue at this time. A note will be sent to the Conservation Commissioner and the neighbors to this effect, and an update provided to the Water District.

Projects – Small Grants Program

Additional outreach will be conducted, including senior center luncheon, and newspaper article.