



# Town of Sudbury

*Sudbury Housing Trust*

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## **SUDBURY HOUSING TRUST MEETING MINUTES**

Friday, May 31, 2013

8:00 a.m.

Flynn Building, Silva Room, 278 Old Sudbury Road

Present: Michael Buoniconti, Chairman; Peter Abair; Andrew Kaye; Amy Lepak; Robert Morrison;  
Regrets: Peter Crowe; Daniel Hewett; Larry O'Brien; and Lydia Pastuszek  
Staff Present: Beth Rust, Community Housing Coordinator; and Jody Kablack, Director of Planning and  
Community Development

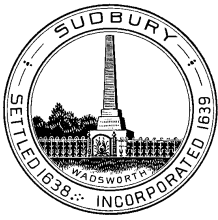
Mr. Buoniconti called the meeting to order at 8:00 a.m. Due to a missed deadline for posting the meeting agenda there was no discussion of any agenda item requiring a vote and no votes were taken.

Ms. Rust provided those present with a handout outlining the nineteen-step process for operating the Home Preservation Program. She then gave a status update on the current Home Preservation Project explaining that the prospective buyer is pre-approved and the bank officer is ready with the next steps. A sum of money will be given to the buyer at closing for house repairs that were identified in the home inspection. A special account has been set up by the buyer for these funds and the Housing Trust's Home Preservation Program subcommittee will serve as the facilitator to ensure that the repairs are made.

Trustees were in receipt of a draft Fair Housing Analysis of Impediments Report dated June 2013. Ms. Rust, who wrote the report, then walked the Board through the document. She explained that Fair Housing is a Federal law and the report is required for all recipients of Federal funds. The report needs to be updated every five years and requires the approval of the Board of Selectmen. The Executive Summary notes the impediments to fair housing choice. Recommendations for ways to meet the requirements are also included in the analysis. Mr. Abair said that the Planning Board had reviewed the Fair Housing Analysis previously and the Planning Board's comments were incorporated into the draft. The report is published on the Town of Sudbury's web site.

David Levington, Chairman for the Council on Aging, was present along with John Beeler and Phyllis Bially from the CoA, to talk with the Housing Trust about ways the two committees could work together to further efforts to provide affordable housing to Sudbury's seniors so that they would be able to stay in town in their later years. Mr. Levington said that the Council on Aging had conducted a survey of the Town's senior population to see what kind of housing would be desirable and also to find out why seniors were leaving Sudbury to live elsewhere. Mr. Levington said that the Assessor's Office is going to include on the tax bill a question designed to allow seniors to explain housing alternatives they desired.

Ms. Rust explained that for state affordable housing programs there is an asset limit that often renders Sudbury's seniors ineligible because they simply have too much money in their assets. Ms. Kablack added that while age-restricted developments are needed it can often be difficult to find enough buyers to fully occupy that type of development in Sudbury. Frost Farm was discussed as an example. Ms. Bially explained that Sudbury seniors also wanted to be close to the shopping areas along Boston Post Road. Finding available parcels in that area is also an obstacle for that sort of housing at this point. However, Ms. Rust pointed to the newly approved Tall Pines senior residential community as an example of a newer development to be built in Town and the Board discussed the feasibility of buying down units



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there using CPA funds. Mr. Levington also added that one-bedroom units would also be desirable for seniors.

Ms. Rust noted that the majority of applicants for the Small Grants Program were seniors. Perhaps a question could be included on the application asking whether or not applicants would be willing to talk to the Council on Aging to help them collect information on housing.

Again, the issue of whether seniors could qualify for affordable housing was a key factor in available options given state affordable housing program parameters. Ms. Rust noted that if there were no asset test for units then the units could not count toward the state's 10% requirement.

Mr. Buoniconti questioned whether seniors would be willing to donate their properties to the Sudbury Housing Trust in exchange for a tax credit as is done in other area towns such as Lincoln. Mr. Levington said that he would look into this as an option.

Ms. Lepak asked whether the seniors polled would be interested in rental housing such as Muskatequid Village. Mr. Levington said that seniors preferred for-purchase options or market-rate luxury rentals. Mr. Levington noted that the recently approved Residences at Johnson Farm would fit that type of housing because first-floor bedrooms were being proposed.

Ms. Kablack said that the Council on Aging has done a good job increasing the CoA's visibility in Town and it would be a good idea for the Housing Trust and CoA to collaborate with one another to solve common problems. She thanked Mr. Levington for his role as Chairman as he prepares to turn over the position to Sudbury Resident Jack Ryan.

Ms. Rust then noted that the discussion on potential modifications to the Comprehensive Permit for 278 Maynard Road was on the Zoning Board of Appeals agenda for June 17 at 7:30 p.m. at the Town Hall.

There being no further discussion, the meeting was adjourned. The next meeting of the Sudbury Housing Trust will be Friday, June 21, 2013 at 8:00 a.m. in the Flynn Building.