



# Town of Sudbury

## Housing Trust

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### MINUTES

**August 20, 2024 AT 7:00 PM**  
**Musketahquid Village Meeting Room**  
**55 Hudson Road. Sudbury, MA 01776**

**Housing Trust Members Present:** Vice Chair Jack Ryan, Janie Dretler, Cynthia Howe, and John Riordan

**Housing Authority Members Present:** Chair Amy Lepak, Vice Chair Sherri Cline, Steve Swanger, and Frank Riepe

**Others Present:** Adam Burney Director of Planning and Community Development Adam Burney, Community Preservation Coordinator Ryan Poteat, and Director of the Regional Housing Services Office (RHSO) Liz Rust

#### **Community Preservation Committee Requests**

SHT Chair J. Ryan stated that SHT plans on making two submissions, one for an amount equal to the returned, unused balance of \$426,835.85 awarded at ATM 2023 for Nobscot and a second for \$750,000, both to be used to purchase homes to create affordable home ownership opportunities. The SHT anticipates needing at least \$1M to initiate the effort and plans to use sales proceeds to fund a reserve. It does not anticipate making annual requests of this magnitude for CPC funding. Discussion ensued about the specifics of reverting and requesting funds.

SHT Vice Chair J. Ryan noted for the record the presence of two Select Board members (C. Russo and D. Carty) in addition to SHT and Select Board member J. Dretler.

Discussion ensued around the mechanism by which affordable ownership units can be created if funding for acquisition is readily available, recognizing that in all cases, the ownership model requires a subsidy. Formerly, the SHT bought down the mortgage on properties to allow for a qualified buyer to assume an affordable balance; however, the current market and average home conditions resulted in a shift to consider a purchase, improvement, and resale model.

SHA Vice Chair S. Cline stated that the SHA will submit a request for \$450,000 for the purposes outlined in last year's submission. She expressed frustration at the protracted timeline for SHA's project. Her hope is that architect's drawings will be available to share with the community, which was the reason for the IP on last year's warrant article. It was noted that the project received a \$1.2M grant from the State in this interim.

### **Housing Production Plan**

RHSO Consultant L. Rust stated that the draft Plan is now open for final comments. She emphasized the importance of incorporating possible goals and projects in the Plan as a mechanism to garner support as they are considered over the next five years. Comments should be received within the next month, after which both the Planning and Select Boards will consider the Plan for adoption.

SHT Vice Chair J. Ryan stated that SHT focused on Strategy 7, locations for affordable housing, identifying sites as either for immediate or longer-term consideration. Sites near DPW and the schools were omitted, given a possible need for use by the Town. Some parcels were also omitted, owing to site issues that make development more challenging. Planning Director A. Burney will distribute a memo that outlines the SHT's proposed changes and his recommendations. SHA Commissioners asked about a list it sent to the Town and encouraged a reconsideration to include additional properties that have been earmarked, but not utilized by the Town over many years, or that have been deemed difficult for development.

### **Accessory Dwelling Units & Other Provisions of the Affordable Homes Act**

Planning Director A. Burney reported that the Governor signed into law the Affordable Homes Act, which makes accessory dwelling units (ADUs) 900 SF or 50% of the primary dwelling unit's square footage, whichever is less, legal by right in all communities in Massachusetts in zones that allow single-family homes by right. Owners will not be required to reside in either dwelling unit. Regulations will be developed by the EOHLC, similar to the MBTA Communities regulations, with the law slated to go into effect February 25, 2025. Mr. Burney noted that amendments to Sudbury's Zoning Bylaw will be presented at Town Meeting next Spring to account for the changes. Septic limitations are anticipated to be a significant limiting factor in Sudbury.

### **2% Surtax on High-Value Properties—Local Initiative**

The Affordable Homes Act did not include a provision for the surtax. Planning Director A. Burney stated that it is a question of likelihood of success for a local initiative versus waiting for the surtax to be approved at the stated level. The Town of Concord was referenced for its longstanding Home Rule Petition, which has not received approval from the legislature.

### **Concord Model – Housing 501c3, Housing Foundation, Housing Roundtable**

RHSO consultant L. Rust provided an overview of Concord's housing-related entities, including a 501c3 that functions as a community development corporation (CDC) and is not subject to c. 30B requirements; and a Housing Trust, which serves as a funding and advocacy entity. Concord's CDC focuses on ownership units and does not own or manage properties, nor does it have paid staff; although, CDCs may operate with these provisions. In addition to its advocacy and general fund-seeking, the Trust provides a conduit for CPC funding requests for housing from any entity, including Concord Housing Authority. The Housing Roundtable convenes quarterly. It includes the Concord Housing Trust, the CDC, CHA, Concord Housing Foundation, which is also a fund-seeking

and advocacy entity, CPC and the Planning Board. Concord also has a planned residential development bylaw that creates a few units each year. It allows a density incentive for development of additional affordable units. The bylaw also allows for a higher income limit that has allowed creation of workforce/moderate income housing.

The SHT has suggested a housing roundtable be listed as a strategy in the Housing Production Plan, referencing the Concord model.

### **Near- and Medium-Term Projects**

It was noted that SHA would like to address updates to Musketahquid Village. Funding limitations limit the scope and require that updates occur via a long-range plan. Chair A. Lepak stated that the SHA has a large project to replace the fire alarm system at the Village. It recently completed a kitchen ventilation project.

In closing, SHT Vice Chair J. Ryan stated that the need for SHT and SHA to communicate and coordinate efforts to be supportive of respective undertakings. He further noted that the critical need and costs for affordable housing underscore the necessity of increasing CPC funding requests beyond the 10% minimum. SHT Member C. Howe note that SHT will be a natural political and financial supporter of SHA's Pine Lakes redevelopment effort.

There was some discussion about convening regular meetings. Planning Director A. Burney suggested meeting in February and June, perhaps eventually moving to a quarterly format. The next meeting will be held at Musketahquid Village on Monday, February 24, 2025 at 7:00 p.m.

### **ADJOURN**

SHT: A motion was made by J. Riordan, seconded by J. Dretler, and unanimously voted, to adjourn the August 20, 2024 Joint Meeting. The time was 8:25 p.m.

Yes: J. Dretler

Yes: C. Howe

Yes: J. Riordan

Yes: J. Ryan

SHA: A motion was made by S. Swanger, seconded by S. Cline, and unanimously voted, to adjourn the August 20, 2024 Joint Session. The time was 8:25 p.m.

Yes: S. Cline

Yes: A. Lepak

Yes: F. Riepe

Yes: S. Swanger