

Affordable and Market Discount Housing in Sudbury

	Name and Address	Description	Restrictions	Rent or Sales prices	Waiting List	Contact
1	Musketahquid Village, 55 Hudson Rd	64 one bedroom affordable rental units. Reserved for persons aged 60+ or disabled persons	80% Area Median Income. 2010 limits: 1 person \$45,100, 2 people \$51,550, 3 people \$58,000, 4 people \$64,400	Rents are 30% of income, with heat and electricity included	A local resident is likely to be housed at Musketahquid Village within two months of application	Sudbury Housing Authority, 978-443-5112, sudburyhousing@verizon.net
2	SHA Family Housing, Various addresses	21 rental properties for families, 20 offered under the state public housing programs, and one offered to Section 8 voucher holder	80% Area Median Income (see above)	Rents are 27% of income and residents pay for utilities	Waiting lists are generally closed to new applicants because vacancies occur so seldom. Priority for Sudbury residents.	Sudbury Housing Authority, 978-443-5112, sudburyhousing@verizon.net
3	Longfellow Glen, 655 Boston Post Rd	120 affordable rental units offered through the HUD Section 8 voucher program., 50 units reserved for seniors, and 70 reserved for families	50% Area Median Income which is currently: 1 person \$32,150, 2 people \$36,750, 3 people \$41,350, 4 people \$45,900	30% of income, with heat included	The family housing waiting list is ~ 3-5 years, and the senior list ~ 1 year. Priority for those displaced due to national disaster or domestic violence.	Longfellow Glen Apartments, 978-443-2283
4	Carriage Lane, 725 Boston Post Rd	16 units in total, 4 two bedroom ownership units are offered as affordable per state regulations	80% Area Median Income (see above) Certain asset restrictions also apply.	The sales price for the affordable units is calculated upon resale	The waiting list is created via lottery.	Sudbury Planning and Community Development Office, 978-639-3387, housing@sudbury.ma.us
5	Snowberry Lane, 534 North Rd	8 units in total, 2 two bedroom ownership units are offered as affordable per state regulations	80% Area Median Income (see above) Certain asset restrictions also apply.	The sales price for the affordable units is calculated upon resale	The waiting list is created via lottery.	Sudbury Planning and Community Development Office, 978-639-3387, housing@sudbury.ma.us
6	Villages at Old County Rd	37 units in total, 10 are offered as affordable per state regulations (8 are 2BR, 2 are 3BR)	80% Area Median Income (see above) Certain asset restrictions also apply.	The sales prices will be set before marketing. In 2010 the two bedroom is \$ 172,000, and a three bedroom is \$190,000.	Last three units to be offered via lottery in spring 2011.	Sudbury Planning and Community Development Office, 978-639-3387, or Trask development 508-485-0077
7	Sudbury Villages	73 units in total, 19 are offered as affordable per state regulations (2 are 1BR, 11 are 2BR, 6 are 3BR)	80% Area Median Income (see above) Certain asset restrictions also apply.	The sales prices will be set closer to completion and will be in the \$140,000 - \$190,000 range.	Site work not yet started. Units will be built in phases, and awarded via lottery.	Sudbury Planning and Community Development Office, 978-639-3387
8	Sudbury Commons	21 units in total, 6 two-BR are offered as affordable per state regulations	80% Area Median Income (see above) Certain asset restrictions also apply.	The sales prices will be set closer to completion and will be in the \$140,000 - \$190,000 range.	Site work not yet started. Units will be built in phases, and awarded via lottery.	Sudbury Planning and Community Development Office, 978-639-3387
9	Habitat for Humanity	2 units in total, one 2-BR, one 3-BR	25-50% Area Median Income, willingness to partner, and ability to pay.	The sales price for the affordable units is calculated upon resale	Units awarded via lottery.	Greater Worcester Habitat for Humanity (508) 799-9259. Sudbury Planning and Community Development Office, 978-639-3387
10	Home Preservation Program	5 ownership detached homes on separate parcels in total, scattered in Town	80% Area Median Income (see above) Certain asset restrictions also apply.	The sales prices will be set prior to buyer selection and will be in the \$150,000 - \$190,000 range.	Generally one unit offered per year. Next lottery in spring 2011.	Sudbury Planning and Community Development Office, 978-639-3387, housing@sudbury.ma.us
11	Orchard Hill, 761 Boston Post Rd	45 units in total, 10 are offered as affordable	Must be eligible for the Group Adult Foster Care Program or the Low Income Tax Credit Program. Certain asset restrictions also apply.	Monthly amounts include care, rent and food, and vary between programs.	The waiting list is approximately 2 years long with only one to three openings each year	Candace Weber, Orchard Hill, 978-443-0800, orchardal@aol.com
12	Frost Farm, 150 North Rd	44 Ownership units, offered under the Incentive Senior Development bylaw. Owners must be aged 55 and older.	Not to exceed 2 out of 3 of the following 2010 limits: 1) \$92,500 income limit 2) \$830,200 asset limit 3) \$541,100 assessed valuation of primary dwelling.	The maximum sales price is \$415,375, as of 2010.	The waiting list has approximately 30 people on it. Priority for Sudbury residents.	Frost Farm Village, (978) 371-9930, frostfarmvillage@verizon.net
13	Grouse Hill, 42 Old Framingham Rd	52 Ownership units, offered under the Incentive Senior Development bylaw. Owners must be aged 55 and older	No asset or income limits. Property is deed restricted for sales price.	The estimated sales price is \$572,000	Will be offered through real estate marketing.	Berkshire Realty Group, Lisa Pezzoni, 508-357-2298, lisapezzoni@berkshirerg.net