



Town of Sudbury

Community Preservation Committee

http://www.sudbury.ma.us
email: cpc@sudbury.ma.us

PROJECT SUBMISSION FORM

NOV 01 2011

Submitter: *Jo-Ann Howe*

Submission Date: *November 1, 2011*

Group or Committee Affiliation (if any): *Sudbury Housing Authority*

Submitter's address and phone number:

Purpose (please select all that apply):

Sudbury Housing Authority

Open Space

55 Hudson Road

Community Housing

Sudbury, MA 01776

978-443-5112

Historic

Recreation

Submitter's email address *sudburyhousing@verizon.net*

Project Name: *Sudbury Housing Authority Unit Purchases*

Project Description: *The 2006 ATM approved the appropriation of an amount not to exceed \$360,000 from CPA funds for the purpose of purchase by the SHA of housing units within the Town for use as affordable residences, spending no more than \$90,000 on any one unit, said purchases to be completed by the end of FY 2009. The 2009 ATM approved to extend the time for project completion to the end of FY 2014, due to economic conditions which delayed the construction of the condominium units that the SHA had planned to purchase. Since that time, the SHA has learned that the trust documents of available condos do not allow for the enforcement of state-mandated regulations applicable to housing authority tenants. Therefore, the SHA is requesting that the funding already appropriated be re-directed to allow the purchase of one or more housing units which would be used to house low-income families. This would enable the SHA to purchase market value single-family or duplex houses which are not governed by condo trust documents, and would increase the Town's affordable housing stock without simultaneously increasing the amount of non-affordable housing, as occurs with typical private developments under Chapter 40B.*

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2013	640,000	360,000	77,500: DHCD; 202,500: SHA reserves
2014			
2015			
2016			
2017			
Total	640,000	360,000	280,000

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)? *Explained in the submissions of 2006 and 2009 for this project, which were both approved.*

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? *No.* If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given. *n/a*

Form received on: _____

Project presented to CPC on: _____

Reviewed by: _____

Determination: _____

RECEIVED
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TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

Guidelines for Project Submission

- 1) Each project request must be submitted to the Community Preservation Committee using the Project Submission Form as a cover sheet. Applications should be submitted in twelve (12) multiple copies.
- 2) Requests must include a statement of need and be documented with appropriate support information. The use of maps, visual aids and other supplemental information is encouraged.

There is a tremendous need for affordable rental housing for families in Sudbury. There are only 61 family units at Longfellow Glen and seventeen owned by the SHA, for a total of 78 units, in a town of approximately 6,300 households. The Housing Authority's family rental units average one turnover per year, though there was only one vacancy in 2010 and have been none in 2011. The SHA's waiting list has families that have been on it since 2004.

- 3) Obtain written proposals, estimates, quotes and such other evidence to document project scope and cost.

There are currently 3 houses on the market in Sudbury with asking prices of \$320,000 or less.

- 4) If the request is part of a multi-year project, include the total project cost and allocation.

Allocations are described on cover page under "Costs."

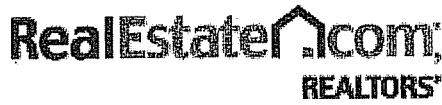
- 5) Describe the endorsement, support or other recommendation, if any, by other Town Boards, Committees and Departments.

The original proposal was approved by Town Meeting in 2006 and extended by Town Meeting in 2009. This proposal simply re-apportions the amount of CPA money that can be used per unit.

- 6) Provide examples of similar project proposals in other communities, if any, including examples of project scope, project cost and status of completion.

The Sudbury Housing Authority owns eight single-family houses that were purchased at market-rate through real estate agencies in the 1970s and 1980s, and therefore has had nearly 40 years of experience in managing and maintaining such properties.

- 7) For applicants that have multiple project requests, please prioritize projects. *n/a*
- 8) Requests must be received by **Tuesday, November 1, 2011** to be considered for recommendation at the May 2012 Annual Town Meeting.
- 9) Applicants must be present at a CPC meeting to answer questions. The CPC meeting schedule for the fall will be announced in November, 2011 and posted on the town's website.



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01776

Search

Price Min. (\$)

Price Max. (\$)

Beds

Baths

Property Type

Search For

\$0

\$320,000

Any

Any

Any

Existing Homes

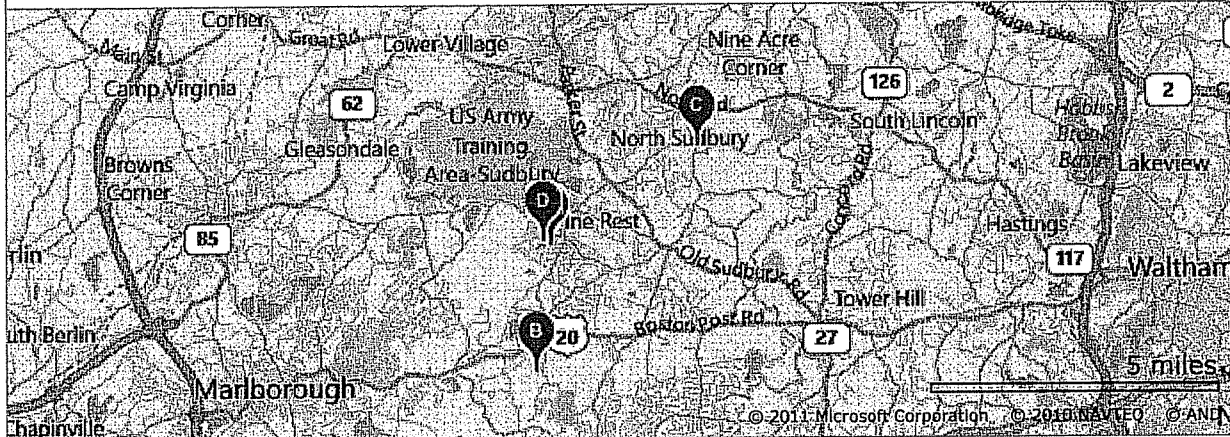
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454 Hudson Road Sudbury, MA 01776

3 Beds | 1 Baths | 1,178 Sq Ft | MLS: 71264466

Single Family Home | 0.8 Acres

Coldwell Banker Residential Brokerage - Natick | Agent: Deborah Donovan

[Preview](#) [Map](#) [Bird's Eye](#)

\$319,500

(+) Favorites

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2 Boston Post Road Sudbury, MA 01776

0 Beds | 0 Baths | 0 Sq Ft | MLS: 71271585

Land | 1.78 Acres

Black Horse Real Estate | Agent: Laura Palumbo-Meier

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\$285,000

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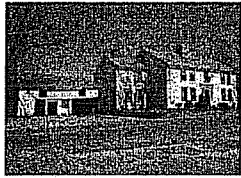
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196 North Rd Sudbury, MA 01776

\$180,000

5 Beds | 1 Baths | 2,881 Sq Ft | MLS: 71279674

Single Family Home | 0.92 Acres

Cantave Realty Group, Inc. | Agent: Nicholson Cantave

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11 Willis Lake Dr Sudbury, MA 01776

\$150,000

1 Beds | 1 Baths | 694 Sq Ft | MLS: 71251876

Single Family Home | 0.13 Acres

William Raveis R.E. & Home Services | Agent: Kristen Foster

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(+) Favorites

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