

SUDBURY HOUSING AUTHORITY

LOCAL INDEPENDENT ENTITY



MISSION

To manage and develop affordable **rental** housing for families, seniors, and the disabled.

LOCAL

- Board of Commissioners:
 - 4 elected members*
 - 1 state appointed member*
 - 2 associate members*
- Local preference for tenants
- Part of community housing plan

INDEPENDENT

- Self-supporting thru rents
- Not part of the Town budget
- No operating subsidies



THE NEED FOR FAMILY HOUSING

- NO VACANCIES
- LONG WAITING LISTS
- CHANGE IN FAMILY SIZES



Musketahquid Village:
64 one bedroom apts. for
seniors and disabled.

21 family units on
scattered sites

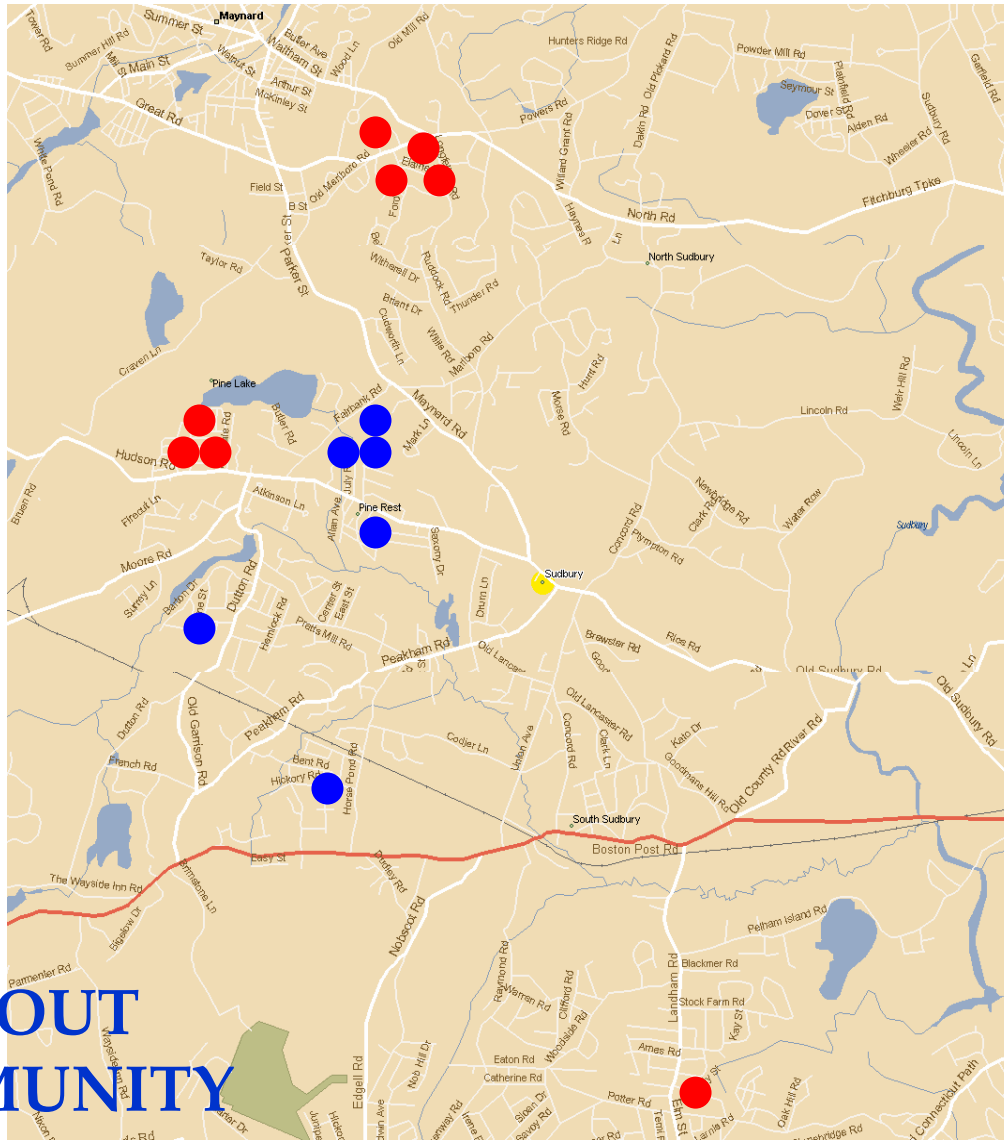


WHO ARE OUR TENANT FAMILIES?

- **Members of our community:**
13 out of 20 families have members who have lived, grown up, or worked in Sudbury
- **Working people:**
school bus driver, nursery school worker, nursing home worker, tutor at L-S, bookkeeper, bank teller, house painter, waiter, etc.
- **Families facing challenging circumstances:**
4 families with disabled parent(s)
11 single parent families
- **Smaller families:**
2BR units average 1 child/family
3BR units average 3 children/family
4 & 5BR units average 5 children/family
- **Waiting lists:**
39 families waiting for 2BR units
32 families waiting for 3BR units
9 families waiting for 4BR units



WHERE ARE WE?



- EXIST'G SINGLE
- EXIST'G DUPLEX

THROUGHOUT
THE COMMUNITY



WHICH HOUSES BELONG TO SHA?



SHA EFFORTS



PAST EFFORTS

- 1990 new duplexes
- 2003 blue ribbon site selection
- 2006 condo purchases in 40B developments

CURRENT EFFORT

- 2008 re-development
- 4 existing SHA properties in N. Sudbury
- 1 existing SHA property in S. Sudbury



RE-DEVELOPMENT PROJECT

HISTORY

- *N. Sudbury:*
Houses built in 1950's
Purchased by SHA in 1970's
- *S. Sudbury:*
House donated to SHA

SCOPE

- Demolish 4 existing single houses & build 5 new duplexes
- No increase in number of bedrooms on replacement sites
- Average 2-4 children vs. 5 children on replacement sites
- Net gain of 6 units

OBJECTIVES

- Upgrade older structures
- Better meet needs of smaller families on our waiting lists
- Easier to maintain
- More energy efficient

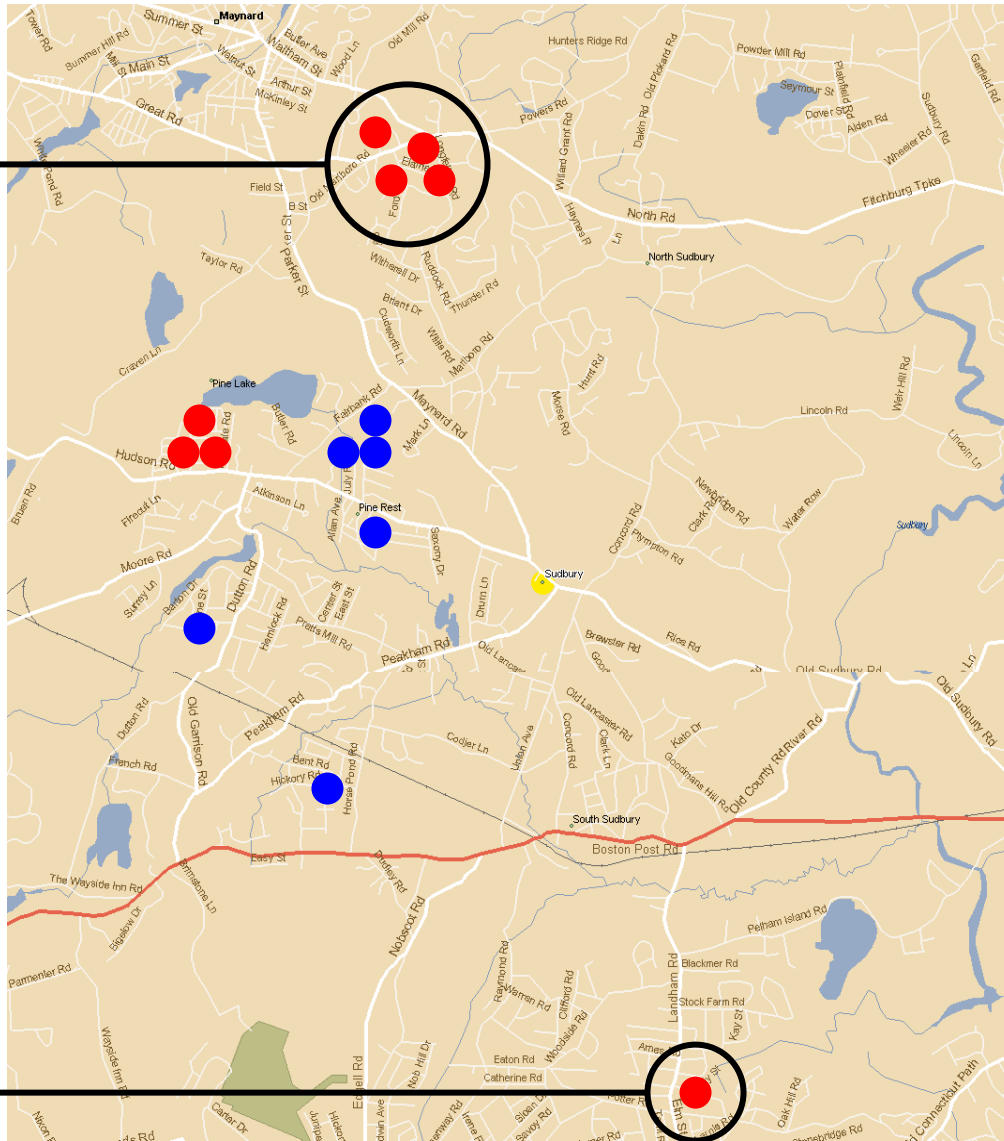
FUNDING

- \$600,000 in CPA funds
\$60,000/ unit
- \$715,000 in state funds
- \$1.4 million in SHA mortgage



PROPOSED SITES

N. SUDBURY
SITES



S. SUDBURY
SITE

- EXIST'G SINGLE
- EXIST'G DUPLEX



NORTH SUDBURY



NORTH SUDBURY



Greenwood



NORTH SUDBURY



Ford



NORTH SUDBURY



Great Rd.



SOUTH SUDBURY



SOUTH SUDBURY

EXISTING HOUSE



EDDY RD

- Architect designed
- Modestly scaled homes
- 2-stories replacing ranches
- Smaller footprint
- NE farmhouse style

TOWN LINE



PROJECT PROCESS

- Design team engaged. Design to start.
- Abutters meetings
- Support for Town Meeting Article 31
- Permitting: *40B comprehensive permit*
- Target completion fall 2009

WE NEED YOUR SUPPORT!

