



# Town of Sudbury

Community Preservation Committee

<http://www.sudbury.ma.us>  
email: [cpc@sudbury.ma.us](mailto:cpc@sudbury.ma.us)

## PROJECT SUBMISSION FORM

Submitter: Michael Buoniconti, Chair

Submission Date: 10/31/13

Group or Committee Affiliation (if any):

Sudbury Housing Trust

Submitter's address and phone number:

278 Old Sudbury Road, Sudbury MA  
978-639-3388

Purpose (please select all that apply):

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address: [Housing@Sudbury.MA.us](mailto:Housing@Sudbury.MA.us)

Project Name: Housing Allocation to the Sudbury Housing Trust

Project Description: This proposal requests that the mandated 10% housing allocation be appropriated to the Sudbury Housing Trust, to continue their programs, particularly the Home Preservation Program.

### Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2015	\$202,500	\$205,500	
2016			
2017			
2018			
2019			
<b>Total</b>	\$202,500	\$202,500	

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

This project provides funds to the Sudbury Housing Trust for the preservation and creation of affordable housing in the Town of Sudbury for the benefit of low and moderate income households, which correlates precisely to CPA eligible activities in the category of community housing.

These monies will continue to fund the programs of the Trust at the mandated CPA level of 10%, and \$202,500 would fund approximately one Home Preservation unit of permanently deed restricted housing.

The Trust is currently in its 7th full fiscal year, as the Trust was chartered in February 2007.

In the past five fiscal years, the Trust has created of 9 units of housing at an average subsidy of ~\$150,000; which have been created and added to the State Subsidized Housing Inventory. Additionally the Trust has provided important gap funding to financially assist in creating another 70

units of housing, including the B'nai B'rith Coolidge project and the Sudbury Housing Authority duplex project.

Since the Trust has been operational, the CPA funds have been instrumental in shaping the housing program in Sudbury, and have specifically been used to purchase land and develop two units of permanently restricted affordable housing at the Dutton Road/Habitat project, create six units of permanently restricted affordable housing under the Home Preservation program, and to purchase the parcel at 278 Maynard Road, which has received its neighborhood-supported permit to build three units of permanently restricted housing.

In terms of this current year, the FY14 plans and budget include sustaining revenue through continuing the successful lottery and monitoring agent functions and expending funds towards the creation of a seventh Home Preservation unit. Additionally the budget accounts for the continuation of the Small Grants Program, and administrative expenses. The Trust continues to explore development on the Maynard Road parcel, and is currently preparing to solicit construction estimates for the 3-unit project.

Sudbury now has 407 affordable units on the Subsidized Housing Inventory, or 6.87% (however this number will be reduced on 2014 by the 56 units from Johnson Farm unless that development obtains a building permit). This is up 144 units since the creation of the Trust. This number includes the recent addition of 64 units at the Coolidge project. Sudbury continues to be in a 'safe harbor' with respect to 40B projects for two years until July 31, 2014.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? 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.

Attachment:

DHCD Subsidized Housing Inventory, 9/23/13

For Community Preservation Committee Use:

Form received on: \_\_\_\_\_

Project presented to CPC on: \_\_\_\_\_

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY**

**Sudbury**

<b>DHCD ID #</b>	<b>Project Name</b>	<b>Address</b>	<b>Type</b>	<b>Total SHI Units</b>	<b>Affordability Expires</b>	<b>Built w/ Comp. Permit?</b>	<b>Subsidizing Agency</b>
3073	Musketahquid Village	55 Hudson Rd.	Rental	64	Perp	No	DHCD
3074	n/a	21 Great Lake Dr/8 Oakwood Ave./41&56 Great Rd./11 Ford Rd	Rental	8	Perp	YES	DHCD
3075	n/a	2 Beechwood/19 Greenwood/9 Richard Ave	Rental	4	Perp	YES	DHCD
3076	n/a	Fairbanks Circle, 45&47 Meadow Rd./62&64 Pine St	Rental	12	Perp	Yes	DHCD
3077	Longfellow Glen	655 Boston Post Road	Rental	120	2071	Yes	DHCD <i>MassHousing</i>
3078	Orchard Hill at Sudbury	761 Boston Post Road	Rental	45	2029	Yes	<i>MassHousing</i>
3079	Landham Road	Landham Road	Rental	3	Perp	YES	DHCD
4015	Carriage Lane	717-729 Boston Post Road	Ownership	4	Perp	Yes	<i>MassHousing</i>
4473	DDS Group Homes	Confidential		0	N/A	No	DDS
7874	Sudbury Meadows	534 North Rd	Ownership	2	Perp	YES	<i>MassHousing</i>
8839	Villages at Old County Road	6 Old County Rd	Ownership	10	Perp	YES	<i>MassHousing</i>
8841	Longfellow Rd	Longfellow Rd	Ownership	1	Perp	NO	DHCD
8982	The Residences at Sudbury Commons	29 Hudson Road	Ownership	0	Perp	YES	<i>MassHousing</i>
8983	Sudbury Villages	275, 289, 295, 303 Boston Post Road	Ownership	0	Perp	YES	<i>MassHousing</i>
9000	Habitat for Humanity--Dutton Road	Dutton Road, Pratts Mill	Ownership	2	Perp	YES	DHCD
9001	Maplewood Ave	Maplewood Ave	Ownership	1	Perp	NO	DHCD

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9236	Howell Rd	Howell Rd	Ownership	1	Perp	NO	<i>DHCD</i>
9279	Oakwood Ave	Oakwood Ave	Ownership	1	Perp	NO	<i>DHCD</i>
9298	Maynard Road	Maynard Road	Ownership	0	Perp	YES	<i>MassHousing</i>
9352	The Coolidge at Sudbury	189 Boston Bost Road	Rental	64	Perp	YES	<i>DHCD</i>
9366	Pinewood Avenue	Pinewood Avenue	Ownership	1	Perp	NO	<i>DHCD</i>
9508	Landham Crossing	192 Boston Post Road	Ownership	8	Perp	YES	<i>MassHousing</i>
9527	Johnson Farm	189 Landham Road	Rental	56	Perp	YES	<i>MassHousing</i>
<b>Sudbury Totals</b>				<b>407</b>	<b>Census 2010 Year Round Housing Units</b>		<b>5,921</b>
					<b>Percent Subsidized</b>		<b>6.87%</b>