

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: Michael C. Fee

Submission Date: October 1, 2007

Group or Committee Affiliation (if any): Sudbury Housing Trust

Submitter's address and phone number:

Department of Planning and Community Development
278 Old Sudbury Road
Sudbury, MA 01776

Purpose (please select all that apply):

Open Space
XX Community Housing
Historic
Recreation

Submitter's email address: kablackj@sudbury.ma.us

Project Name: Housing Allocation to the Sudbury Housing Trust

Project Description: This proposal requests to FY09 10% CPA housing allocation to be appropriated to the Sudbury Housing Trust.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2009		\$250,000	
2010		\$250,000	
2011		\$250,000	
2012		\$250,000	
2013		\$250,000	
Total		\$1,250,000	

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.

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.

In process. Assume support from The Sudbury Housing Authority, Planning Board and Board of Selectmen

For Community Preservation Committee Use:

Form Received on: _____

Project Presented to CPC on: _____

Reviewed by: _____

Determination: _____

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.
- 3) Obtain written proposals, estimates, quotes and such other evidence to document project scope and cost.
- 4) If the request is part of a multi-year project, include the total project cost and allocations.
- 5) Describe the endorsement, support or other recommendation, if any, by other Town Boards, Committees and Departments.
- 6) Provide examples of similar project proposals in other communities, if any, including examples of project scope, project cost and status of completion.
- 7) For applicants that have multiple project requests, please prioritize projects.
- 8) Requests must be received by **October 31, 2007** to be considered for recommendation at the April, 2008 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 September, 2007 and posted on the town's website.

Please keep in mind that there are legal limitations on the use of CPA funds. Additional information on the CPA and the Community Preservation Committee can be found on the town's website at www.town.sudbury.ma.us, under Committees. The committee can be reached by email at cpc@town.sudbury.ma.us. If you are in doubt about your project's eligibility, after consulting these sources, you are encouraged to submit an application so that the Committee can determine eligibility.

Please submit the Project Submission Form and accompanying documentation to:

Community Preservation Committee

c/o Planning and Community Development Office

278 Old Sudbury Road

Sudbury, MA 01776

Project Detail

The permanent Sudbury Housing Trust was formed in February 2007, and has been successful in starting operations. The Trust was funded through the CPA allocation at last Town Meeting and has also received funds through Lottery and Monitoring Agent fees. Currently, the Trust has approximately \$408,000 in funds.

When the Trust was formed and when the funds were approved last year, we mentioned that it was our intent to recommend that the 10% required minimum of the CPA funds for housing be placed directly into the Trust Fund account each year beginning in 2007.

The funding requested will provide the trust seed money for small projects, as well as feasibility analysis during pre-development phases. For example, the Trust is currently funding engineering feasibility on two parcels of land. The Trust was also able to hire a professional developer to develop a project budget for the potential purchase of the property at 804 Boston Post Road.

It is anticipated that expenditures for larger projects and greater funds will still request CPA program funds as needed and presented at Town Meeting for the voters to approve.

Funding the Trust gives greater local control over the development of affordable housing in Sudbury and is a pro-active step in progress toward the goals of creating diverse housing for people of all income levels. For example, the Trust was able to purchase a small parcel of land with the funding from last year's CPA allocation. Having the required funds, as well as the capability to purchase property was instrumental in that purchase. As required in the Trust charter, the Board of Selectmen approved the purchase.

This proposal is consistent with all the community housing criteria as defined by the Community Preservation Committee.

Units developed by the Trust are for the benefit of low to moderate income household, and units housed by household earning under 80% of the area median income contribute to the goal of 10% affordability. This is accomplished through deed riders and affordable housing restrictions which ensure long-term affordability.

All projects undertaken by the Trust conform to the town's Community Housing Plan. The Trust could be seen as the implementation of that Plan.

The housing sponsored by the Trust promotes a socioeconomic environment that encourages a diversity of income by providing opportunities to families earning less than 100% of the area median income.

The intent of the small projects and programs for scattered site development is to be respectful of the scale of the surrounding neighborhoods in the design of any new housing. This may translate into constructing structures that are of a similar size to the surrounding residential buildings, but may contain 2 or more units per building.

The Trust is developing creative and community based initiatives. These include promoting maintaining existing buildings, and converting market rate to affordable units.

Wherever possible, the housing sponsored by the Trust gives priority to local residents, Town employees, participants in the Sudbury Metco program and employees of local businesses.

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

General Criteria

The Sudbury Community Preservation Committee will give preference to proposals that address as many of the following general criteria as possible:

- Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- Are consistent with the town's Master Plan, Open Space and Recreation Plan, Land Use Priorities Committee Report, Town-wide Comprehensive Facility Study, Community Housing Plan, and other planning documents that have received wide scrutiny and input and have been adopted by the town;
- Receive endorsement by other municipal boards or departments.
- Preserve the essential character of the town as described in the Master Plan;
- Save resources that would otherwise be threatened and/or serve a currently under-served population;
- Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality, feasibility, urgency;
- Demonstrate that the project can be implemented expeditiously and within budget;
- Demonstrate that project alternatives, and alternative funding mechanisms, have been fully explored;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Preserve or utilize currently owned town assets.

Category Specific Criteria

Open space proposals that address as many of the following specific criteria as possible will receive preference:

- Permanently protect important wildlife habitat, including areas that:
 - are of local significance for biodiversity;
 - contain a variety of habitats, with a diversity of geologic features and types of vegetation;
 - contain a habitat type that is in danger of vanishing from Sudbury; or
 - preserve habitat for threatened or endangered species of plants or animals;
- Preserve Sudbury's rural and agricultural character;
- Provide opportunities for passive recreation and environmental education;
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats;
- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views;
- Border a scenic road;
- Protect drinking water quantity and quality;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve a primary or secondary priority parcel in the Open Space Plan.

Historical proposals that address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened; and in the case of proposals on private property, the proposal and/or proponent meet certain economic criteria as may be required by the Community Preservation Committee;
- Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Project is within a Sudbury Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Sudbury Historic Properties Survey;
- Project demonstrates a public benefit; and
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource; and in the case of proposals on private property, the proposal and/or proponent have demonstrated additional protective measures and have met additional criteria, as may be imposed by the Community Preservation Committee, to ensure the continued permanent protection of the historic resource.

Community Housing proposals that address as many of the following criteria as possible will receive preference:

- Contribute to the goal of 10% affordability;
- Conform to the town's Community Housing Plan;
- Promote a socioeconomic environment that encourages a diversity of income;
- Provide housing that is harmonious in design and scale with the surrounding community;
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units;
- Ensure long-term affordability;
- Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- Convert market rate to affordable units; and
- Give priority to local residents, Town employees, participants in the Sudbury Metco program and employees of local businesses.

Recreation proposals that address as many of the following criteria as possible will receive preference:

- Support multiple recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Sudbury residents of all ages;
- Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing, on town owned property;
- Maximize the utility of land already owned by Sudbury (e.g. school property); and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.