



Town of Sudbury

Community Preservation Committee

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PROJECT SUBMISSION FORM

Submitter: Sheila M. Cusolito *SMC*

Submission Date: November 7, 2016

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

Submitter's address and phone number:

55 Hudson Road
Sudbury, MA 01776
978-443-5112

Purpose (please select all that apply):

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address: sudburyhousing@verizon.net

Project Name: Acquisition, Creation, Preservation, Support of Affordable Rental Housing

Project Description:

Attached

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2018		10% of budget for	\$180K (CPA); \$90K (National Development);
2019		housing	TBD (SHA discretionary); TBD
2020			
2021			
2022			
Total			TBD

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

Attached

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.

Attached

For Community Preservation Committee Use:

Form received on: _____

Project presented to CPC on: _____

Reviewed by: _____

Determination: _____

Project Description

The Sudbury Housing Authority (SHA) requests a minimum of 10% of the CPC budget allocated to housing, to be utilized in combination with funding from other sources to create additional units of rental housing for families or individuals, particularly focused on those in the HUD-defined extremely low- or very low- income range. Much of the affordable rental housing recently developed or currently in the pipeline has focused on housing for the elderly and for empty nesters, or those at the higher end of the Area Median Income bracket, the same population that might qualify for affordable homeownership opportunities. The SHA primarily houses families and individuals who do not and will not qualify for affordable homeownership or the types of housing created by the various 40B proposals in town. The Sudbury Housing Authority is singular in its exclusive commitment to the Town, combined with its interest in both expanding and managing rental opportunities for those with incomes at the lowest extreme of the income limit. The SHA prides itself in covering all of its operations costs through the rents it collects; as housing and development costs continue to rise, significant financial resources are required to maximize the SHA's flexibility to respond to those most in need of affordable housing.

The SHA, which is subject to all public procurement laws and administers its programs under the purview of the Department of Housing and Community Development, routinely explores sales opportunities to acquire existing homes, but is equally invested in exploring a more extensive development effort. In preparation for such an effort, the SHA has returned to the work of the Blue Ribbon Housing Site Selection Committee (BRHSSC) appointed by the Selectmen in 2003 to assess all Town-owned properties for their suitability for the development of affordable housing. The BRHSSC ultimately recommended 10 sites as "buildable". For a variety of reasons, largely having to do with potential future Town uses of the sites, none were made available to the SHA. In the intervening 13 years, however, a number of those sites recommended by the BRHSSC have continued to sit undeveloped, raising the question of whether they should now be reconsidered to meet the pressing need for affordable rental housing.

The SHA is therefore in the process of reviewing the recommendations of the BRHSSC, revisiting the recommended sites, investigating whether other potential sites have come under the Town's purview in the meantime, and assessing the prospect of development on Town-owned land, all as an adjunct to our on-going review of modest properties available on the private market.

Simultaneous with our review of potential sites for renovation and/or new construction, we are assembling a development fund to support our efforts. The SHA has a history of CPA fund awards, including one voted at ATM 2006 for the purpose of affordable unit buy-down. A total of \$360,000 was awarded at that time, with both the timelines for use and the allowable per-unit expenditures modified at subsequent town meetings. The SHA purchased a single-family home in 2014 utilizing \$180,000 of these funds, creating not only a new Local Initiative Program (LIP), but adding to the Town's Subsidized Housing Inventory. This year, the SHA was awarded \$90,000 earmarked within the National Development and Town of Sudbury development agreement. In addition, the SHA is willing to commit a portion of its own reserves to this effort. And, finally, the SHA is exploring development partnerships and state funding sources, should

we be able to leverage matching funds and assistance necessary to garner both state support and, if necessary, a mortgage commitment.

In summary, the SHA would like to utilize CPA funds to acquire, create, preserve, or support affordable rental opportunities for those most in need, either adding units to its existing LIP, or through an alternate mechanism. It is toward that end that the SHA seeks a commitment of at least the 10% annual CPA revenue appropriated for FY18.

Relevance of Proposed Project to CPC Criteria

The project meets the following *General Criteria* for eligibility:

- it is eligible for CPA funding;
- it is consistent with the 2016 Housing Production Plan in terms of identified needs, goals, and strategies;
- the SHA has engaged in discussions of some opportunities with the SHT, was awarded Development Agreement funds at the discretion of the ZBA, and has previously garnered the support of the BOS and ATM for transfers of Town-owned parcels;
- as with all prior SHA development projects, creating housing which preserves the essential quality of the town and is harmonious architecturally with the surrounding neighborhood will be a key to success of this project; an example of recent success is an Outstanding Agency award from the Department of Housing and Community Development for the SHA's 13-unit Sudbury Duplexes, which welcomed the first residents in 2013;
- as noted above, this project will serve to expand opportunities for the population of extremely low- and very low-income families and individuals— those underserved by current resources, current development projects, or by any other entity that has Sudbury at the heart of its efforts;
- while the opportunities for combining open space, recreation or other CPA priorities with our housing proposal are constrained by the size of the development and the likelihood of purchase of an existing property, we are open to such combinations and will consider them as we review potential sites, particularly as we review undeveloped Town-owned properties which might be of a size to consider mixed use;
- the urgency of this project may be measured in the number of days, months and, most often, years that families on the SHA waiting list must languish;
- because the SHA is seeking funding that might be utilized as a match for a project that will involve multiple funding sources, the CPC's requirement that alternative funding mechanisms be explored will be fully met and that additional public and/or private funds will be leveraged; and
- should the Town agree to release one or more Town-owned properties for this effort, the project will most certainly “preserve or utilize currently owned Town assets.”

The project also addresses every one of the *Specific Criteria* for Community Housing:

- it will contribute to goal of 10% affordability;
- it will conform to the town's Housing Production Plan;
- it will promote economic diversity;
- it will integrate affordable units into the fabric of existing market-rate neighborhoods;

- it will ensure long-term affordability through deed restriction and regulatory agreement to an even greater extent than affordable homeownership program opportunities because income eligibility is recertified throughout tenancy; and
- through either renovation of existing stock or new construction, the project will promote the use of existing buildings or construction on previously-developed or Town-owned sites;
- to the extent that the project entails renovation of existing stock, it will convert market-rate to affordable units; and
- the project will give priority to local residents, Town employees, and families participating in METCO.

Identified or Potential Stakeholders

The SHA has worked successfully with Town Boards, Committees and Departments on previous projects to increase rental housing in Sudbury, including:

- Town Manager
- Board of Selectmen
- Sudbury Housing Trust
- Planning and Community Development & related committees
- Conservation Commission
- Facilities Department
- Board of Health
- Building Department

Other prospective or potential stakeholders/collaborators include the following:

- Police & Fire Departments
- Park and Recreation
- Council on Aging
- Disability Commission
- Veteran's Affairs
- SPS, LSRHS, Town social workers