



Town of Sudbury

Community Preservation Committee

Flynn Building
278 Old Sudbury Road
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978-639-3387
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cpc@sudbury.ma.us

www.sudbury.ma.us/cpc

PROJECT SUBMISSION FORM

Applicant: Sudbury Housing Trust

Submission Date: October 8, 2020

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

Applicant Address:

278 Old Sudbury Road
Sudbury, MA 01776

Purpose (please select all that apply):

- Open Space & Recreation
- Community Housing
- Historic Resource

Applicant Email & Phone Number:

HousingTrust@sudbury.ma.us
978-639-3387

Project Manager Email & Phone Number: Cynthia Howe, chowe@barkanco.com
978-639-3387

Project Name: Sudbury Housing Trust - Housing Allocation

Project Description: See Attachment A.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2022	\$388,500	\$388,500	
2023			
2024			
2025			
2026			
Total			

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

See Attachment B.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees, Commissions, or Departments? If so, please list the boards, committees, commissions, or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

The Sudbury Housing Trust obtains Select Board approval for any real estate transaction (create new units).

For Community Preservation Committee Use:

Form Received On: _____

Project Presented to CPC On: _____

Reviewed By: _____

Determination: _____

**FY2022 Community Preservation Committee Application Form
Sudbury Housing Trust – Housing Allocation
Attachment A**

The Sudbury Housing Trust requests 15% of the CPA allocation, a 5% increase over the 10% housing requirement, to continue to fund the programs of the Trust for the creation of new affordable units of housing and continued support for residents impacted by COVID and struggling to pay their rent.

The Trust last requested CPA funds in 2018 for FY19, and has not created any new units since then, as the Trust relies on CPA funds for unit creation.

This request would create at least one unit of new affordable housing in the Trust Home Preservation Program which converts existing smaller market homes to affordable homes and provides affordable homeownership opportunities to income eligible households. The Trust is the main, if not the only, entity with plans to create affordable homeownership in Sudbury. Through its program, the Trust has seen tenants of the Sudbury Housing Authority become owners for their families, and owners of deed restricted properties in Sudbury purchase market rate home in town. These demonstrate first-hand the benefits of a homeownership program. Sudbury has had 37 ownership units in its affordable housing portfolio since 2016, with no additional homeownership units in the pipeline.

Additionally, the Trust aims to create a modest Sudbury Housing Trust Rental Assistance Program to serve lower and lowest income level households making the restricted units in town affordable to these households. The Trust has successfully implemented and administered an Emergency Rental Assistance Program and looks to expand the concept. This program would have the effect of deepening the affordability of a handful of units in Sudbury and would serve very low income households.

The 15% allocation, or estimated at \$388,500 using last year's figures, will allow the Trust to go forward on both fronts in FY22.

**FY2022 Community Preservation Committee Application Form
Sudbury Housing Trust – Housing Allocation
Attachment B**

The Sudbury Housing Trust Home Preservation Program correlates precisely to CPA eligible activities in the category of community housing. It conforms to the Town's Housing Production Plan, contributes long-term affordability towards the 10% 40B threshold, converts market rate to affordable units, and promotes a socioeconomic environment that encourages a diversity of income.

The Sudbury Housing Trust Rental Assistance Program meets the Community Housing criteria by conforming to the Town's Housing Production Plan, intermingling affordable and market rate housing at levels that exceed state requirements for percentage of affordable units, and promotes a socioeconomic environment that encourages a diversity of income.