



# Town of Sudbury

## Community Preservation Committee

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
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www.sudbury.ma.us/cpc

### PROJECT SUBMISSION FORM

Applicant:

Submission Date:

Group or Committee Affiliation (if any):

Applicant Address:

Purpose (please select all that apply):

Open Space & Recreation

Community Housing

Historic Resource

Applicant Email & Phone Number:

Project Manager Email & Phone Number:

Project Name:

Project Description:

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2023			
2024			
2025			
2026			
2027			
<b>Total</b>			

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

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.

For Community Preservation Committee Use:

Form Received On: \_\_\_\_\_

Project Presented to CPC On: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Determination: \_\_\_\_\_

## **PROJECT DESCRIPTION**

This Community Preservation Act (CPA) funding application is a request for a portion (\$30,000) of the Town of Sudbury's Regional Housing Services Office (RHSO) membership fee to support Town housing activities in FY2023. This is the same amount as prior years.

The Town of Sudbury's housing activities are implemented through a number of organizations: the Sudbury Planning and Community Development Department, the Sudbury Housing Trust, and the Sudbury Housing Authority (SHA). The Planning and Community Development Department, and Housing Authority are staffed by employees funded from their respective operating budgets. The Sudbury Housing Trust is supported by staff, committee members, consultants, and the RHSO, of which Sudbury is a founding member.

Sudbury has funded its membership fee in the RHSO from both CPA funds and Housing Trust funds from its start in FY2012. The Town's portion of the RHSO fee has been submitted and appropriated as a separate article since 2018.

A key piece for the RHSO funding is that the CPA funds support housing activities for the Town, and separately the Housing Trust funds support housing activities for the Housing Trust. These are different activities, though all related to housing.

### Town Housing Activities (funded by CPA)

There are a number of housing activities performed by the RHSO for the benefit of the Town, as listed below. The Town housing activities center around the support and preservation of the affordable housing in Sudbury:

- Incentive Senior Development (ISD) Support: Calculate Frost Farm annual eligibility requirements, review applicant submissions and determine eligibility, prepare Grouse Hill Resale closing documents, inventory Grouse Hill units and propose a Capital Improvement Policy, and provide resale support.
- Ownership Monitoring: The Town is the Monitoring Agent for all deed restricted ownership units. This involves annual self-certifications, registry review, and approvals for refinancing.
- Annual Assessment Valuations: Provide valuations for the deed restricted properties to the Town Assessor.
- Local Initiative Program (LIP) Rental Monitoring: Review Avalon leasing for compliance with the marketing plan, review compliance with Regulatory Agreement, and prepare certification to the Department of Housing and Community Development for LIP rental unit/s - including one SHA unit, and all the Avalon units.
- Inventory Management: Maintain housing inventory and provide estimates for 2023 Subsidized Housing Inventory (SHI) projections, recently completed and posted to website, presented to Planning Board and Zoning Board of Appeals.

- HOME Program: The administrative work includes annual action plans, 5-year consolidated plans, fair housing reports and programs, and quarterly meetings and participation and monitoring of the Coolidge units.
- General Support: There are specific items that come forward throughout the year.

As noted, these are different than the housing activities performed by the RHSO for the benefit of the Housing Trust. The Housing Trust activities are listed below, though this application does NOT request funding for them:

#### Housing Trust Housing Activities (not funded by CPA)

- Small Grants: Administer Housing Trust Small Grants Program including application revision, applicant assistance, award grants based on Housing Trust votes, and follow-up as required.
- Home Preservation: Assist Housing Trust in home selection, repairs, closing, and on-going support.
- Maynard Road: Assist Housing Trust in program oversight.
- Lottery Agent Services: Perform lottery agent services for the Housing Trust including marketing and outreach, applicant eligibility, lottery administration, closing, and lease-up.
- Housing Trust Support: Meeting support including agenda packets, presentations, and memos as directed.

#### **ENDORSEMENT, SUPPORT, OR OTHER RECOMMENDATION BY OTHER TOWN BOARDS, COMMITTEES, AND DEPARTMENTS**

The following Committees, Boards, Departments, and organizations all have a vested interest in supporting and maintaining the affordable housing in Sudbury:

- Planning and Community Development Department
- Planning Board
- Zoning Board of Appeals

#### **RELEVANCE TO CPC CRITERIA**

The proposal meets the following General Criteria for eligibility:

- Provides support directly to individuals and families who are eligible for community housing, or to entities that own, operate, and manage housing for the purposes of making housing affordable;
- Supports maintaining the goal of 10% affordability by monitoring, inventory management, and other support services;
- Continues to promote economic diversity through the administration of the program; and Assists the Planning and Community Development Department in allowing the Housing Production Plan to be carried out in a consistent and thoughtful manner.

## **ADDITIONAL CONSIDERATIONS**

This project demonstrates practicality, feasibility, and urgency:

- The proposed project is one that works economically due to the expertise provided by well-qualified staff. Without the monies allocated to the Town the following would have to be considered by the Town:
  - Inability to maintain compliance with the affordable housing regulatory agreements and requirements.
  - Leaving a department (Planning and Community Development) with a sizable workload to staff who are unqualified to assist and manage such matters.
  - Hiring at a nominal rate a part/full-time staff person at a competitive rate well beyond the 10% allocation of CPA funds.

This proposal demonstrates the project can be implemented expeditiously and within budget:

- The costs associated with the proposed project provide wide-spread opportunities for those in need of Sudbury's affordable housing options and always done within budget.

This proposal produces an advantageous cost/benefit value:

- This project was created nearly a decade ago to assist the Town in carrying out measures for the purpose of making housing affordable throughout the Town of Sudbury and to support the existing affordable housing stock.
- The RHSO was created in Sudbury as a cost-effective regional solution for administrative housing activities.



# Regional Housing Services Office

Serving Acton, Bedford, Concord, Lexington, Lincoln, Maynard, Sudbury, Wayland, and Weston

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Email: [INFO@RHSOhousing.org](mailto:INFO@RHSOhousing.org)

Phone: (978) 287-1092

July 31, 2021

To: John Mangiaratti, Sarah Stanton, Stephen Crane, James Malloy, Timothy Higgins, Greg Johnson, Henry Hayes, Louise Miller, Leon Gaumond, Janet Adachi, Kristen Guichard, Robert Hummel, Alyssa Sandoval, Marcia Rasmussen, Heather Gill, Lee Smith, Carol Kowalski, Amanda Loomis, Paula Vaughn, Megan Zammuto, Adam Duchesneau, Cynthia Howe, Sarkis Sarkisian, Imai Aiu, Sarah Rhatigan

CC: Jody Kablack, Lara Plaskon, Liz Valenta

From: Elizabeth Rust

RE: Regional Housing Services Office – FY21 Q3, Status Report

This is the FY21 status report for activity from 4/1/21 through 6/30/21 (FY21 Q4) for Regional Housing Services Office, the inter-municipal collaboration between the nine towns of Acton, Bedford, Concord, Lexington, Lincoln, Maynard, Sudbury, Wayland and Weston. Please let me know if you have any comments or questions.

### **RHSO Administration:**

We resumed the annual municipal leadership meeting, and met in person with the town managers and administrators to recap the RHSO program year, and plans for FY22. The leadership agreed to continue the practice of executing an annual IMA Amendment and having it reviewed and voted by each Select Board, and signed by each member community. This keeps the RHSO on the agenda of municipal leadership annually, to retain support and awareness. We attended Select Board meetings in Acton, Concord, Maynard and Sudbury to assist in the approvals.



In FY21, we delivered an additional 20% in supplemental services, receiving additional funding for those services. This necessitated an increase in the RHSO Revolving Fund expense limit.

Looking forward to FY22, we are starting the recruiting to hire a 5<sup>th</sup> RHSO staff, which was deferred for this fiscal year due to on boarding difficulties in COVID times.

The Advisory committee met in June and reviewed Fair Housing plans for FY22 and community exchange.

### **Regional Activities:**

Regional activities provide general housing resources, including trainings, reports, information and the website.

We held a homeowner information session, covering the particulars of the deed restriction, capital improvements, living in a condo and refinancing/resale procedures. We invited 428 owners, and 75 attended – 18% - higher than in past years probably due to the convenience of zoom.

For FY22, we plan to have another homeowner session; a session aimed at owners in small self-managed condominium developments, training in April for Fair Housing month, and a roundtable for the social workers.



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With the new Census data coming out this coming fall, we are planning to create new one-page Infographic sheets for each member community, with simple to read graphs and charts hitting the high points in the new demographic and housing data available. We'll work with the Advisory Committee on a standard format.

The RHSO model continues to attract interest from other communities, and we spoke at the Cape Cod Housing Institute on the benefits for regional housing administration – including proactive monitoring, resource efficiency through access to shared technical resources, and regional support. We were also a panelist on the CHAPA Metrowest Regional Meeting.

The RHSO is winding down the Emergency Rental and Mortgage Assistance Programs with the increased state and federal funds available.

Rental Assistance completed FY21				Mortgage Assistance completed FY21			
	AMOUNT ALLOCATED	HOUSEHOLDS ASSISTED	AMOUNT COMMITTED		AMOUNT ALLOCATED	HOUSEHOLDS ASSISTED	AMOUNT COMMITTED
<b>Acton</b>	\$100,000	47	\$83,900	<b>Acton</b>	\$60,000	10	\$23,012
<b>Bedford</b>	\$60,000	11	\$38,450	<b>Maynard</b>	\$50,000	5	\$14,089
<b>Maynard</b>	\$70,000	16	\$53,450				
<b>Sudbury</b>	\$60,000	8	\$64,650				
<b>Weston</b>	\$100,000	6	\$38,900				
<b>TOTAL</b>	\$390,000	88	\$279,350	<b>TOTAL</b>	\$110,000	15	\$37,101

## **SHI, 40B Safe Harbor and Inventory Administration**

For the first time since the inception of the RHSO, all communities are in 40B Safe Harbor! Though delays in building permits and the coming 2020 Census will likely change the 40B Safe Harbor status for a number of communities.

Managing the SHI inventory is a key component of the RHSO services provided. A total of 1,430 units have been added to the Subsidized Housing Inventory for the members since joining the RHSO and 665 in FY21 alone.

	Housing Units, 2010	Published SHI	SHI%	+/- 10%	FY21 adds	FY22 Pipeline	40B Safe Harbor
Acton	8,475	896	10.57%	49	239	Craftsman Village (2), Mass Ave (31)	>10%, HPP Certified
Bedford	5,322	981	18.43%	449	0	Village at Bedford Woods (6)	>10%
Concord	6,852	721	10.52%	36	0	Riverbend (1), Junction Village (83), Gerow (2), 930 Main St (2)	>10%
Lexington	11,946	1,335	11.18%	141	4	186 Bedford St (13), Waterstone Lexington (21)	>10%
Lincoln	2,130	298	13.99%	85	0		>10%
Maynard	4,430	419	9.46%	-24	24	Coolidge (12), Old Bay Road (1)	HPP Certified
Sudbury	5,921	669	11.30%	77	0	Cold Brook Crossing (26)	>10%
Wayland	4,957	548	11.06%	53	218		HPP Certified
Weston	3,952	331	8.38%	-65	180		HPP Certified
total	53,985	6,198	11.48%	800	665		



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### **Monitoring:**

The monitoring program is a core service of the RHSO with almost 6,000 units of SHI rental and ownership restricted housing across the communities, of those, the RHSO monitors 388 ownership units, and 838 rental units.

This quarter we sent referral letters to 12 homeowners behind on payments.

**Ownership Units:** The ownership monitoring is finishing up for FY21, with the following steps:

- Self-certifications to each owner, 93% response rate (same as FY20)
- Review the registry of deeds, complete
- Review owner mailing address versus town database, complete
- Review on-line sites for rentals, on-going
- Provide annual certification reports to DHCD, 8 of 9 communities complete (awaiting Wayland)
- Send quarterly Welcome Letters to new owners – 20 letters to date.

6/30/2021	FY21 Self-Declaration			
	Sent	Rec'd	Open	% rec'd
Acton	67	61	6	91%
Bedford	59	55	4	93%
Concord	73	71	2	97%
Lexington	32	32	0	100%
Lincoln	54	48	6	89%
Maynard	6	6	0	100%
Sudbury	35	34	1	97%
Wayland	36	33	3	92%
Weston	26	22	4	85%
<i>total</i>	<i>388</i>	<i>362</i>	<i>26</i>	<i>93%</i>

**Resales:** One of the primary responsibilities of the monitoring agent is to locate eligible buyers upon resale of deed restricted ownership units. This falls to the municipality for units in the LIP Program, 40B units where the town is the named agent, or other locally restricted units.

Resales	FY20	FY21	FY22
Acton	1	1	
Bedford		2	
Concord	2	3	2
Lexington	1		
Lincoln	1	3	2
Maynard			1
Sudbury	1	2	1
Wayland		1	
Weston	1	1	
	7	13	6
Resale Fee	\$31,321	\$64,682	\$23,484

This year have brought an unprecedented number of resales in the RHSO area, with 13 resale units closing in FY21, compared to 7 in FY20 (which was a substantial increase over FY19). FY22 is starting strong, with 2 new units starting to market in the upcoming month, and inquiries from many owners.

The RHSO provides these resale services as part of its core monitoring efforts, and the town receives the resale fee associated with the transaction, which is sometimes used

to offset RHSO membership fees. Municipalities can also purchase additional hours if the work on resales extend past the contracted support level.

**Rental Projects:** The RHSO monitors Local Initiative Program (LIP) rental units and units funded with HOME funds on behalf on the member communities, as required by the funding Regulatory Agreements.

In general, the monitoring review includes:

1. Reviewing that the rents are assessed in accordance with the Regulatory Agreement.
2. Reviewing sample tenant files to ensure that tenant income is recertified using source documents according to the regulations.



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3. Verifying that tenants are selected in accordance with Fair Housing requirements and current Affirmative Fair Housing Marketing Plans (AFHMP) including advertising requirements.
4. Verification that the units are maintained in accordance with applicable standards.
5. Providing Town certification to DHCD, as required.
6. Follow-up during the year on compliance findings and recommendations.
7. Reviewing annual rent increase requests and recommending approvals. [on hold during COVID, with guidance coming for 2021 rent increases.]

The below table provides the detail schedule for the rental monitoring. There is some shift in schedule and scope due to COVID, including desk reviews in lieu of site visits. There is a moratorium of both rent increases and evictions, per DHCD guidance and rental re-certifications are slower and delayed.

	Town	Rental Development Name	SHI units	Restricted Units	Subsidy Program	FY21 status
1	Acton	Scattered sites (AHA)	8	8	LIP 40B	Complete (to DHCD)
2	Acton	Inn at Robbins Brook	3	3	LIP-LAU	FY22
3	Acton	Avalon	86	22	LIP-40B	Complete (to DHCD)
4	Bedford	Village at Concord Road	12	3	LIP 40B	Incomplete
5	Bedford	20 Railroad	8	8	HOME	Complete (to Consortium)
6	Bedford	Patriot Place	10	7	LIP 40B	Complete (to DHCD)
7	Bedford	Village at Taylor Pond	200	50	LIP-LAU	Complete (to DHCD)
8	Bedford	Bedford Village	96	96	CPA	FY22
9	Bedford	447 Concord Road	14	12	HOME	FY22, with Bedford Village
	Bedford	Ashby	4	4	HOME	In Process
10	Concord	Concord Prescott	350	88	LIP 40B	Under Review
11	Concord	Concord Park	16	16	Local	FY22
12	Concord	405 Old Bedford Road (CHA)	4	4	LIP LAU	Complete (to DHCD)
13	Concord	Brookside Square	74	8	LIP-LAU	Stalled by property
14	Concord	Warner Woods	80	16	MH NEF	
15	Concord	Thoreau St (CHA)	1	1	HOME	FY22
16	Concord	Peter Bulkeley (CHA)	28	28	HOME	FY22
17	Lexington	Avalon at Lexington Hills	387	97	LIP 40B	Complete (to DHCD)
18	Lexington	Avalon Lexington	198	56	Local	Complete (to DHCD)
19	Lexington	LexHAB Scattered Sites	48	48	various	Complete (to DHCD)
20	Lexington	Pine Grove Village	5	5	HOME	In Process
21	Lexington	Keeler Farm	1	1	HOME	FY22
22	Lincoln	Commons	30	8	LIP 40B	FY22
23	Lincoln	Oriole Landing	60	15	LIP LAU	FY22
24	Maynard	Maynard Crossing, Vue	180	22	LIP LAU	Complete (to DHCD)
25	Sudbury	Willis Lake (SHA)	1	1	LIP-LAU	FY22
26	Sudbury	Avalon	250	63	LIP 40B	Under Review
27	Sudbury	Coolidge (I and II)	120	120	HOME	In Process
28	Wayland	Residences At Wayland Center	12	12	LIP-LAU	Complete (to DHCD)
29	Weston	Church, Jones, Pine, Viles	6	6	LIP LAU	FY22
30	Weston	Warren Ave	7	5	LIP 40B	FY22
31	Weston	Merriam Village	62	5	LIP LAU	On hold
			2361	838		





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## Town-Specific Monitoring

Other monitoring efforts include assisting residents with refinancing as well as maintaining the inventory with new projects, new owners, and other general updates.

In Acton: Assisted the town with inquiries on a foreclosure at Brewster, completed monitoring for the Acton Housing Authority owned LIP units.

In Bedford: Escalated rental monitoring compliance of Village at Concord Road, completed monitoring for Village at Taylor Pond and Patriot Place, supported the closing of the resale unit at Carter Way, reviewed refinancing information for an owner at Evergreen.

In Concord: Recommended approval for 2 refinances at Finigan's Way, supported the closing at Emerson Annex including the town and DHCD funding for the buy-down and repairs; assisted with the resale unit at Riverbend by marketing the unit, locating and approving an eligible purchaser, preparing a release of the local restriction and regulating the unit under LIP (to include on the SHI), completed for the Concord Housing Authority owned LIP units, started monitoring Brookside Square and Prescott.

In Lexington: Added Wright Farm to the SHI, worked with LexHAB and the Town on transferring the role of Muzzey Administrator to the Town (with the RHSO assisting), completed monitoring for the two Avalon properties.

In Lincoln: Starting marketing for the resale at Minuteman Commons; assisted owner at Battle Road Farm in submitting the information to start the resale process

In Maynard: Completed monitoring for the Vue.

In Sudbury: Responded to inquiries on Maximum Resale Prices at Grouse Hill; recommended approval for a refinance at Snowberry Lane; started monitoring at Avalon, conducted a site visit to damaged property on Dutton Road with Habitat

In Wayland: No monitoring activities this period.

In Weston: Assisted with sending a residency violation letter to an owner, worked with owner on condo association required exterior capital improvement.

## HOME Support:

The HOME support category assists participating HOME communities (Bedford, Concord, Lexington, Sudbury and Wayland) commit and expend their available Program funds, develop HOME funded programs, as well as completing their administrative requirements. To date, the RHSO has assisted the member communities commit ~\$2,400,000 since FY13.

In this reporting period the RHSO attended the quarterly HOME meeting in May, facilitated completion of the annual sub-recipient agreements (except Wayland) and completed requisitions for administration, as well as:

- Analysis of Impediments: Final document published in April, including the Action Plan. Prepared a proposal for the Consortium for funding of a comprehensive testing program, and received approval for \$100,000 of competitive pool funds.
- Bedford: The Ashby Place project, renovations in the community building, has completed construction and the final requisition and project close out process is in process. The Bedford Initial Rental Assistance Program (TBRA) is funded for FY21 for \$15,550 with no cases received to date.



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- Concord: Christopher Heights - Received HUD approval for release of funds and starting to prepare the commitment funding agreement. Gerow Property – Received HOME funds award from the consortium competitive funds and started to complete the environmental review materials.
- Lexington: Lexington has \$30,040 of FY21 funds available with no projects in the pipeline.
- Sudbury: Coolidge II HOME project has completed construction, final requisition processed and project closeout complete.
- Wayland: Wayland Initial Rental Assistance Program (TBRA) is funded for FY21 for \$8,280.

## **Local Support:**

The local support category enables each municipality to have some amount of hours to support priority items not covered under other service categories. The following local support activities were performed for each community in this reporting period:

Acton: Assisted with the Tavernier Place development as it moves towards closing, assisted in safe harbor discussions and supported the ACHC by attending meetings, taking minutes, and following up as needed.

Bedford: Attended Bedford Housing Partnership and Bedford Municipal Affordable Housing Trust meetings, supported the Small Grant Program by preparing the applications for review and approval, drafting the award materials, continued review for 330 South Street with updated materials.

Concord: Facilitated a Housing Roundtable with presentation by the League of Women Voters on potential town-owned sites for affordable housing. Assisted a research project on 40B developments conducted by students at Tufts University looking at concerns from the community and whether they materialized after a project was completed. The project focuses on four specific 40B developments, one of which is the Shaw Farm development at 1257 Elm Street in Concord. For Christopher Heights at Junction Village: continued monthly status meetings, supported Open Space Task Force by preparing a timeline, facilitating a meeting with the DOC, preparing the contract for the Open Space Landscape Architect. Assisted the Concord Housing Authority as a member on their executive director search committee. Assisted the CHDC by preparing agendas and meeting materials, supporting the CPC proposal for buy-down funds through town meeting, assisting with the 930 Main St development sewer payment and ground breaking, submitting a CPA reimbursement for Junction Village eligible expenses.

Lexington: Assisted with the discussion on creating a Municipal Affordable Housing Trust and a housing development corporation to advance housing production; continued discussion on the comments for National Development Waterstone affordable housing materials.

Lincoln: Supported Small Grant Program materials to all owners at Battle Road Farm for the Lincoln Foundation's pilot program, started review of Accessory Apartment program materials.

Maynard: Reviewed materials and spoke to attorney for property at 16 Waltham; assisted with the LIP application review for Old Bay Road; continued administration of ERAP and MAP with review of new and renewed applicants, and submission of monthly rent invoices.

Sudbury: Continued administration of ERAP with expanded program guidelines, review of applicants, and submission of monthly rent invoices. Supported the Sudbury Housing Trust by: preparing agendas, supporting annual financial audit, packets and Town Annual Report; supporting the proposal for CPC funds; and Small Grant Program by reviewing and presenting applications for consideration, drafting the award



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documents and processing invoices for awarded funds. In addition, under the Sudbury Trust umbrella, the RHSO performed lottery and monitoring services for other entities in the region, as follows:

- MassHousing monitoring contract: Reviewed deed restriction errors with MassHousing for transferred legacy units. Completed the annual MassHousing compliance report for the 68 units in the program. Started marketing, held lottery, certified buyer, facilitated P&S signing for Westford unit.
- Cold Brook Crossing: Continued review of the affordable housing restriction, and Affirmative Fair Housing Plan.
- Accepted new contract for resale units in Sherborn, and lottery in Natick.
- Completed Affirmative Fair Housing Marketing Plan for Lexington Meadows
- Started marketing for Village at Bedford Woods, Lexington Meadows.
- Held lottery for Harvard Trail Ridge.
- Supported contracts and remaining closings for Harvard Trail Ridge Sherborn Fields at Sherborn Falls, Acton Post Office Square, and Reading Postmark Square.

Wayland: No support this period.

Weston: Continued administration of ERAP with review of new and renewed applicants, and submission of monthly rent invoices. Assisted the HPP effort by supporting the HPP Steering Committee and Town with project administration. Initial review of HPP with Select Board and Planning Board with plan adoption anticipated for FY22 Q1. Assisted the Weston Affordable Housing Trust with its projects and programs, including: preparing meeting agendas and packets; ongoing asset management of Warren Avenue housing development; and continued support the development at 0 Wellesley, working with Habitat to develop six-affordable homes. Prepared comment letter for the Housing Trust for proposed 40B development including letter to MassHousing requesting limits on rent increases at lease renewal. Started to assist the Elderly Housing Committee with plans to expand Brook School and apply for CPC funds



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## FY21 Tracking:

The final FY21 hours are shown in the table to the right.

We monitor the hours for each community monthly and work together as the year closes to ensure that the over/under is +/- 10 hours (which are forgiven), and which monies can be rolled over to next fiscal year.

	FY21 Actual	FY21 Budget	Actual v Budget
<b>Acton</b>			
Monitoring	85.75	80.00	5.75
40B Monitoring	20.75	0.00	20.75
Local Support	324.50	331.00	(6.50)
ACHC	51.50	104.00	(52.50)
Regional Activities	26.50	20.00	6.50
Admin	37.75	20.00	17.75
Total	546.75	555.00	(8.25)
<b>Bedford</b>			
Monitoring	152.50	179.00	(26.50)
HOME administration	42.00	40.00	2.00
Local Support	198.75	200.00	(1.25)
Regional Activities	26.50	20.00	6.50
Admin	37.75	20.00	17.75
Total	457.50	459.00	(1.50)
<b>Concord</b>			
Monitoring	181.75	80.00	101.75
HOME administration	84.25	80.00	4.25
Local Support	185.25	250.00	(64.75)
CHDC	101.00	165.00	(64.00)
Regional Activities	26.50	20.00	6.50
Admin	37.75	20.00	17.75
Total	616.50	615.00	1.50
<b>Lexington</b>			
Monitoring	112.50	140.00	(27.50)
HOME administration	37.25	40.00	(2.75)
Local Support	175.00	164.00	11.00
Regional Activities	26.50	20.00	6.50
Admin	37.25	20.00	17.25
Total	388.50	384.00	4.50
<b>Lincoln</b>			
Monitoring	146.25	160.00	(13.75)
Local Support	60.25	77.00	(16.75)
Regional Activities	26.50	20.00	6.50
Admin	37.75	20.00	17.75
Total	270.75	277.00	(6.25)
<b>Maynard</b>			
Monitoring	44.75	40.00	4.75
Local Support	76.50	175.00	(98.50)
Maynard AHT	84.50	20.00	64.50
Regional Activities	26.50	20.00	6.50
Admin	37.75	20.00	17.75
Total	270.00	275.00	(5.00)
<b>Sudbury</b>			
Monitoring	106.75	80.00	26.75
HOME administration	36.50	50.00	(13.50)
Local Support	95.75	200.00	(104.25)
Sudbury AHT	625.00	565.00	60.00
Regional Activities	26.50	20.00	6.50
Admin	37.75	20.00	17.75
Total	928.25	935.00	(6.75)
<b>Wayland</b>			
Monitoring	27.75	30.00	(2.25)
HOME administration	30.25	54.00	(23.75)
Local Support	35.50	30.00	5.50
Regional Activities	26.50	20.00	6.50
Admin	37.75	20.00	17.75
Total	157.75	154.00	3.75
<b>Weston</b>			
Monitoring	46.00	40.00	6.00
Local Support	64.00	90.00	(26.00)
HPP	215.50	233.00	(17.50)
Weston AHT	204.50	200.00	4.50
Regional Activities	26.50	20.00	6.50
Admin	37.75	20.00	17.75
Total	594.25	603.00	(8.75)
<b>Totals</b>	<b>4230.25</b>	<b>4257.00</b>	<b>(26.75)</b>