



# Town of Sudbury

## Community Preservation Committee

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### PROJECT SUBMISSION FORM

10/13/2021

Applicant: Sheila Cusolito *gme*

Submission Date:

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

Applicant Address:

55 Hudson Road  
Sudbury, MA 01776

Purpose (please select all that apply):

- Open Space & Recreation
- Community Housing
- Historic Resource

Applicant Email & Phone Number:

director@sudburyha.org; 978-443-5112

Project Manager Email & Phone Number: director@sudburyha.org; 978-443-5112

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

Project Description:

Attached

Costs:

| Fiscal Year  | Total Project Cost | CPC Funds Requested       | Other Funding Sources (Amount and Source)             |
|--------------|--------------------|---------------------------|---|
| 2023         |                    | 10% of budget for housing | \$259K CPA FY21; \$212.6K CPA FY18; \$180K CPA FY07;  |
| 2024         |                    |                           | \$90K National Development; \$50K Sudbury Foundation; |
| 2025         |                    |                           | up to \$35K SHA reserves                              |
| 2026         |                    |                           |   |
| 2027         |                    |                           |   |
| <b>Total</b> |                    |                           |   |

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

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.

Attached

For Community Preservation Committee Use:

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

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

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

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

**Project Description**

Consistent with the Sudbury Housing Authority's (SHA) FY21 proposal, the SHA requests a minimum of 10% of the CPC's estimated annual revenue 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 developments 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; however, as 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 opportunities to acquire existing homes at the low end of the market, and is equally invested in exploring a more extensive development effort. At present, several initiatives are underway.

The SHA recently engaged an engineering firm to undertake feasibility studies of four of its own properties on which single-family homes are sited, as well as the site on which the original house at Frost Farm stood. This study is supported by a \$50,000 grant from the Sudbury Foundation, augmented by SHA reserves. Simultaneous with these feasibility studies, the SHA is in partnership with the Sudbury Housing Trust (SHT) to study a portion of the Nobscot Road Boy Scout property that is being offered for sale. If the study demonstrates the property's potential for development of affordable housing, the SHA and SHT plan a joint development pursuit of affordable ownership and rental units. The SHA committed funds from its reserves to cover its portion of costs for this study.

Coincident with the review of potential sites for renovation and/or redevelopment, SHA continues to assemble the funding which will be necessary to bring that planning work to fruition. The SHA history of CPA fund awards includes \$360,000 voted at ATM 2006 for the purpose of affordable unit buy-down. Both the timelines for use and the allowable per-unit expenditures were 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. In the interim, the SHA explored a number of opportunities to acquire properties with the balance of funds, none of which came to fruition. As outlined under the Costs category, the SHA has supplemented these original CPA funds with two additional requests. In 2016, the SHA was awarded \$90,000 earmarked within the National Development and Town of Sudbury development agreement. Finally, the SHA continues to explore development partnerships and state funding sources, seeking 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. It is toward that end that the SHA seeks a commitment of at least the 10% annual CPA estimated annual revenue appropriated for FY23.

### **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 and provides housing options that address some of the challenges identified in the 2021 Master Plan;
- it is consistent with the 2016 Housing Production Plan in terms of identified needs, goals, and strategies;
- the SHA has engaged in discussions of several opportunities with the Select Board and the Planning Department. Each has been supportive of the SHA's interests. The Planning Department is in active communication with the SHA about ongoing discussions of parcels under the Town's purview and the Nobscot Boy Scout property, which directly involves the SHT; the Select Board has shown a willingness to consider and approve proposals the SHA brings to its attention;
- 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 is a cornerstone consideration;
- 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 or portions thereof 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 maintaining 10% affordability by mechanisms that will preserve the units as affordable in perpetuity;
- it will conform to the town's Housing Production Plan;
- it will promote socioeconomic 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 and/or stabilize rental housing and/or tenancies in Sudbury, including:

- Town Manager
- Select Board
- Sudbury Housing Trust
- Planning and Community Development & related committees
- Community Preservation Committee
- Conservation Commission
- Department of Public Works
- Facilities Department
- Building Department
- Board of Health
- Town Social Worker
- Police and Fire Departments
- Sudbury Foundation
- Frost Farm Community
- Senior Center
- SPS, LSRHS, particularly social workers

Other prospective or stakeholders/collaborators include the following:

- Park and Recreation
- Council on Aging
- Commission on Disability
- Veteran's Affairs
- Representatives of other developments that include an affordable component