



Town of Sudbury

Community Preservation Committee

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RF

PROJECT SUBMISSION FORM

Applicant: Sudbury Housing Trust

Submission Date:

October 7, 2022

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
978-639-3388

Project Manager Email & Phone Number: Carmine Gentile, HousingTrust@sudbury.ma.us
978-639-3388

Project Name: Sudbury Housing Trust - Housing Allocation

Project Description: Please see Attachment A.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2024	\$730,000	\$730,000	
2025			
2026			
2027			
2028			
Total	\$730,000	\$730,000	

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

Please 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 (creation of new units).
The Planning and Community Development Department is supportive of this application.

For Community Preservation Committee Use:

Form Received On: 10-7-2022

Project Presented to CPC On: _____

Reviewed By: R. Patel

Determination: _____

**FY2024 Community Preservation Committee Application Form
Sudbury Housing Trust – Housing Allocation
Attachment A**

The Sudbury Housing Trust requests 25% of the CPA allocation, a 15% increase over the 10% housing requirement, to continue to fund the programs the Trust supports for the creation of new affordable units of housing, continued support for residents impacted by COVID and struggling to pay their rent, and for the variety of other programs and initiatives the Trust undertakes.

The Trust last requested CPA funds in 2020 for FY21, and has not created any new units since then, as the Trust relies on CPA funds for unit creation. Additionally, the Trust is looking to provide long term support to some new programs it has started in the last few years and for others which may be needed in the future.

The Trust hopes to continue its robust and extremely popular Sudbury Rent Relief Program to serve the lower and lowest income level households making the restricted units in town affordable to these households. The Trust has implemented and administered an extremely successful program, and looks to continue this into the future. This program would continue to have the effect of deepening the affordability of numerous units in Sudbury and would serve very low-income households.

This CPA funding request would also assist in the creation of new units of affordable housing in the Trust's 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 units 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 homes 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 strong possibilities of additional homeownership units in the pipeline.

However, with that said, the Trust, working in conjunction with the Sudbury Housing Authority, is currently investigating purchasing a piece of land at 67-73 Nobscot Road to create several new construction affordable dwelling units on the property. These funds would be used for the continued feasibility analysis of this land, and possibly towards the purchase and eventual redevelopment of the property, as well as for other potential sites in the future.

The Trust would also like to further support its Mortgage Assistance Program to help residents maintain housing. The Mortgage Assistance Program provides aid in the form of a grant and promotes a socioeconomic environment that encourages a diversity of income and ensures long-term affordability to the Sudbury community.

The 25% CPA allocation, or estimated at \$730,000 using FY24 projections, will allow the Trust to move forward on each of these fronts in FY24.

FY2024 Community Preservation Committee Application Form

Sudbury Housing Trust – Housing Allocation

Attachment B

The Sudbury Housing Trust's 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% Chapter 40B threshold, converts market rate units to affordable units, and promotes a socioeconomic environment that encourages a diversity of income.

The Sudbury Housing Trust's Rent Relief 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.

The purpose of the Sudbury Housing Trust is to provide for the creation and preservation of affordable housing in the Town of Sudbury for the benefit of low- and moderate-income households. The Trust implements the recommendations set forth in the Sudbury Community Housing Plan to the purpose of aiding the Town of Sudbury, private enterprises and non-profit organizations, and other public agencies in the speedy and orderly acquisition, rehabilitation, renovation, construction, financing or refinancing of property within the Town of Sudbury so that such property will be substantially available as residential property for low and moderate income persons and to further provide mechanisms to ensure such use.