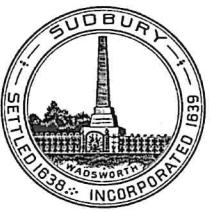


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BY: R. Poteat



# Town of Sudbury

## Community Preservation Committee

cpc@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314  
www.sudbury.ma.us/cpc

### PROJECT SUBMISSION FORM

Applicant: Ryan Poteat of behalf of the Sudbury Housing Trust

Submission Date: July 18th, 2024

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

Applicant Address: Flynn Building - Attn: Planning Department  
278 Old Sudbury Road  
Sudbury, MA 01776

Purpose (please select all that apply):

Applicant Email: HousingTrust@Sudbury.ma.us

- Open Space & Recreation
- Community Housing
- Historic Resource

Applicant Phone: 978-639-3388

Project Manager Email: Carmine Gentile Cgentile33@gmail.com

Project Manager Phone: 978-639-3387

Project Name: Housing Trust Allocation - Return of reverted funds.  
Reference ATM 23-41

Project Description: Please see Attachment A.

The Housing Trust is reverting \$426,835.85 from ATM 23-41. These fund were allocated for a specific use and are restricted for use only towards the failed 67-73 Nobscot development project. The Housing Trust respectfully requests the same dollar amount be awarded back to the Housing Trust to advance their goals and mission of creating and maintaining low to moderate income housing in the Town of Sudbury.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2025	\$426,835.85	\$426,835.85	
2026			
2027			
2028			
2029			
<b>Total</b>			

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: 7-18-2024

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

Reviewed By: Ryan Poteat

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

**FY2025 Community Preservation Committee Application Form  
Sudbury Housing Trust - Housing Allocation  
Attachment A**

The Sudbury Housing Trust requests \$426,835.85 to continue its mission 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 last requested CPA funds in 2024 for FY25, and has not created any new units since then.

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.

This request will allow the Trust to move forward on each of these fronts.

**FY2025 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 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 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.