

Town of Sudbury
Community Preservation Committee

Annual Reporting Form

Unit Buy-Down
2006 Art. 43 & as amended 2009 Art. 30,
2012 Art. 32

Name of Project including year of Town Meeting and Article Number: 2012 Art. 32

Date of Report: 2/6/2025

Date of Town Meeting Approval: 2006; 2009 (extension of acquisition time), 2012 (incr. per-unit allocation)

Project Proponent: Sudbury Housing Authority

Recipient of CPC Funds: Sudbury Housing Authority

Name of Person Completing Form: Sheila Cusolito *Sheila*

Description of Project:

Funds originally appropriated for down-payments on existing or to-be-built units, up to a maximum of \$90K/unit; amended to extend time for acquisition (2009) (with time limits subsequently and more broadly removed by the CPC) and per-unit allocation (2012) (from \$90K on each of 4 units to \$180K on each of two).

Total Project Budget through CPC: \$360,000

Total Spent in FY 24 \$ 0

Total Spent in prior fiscal years: FY14: \$180,000

Balance Remaining: \$ 180,000


Is the project completed? Yes ☐ No ☒

Description of status of the project:

As reported in 2023, the SHA circulated a Request for Proposals for real property and utilized half the approved project budget to acquire a single-family home that was added to the Town's SHI via a Local Initiative Program application, sponsored by the Town and approved by the Department of Housing and Community Development. The Town serves as the monitoring agent, designating that role to the RHSO.

Project results, including any changes since Town Meeting:

The unit acquired in 2014 currently houses a family of three, with a lease that started in April 2023. Marketing was administered by the RHSO, which also monitors the unit on behalf of the Town.

In May 2024, the SHA Board authorized use of CPA fund allocations for costs related to a proposed redevelopment of four single-family homes in its portfolio. The properties underwent pre-development feasibility study funded by a Sudbury Foundation grant and SHA reserves. Expenses related to this undertaking were submitted in FY24, but paid in FY25. 

Description of other pertinent information:

Attached.

SHA CPC Report 2024 2006 Unit Buy-Down

Description of other pertinent information:

In the years since the Unit Buy-Down funds were awarded, the SHA has made several attempts to acquire an additional unit of housing. Efforts range from periodically issuing a Request for Proposals to requesting that the Town exercise and transfer to SHA its Right of First Refusal on affordable home ownership units created by the Sudbury Housing Trust, when a notice of intent to sell had been received. To date, these efforts have not resulted in an acquisition.

In 2020, the SHA was awarded funding through the Sudbury Foundation and technical assistance through Massachusetts Housing Partnership, both used to outline and conduct pre-development feasibility studies on some of its existing properties, as well as some Town-owned parcels, and a portion of the Nobscot Road Boy Scout property that was being offered for sale. This latter endeavor was undertaken in partnership with the Sudbury Housing Trust. Both the Housing Trust and the Housing Authority elected not to pursue acquisition of the Boy Scout property for housing based on pre-development feasibility work that outlined prohibitive costs to do so.

As reported in 2023, the SHA made a decision to pursue redevelopment of four of its existing properties based on initial feasibility studies. In mid-2024, the State awarded the SHA \$1.2M in competitive funding for this redevelopment effort, as well as four Massachusetts-based vouchers that will support operations when the redevelopment completes. The SHA is currently reviewing proposals for design services. The project has been introduced to Town leadership as well as abutters and other interested parties. This CPA fund allocation will be augmented by subsequent CPA awards of the 10% of funds allocated to housing to support this effort. Given the costs for development/acquisition, and an interest in small development, local funding becomes essential to the eventual success of such an undertaking.