

Town of Sudbury
Community Preservation Committee

Annual Reporting Form

SHA Allocation 2020 Article 46

Name of Project including year of Town Meeting and Article Number:

Date of Report: 2/7/2025

Date of Town Meeting Approval: 2020

Project Proponent: Sudbury Housing Authority

Recipient of CPC Funds: Sudbury Housing Authority

Name of Person Completing Form: Sheila Cusolito *SC*

Description of Project:

A minimum of 10% of the annual budget allocated to housing was requested to create at least one unit of affordable rental housing, likely in combination with funds previously received.

Total Project Budget through CPC: \$259,000

Total Spent in FY 24 ☐ \$ 0

Total Spent in prior fiscal years: 0

Balance Remaining: \$259,000

Is the project completed? Yes ☐ No ☒

Description of status of the project:

Efforts to acquire or develop housing for use as affordable rentals are ongoing.

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.

Project results, including any changes since Town Meeting:

Given the costs for development/acquisition, and an interest in small and/or scattered-site development, local funding becomes essential to the eventual success of such an undertaking. As outlined in the below section, Commissioners maintain a longstanding commitment to utilizing the allocated funds to create additional affordable housing opportunities through development/redevelopment or acquisition, currently focused on redevelopment of some of its existing portfolio.

Description of other pertinent information:

Attached.

SHA CPC Report 2024 2020 10% Allocation

Description of other pertinent information:

In the years since a portion of the 2006 Article 43 funds were used to purchase a single-family home, 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 may be utilized to support this redevelopment effort.