

Sudbury Housing Trust

The Sudbury Housing Trust was established from the 2006 Town Meeting, when Sudbury voted to accept Massachusetts General Law Chapter 44, Section 55C. The powers and duties of the Trust allow it to buy and sell real estate, borrow and lend money, develop and hold property, and all with the benefits of being under the Town's municipal structure – insurance coverage, investment management and accounting, and other such administrative functions. The Trust requires Board of Selectmen approval for any real estate transaction, and Town Meeting approval to borrow, mortgage or pledge for amounts greater than the current Trust assets.

The Trust continues to be active in this third year and is prominently featured in the recent Municipal Affordable Housing Trust Guidebook prepared by Massachusetts Housing Partnership, available on their website. We shared our successes at regional housing conferences and spoken on two panels to assist other communities in establishing housing trusts.



The Sudbury Housing Trust thanks the entire community for its support in completing the Habitat for Humanity project at the corner of Dutton and Pratts Mill Road this year. The home dedication was held in October and the two families have moved in, and are well established in their new neighborhood. The Greater Worcester Habitat for Humanity and the Local Project committees provided strong overall leadership and management, the construction team and volunteers built a handsome dwelling, and the local businesses and individuals showed strong support in their donations – all which made the project successful.

In support of the goal to create affordable housing through small scale development, the Sudbury Housing Trust purchased a one-acre parcel of land on Maynard Road in July 2008. The Trust completed extensive analysis through public process after the purchase to further define the project. The existing structures were demolished, the site prepared, conceptual architectural designs completed, and a development partner (NOAH - Neighborhood of Affordable Housing) was selected. The plan includes six 2bedroom units in two structures. Two of the units will be flats, which provide accessible single floor living. Permitting through a Comprehensive Permit will begin in early 2010. Groundbreaking is anticipated in the fall of 2010.

The Trust completed a third home under the successful Home Preservation Program in April 2009. In this program, smaller, less expensive homes are purchased and sold, subject to a permanent deed restriction, to eligible first-time homeowners created from a lottery. In this way, homes are converted to affordable housing, preserving existing housing stock. The Housing Trust is able to work 'real time' to put offers on the property and use their own funds for required health and safety repairs. At least one additional home is planned for the 2010 calendar year, and a lottery to produce a list of potential buyers is planned for January 2010.



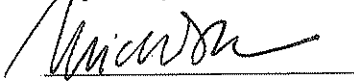
The Trust continues to sponsor the Small Grants program to help seniors and other lower income homeowners fund health and safety repairs in their homes. The Program has three rolling grant periods annually, and has awarded \$33,400 for twelve grants over the life of the program, and two-thirds of the grantees are senior households. In this calendar year, the Trust awarded 6 grants for a total of \$16,000 to repair plumbing, gutters, roof shingles, electrical panels and wiring, install handrails, and assist in replacing heating systems. The easy-to-submit application can be found on the website.

The Sudbury Housing Trust performs lottery, resale and monitoring agent services for Sudbury and other neighboring communities. This provides a local opportunity for those with connections to Sudbury and others looking for housing in our area, as well as generating a revenue stream for the Sudbury Housing Trust. Through our hands-on approach we are able to help those eligible households looking for housing in Sudbury and the surrounding area. Over 60% are single parents, and almost 40% have local connections; these are residents, town employees and teachers – families in our community.

The Trust ended the Fiscal Year on June 30, 2009 with a balance of approximately \$760,000. This was comprised of a \$380,000 carryover amount, revenue of \$785,000 (CPA appropriation, external contracted services and interest), expenses of \$374,000 (purchase of Maynard Road property, small grants, Dutton Road Habitat project, Home Preservation, feasibility and lottery expenses), and \$31,000 of salaries. In the 2009 calendar year, the Sudbury affordable housing inventory decreased by 3 units, to 266, still 4.8% of our housing stock. There was a six unit decrease due to the time lapse of the Sudbury Commons development which received a comprehensive permit in 2008 but has not received a building permit, and the units have lapsed. Three units were added to the inventory through one Home Preservation unit, and two DMR assisted units.

The Board is organized with Michael Fee as Chair, Lydia Pastuszek as Vice-Chair, Larry O'Brien as Selectman representative and at-large Trustees Michael Buoniconti, Peter Crowe, Joel Guillemette, Daniel Hewett, Andrew Kaye and Amy Lepak. The Trust is supported by Beth Rust, Clerk and Community Housing Specialist, and Jody Kablack, Director of Planning and Community Development.

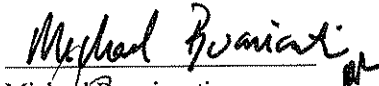
Respectfully Submitted by the Sudbury Housing Trust:



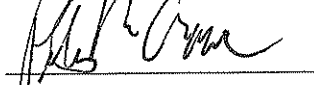
Michael Fee, Chair



Lydia Pastuszek, Vice-Chair



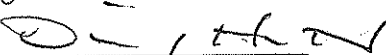
Michael Buoniconti



Peter Crowe



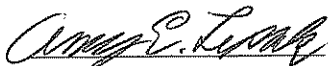
Joel Guillemette



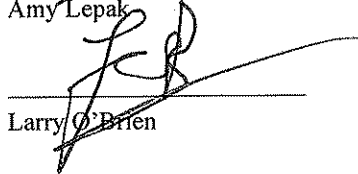
Daniel Hewett



Andrew Kaye



Amy Lepak



Larry O'Brien