

# Community Preservation Committee

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Sudbury Housing Trust  
2011 Town Meeting  
Article 32



## Article 32: Sudbury Housing Trust

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- 2006 Town Meeting authorized creation of the Housing Trust
- Designed to Promote Homeownership
- Funded by Town Meeting for Four Years (2007 – 2010)



## Article 32: Sudbury Housing Trust

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- The Trust has successfully created affordable homeownership options for members of our community through *four* programs
  1. Small Grants
  2. Condo Buy-Down Program
  3. Small Development Projects
  4. Home Preservation

Sponsoring the creation of 14 permanently deed restricted units of housing in 5-year plan (8 completed already)



# Article 32: Trust Program Activities

## 1. Small Grants Program

- Provides financial grants for health and safety repairs for income eligible residents
- 9 grant cycles, 43 applicants, 23 awards and \$64k awarded - half for senior households
- The Trust allocates \$20k per year to the program





# Article 32: Trust Program Activities

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## 2. Condo Buy-Down Program

- Trust to buy-down three additional units in private 40B developments





# Article 32: Trust Program Activities

## 3. Small Development Projects

- Habitat For Humanity – 2 units
- Maynard Road – 3 units



Habitat Dedication:  
September 2009



2 Front Right Axonometric View  
Scale: 1/8" = 1'-0"

Maynard Road Design

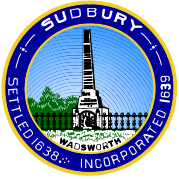


# Article 32: Trust Program Activities

## 4. Home Preservation Program

- Convert Existing Homes to Affordable Homeownership Unit with perpetual Deed Rider
- 4 Homes Completed
  - 5<sup>th</sup> in Progress





# Article 32: Town Meeting Proposal

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- Article 32 requests \$180,000

Represents the 10% CPA mandated housing allocation

- Consistent with prior year's requests
- Continue Sudbury Housing Trust activities
- Additional Home Preservation program unit
- Small Grant Program





# Article 32: Trust Financial Information

Town of Sudbury  
Sudbury Housing Trust  
Position Statement as of March 31, 2011

**Balance Sheet**

<u>Assets</u>		<u>Liabilities</u>	
Cash & Investments	\$ 832,728	Vouchers Payable	\$ -
		<u>Fund Balance/Res.</u>	
		Current Year Income	\$ 63,264
		Unreserved Balance	\$ 769,464
	<u>\$ 832,728</u>		<u>\$ 832,728</u>

**Statement of Current Year Income**

<u>Income</u>	
Fees	\$ 78,031
Interest Income	\$ 4,352
Donations	\$ -
Funds from CPA Trust	\$ 180,000
	<u>\$ 262,383</u>
<u>Expense</u>	
Salary	\$ 25,788
General Operating	\$ 173,331
	<u>\$ 199,119</u>
Net Income/(Loss)	<u>\$ 63,264</u>



## Article 32: Summary

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- Increasing housing options make for richer community by providing homes for a broad range of professions and incomes
- Sudbury Housing Trust is the Town's mechanism to implement the Town's Housing Goals
- Sudbury Housing Trust has capacity and expertise to create housing opportunities, and is delivering on commitments of prior Town Meetings

# Article 32: Sudbury Housing Trust Allocation

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Please VOTE YES on Article 32 to  
support these projects in  
Sudbury!



## Article 32: Sudbury Housing Status

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- Who qualifies for affordable home ownership?
  - Owners have income at or below 80% of the Area Median Income - \$64,400 for a family of 4
  - Owners are financially stable, have good credit, and meet strict banking underwriting guidelines to qualify for a mortgage.



## Article 32: Resident Profiles

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We have 19 *occupied* affordable homeownership units in Sudbury.

Owners are financially stable, have good credit, and meet strict banking underwriting guidelines to qualify for a mortgage. *But who are they?*

49 people in 19 units: 2.6 people per household

- 28 adults: 11 single head of HH, 8 married couples, 1 grand-parent
- 21 children : 13 students (0.68 per unit across all 6 schools)
- Many fewer than Single Family household sizes (19 homes = 34 students)

12 households had a local connection:

- 26% (5) families are Town Employees (teachers/police/fire)
- 21% (4) families able to become first-time homebuyers from renters
- Employee of Sudbury business, child of Sudbury family
- PTO board member, LS teachers, ECMS teacher, Firefighter



# Article 32: 40B Fiscal Analysis

By Right Zoning Analysis							
	Total Impact	# units	Property Value	Property Tax Revenue	# Students	School Cost	Municipal Cost
Carriage Lane	-\$25,147	2	\$1,600,000	\$27,248	4	\$46,963	\$5,432
Old County Road	-\$62,868	5	\$4,000,000	\$68,120	9	\$117,407	\$13,580
Snowberry Lane	-\$37,721	3	\$2,400,000	\$40,872	5	\$70,444	\$8,148
	<b>-\$125,736</b>	10	\$8,000,000	\$136,240	18	\$234,815	\$27,161

40B Zoning Analysis							
	Total Impact	# units	Property Value	Property Tax Revenue	# Students	School Cost	Municipal Cost
Carriage Lane	-\$90,589	16	\$5,658,600	\$96,366	11	\$143,498	\$43,457
Old County Road	\$14,524	37	\$17,554,735	\$298,957	14	\$183,938	\$100,495
Snowberry Lane	-\$29,668	8	\$3,363,900	\$57,287	5	\$65,226	\$21,729
	<b>-\$105,734</b>	61	\$26,577,235	\$452,610	30	\$392,663	\$165,681

- Comparison of actual private 40Bs to conventional zoning, with 25% units affordable and 75% market.
- 40B units have fewer students and higher property tax revenue than conventional zoning
- Analysis uses average cost methodology, versus a more accurate marginal cost method, which would reduce the cost of the 40Bs more
- It is estimated the breakeven point in Sudbury is a home valued at \$1.7 million value and a household with 2 students