

STRATEGIC PLAN INSTRUCTIONS

Housing Strategic Plan

Step 1: Establish priority needs

Instruction: Select one option from each column to create your number one priority need. Create up to three priority needs.

Column A/Tenure

Renter
Owner

Column B/ Household

Small Families (2-4 persons)
Large Families (>5 persons)
Elderly
Single-Persons

Column C/Income

0-30% (very-low)
31-50% (low)
51-80% (moderate)
80-120% (middle)

Sudbury Response

Priority #1: Housing needs of first-time home owners with incomes between 51 and 80 percent of the area median income (AMI).

Priority #2: Housing needs of first-time home owners with incomes between 80 and 120 percent of the area median income (AMI).

Priority #3: Housing needs of family renters with incomes between 31 and 100 percent of the area median income (AMI).

Step 2: Identify objectives

Instructions: Choose one objective from the list of options for each priority need

Options

Increase the supply of affordable rental housing
Improve the quality of affordable rental housing
Improve access to affordable rental housing
Increase the availability of affordable owner housing
Improve access to affordable owner housing
Improve the quality of owner housing

Sudbury Response

Objective #1 corresponding to Priority #1- Increase the availability of affordable owner housing

Objective #2 corresponding to Priority #2- Increase the availability of affordable owner housing

Objective #3 corresponding to Priority #3 - Increase the supply of affordable rental housing

Step 3: Describe strategies for each objective

Instructions: Write one or two sentences describing realistic strategies needed to address each objective. In addition to identifying new programs/projects re-examine existing programs (i.e. first time homebuyer, rehabilitation, buy-down) and list any proposed changes.

Example: In order to improve access to affordable rental housing Newton will work to use HOME funds to subsidize housing to make it affordable to very low income households.

Sudbury Response

Strategy #1 (corresponds to objective #1, Increase the availability of affordable owner housing for first-time home owners with incomes between 51 and 80 percent of the area median income (AMI)):

Sudbury will continue to implement plans to create affordable housing opportunities for households earning 51% to 80% of the Area Median Income through the Home Preservation program, and the Maynard Road project.

Strategy #2 (corresponds to objective #2, Increase the availability of affordable owner housing for first-time home owners with incomes between 80 and 120 percent of the area median income (AMI)):

Sudbury will create moderate income housing opportunities for households earning 81% to 120% of the Area Median Income through developing the Maynard Road property.

Strategy #3 (corresponds to objective #3, Increase the supply of affordable rental housing for family renters with incomes between 31 and 100 percent of the area median income (AMI)):

Sudbury will expand the supply of affordable rental housing for family renters with incomes between 31 and 50 percent of the area median income (AMI) through the Sudbury Housing Authority Redevelopment project. Sudbury will continue to explore opportunities for expanding other rental opportunities.

Step 4: Accomplishment Type & Quantity

Instructions: Develop an accomplishment type based on your strategies and provide a realistic estimate of the number of accomplishments over the next five years.

Example:

Accomplishment: The number of rental units developed with HOME funds affordable to very-low income small family households.

Quantity: 5

Sudbury Response

Accomplishment #1(corresponds to strategy #1): Increase in the number of affordable housing opportunities for households earning 51% to 80%:

Quantity: 6

Accomplishment #2(corresponds to strategy #2): Increase in the number of affordable housing opportunities for households earning 81% to 120%

Quantity: 2

Accomplishment #3(corresponds to strategy #3): Increase in the number of affordable rental opportunities for households earning 31% to 50%

Quantity: 5

Step 5: Identify obstacles to meeting unmet need

Instructions: In one-two sentences list any obstacles to meeting the priority needs established.

Example: Subsidizing rental units to make them affordable to very-low income small family households is dependent on variable market conditions as well as the availability of sufficient funding which is limited.

Sudbury Response

Obstacles to meeting unmet need for priority need #1:

Subsidizing homeownership units to make them affordable is dependent on availability of competitive state and local funding.

Obstacles to meeting unmet need for priority need #2:

Subsidizing homeownership units to make them affordable is dependent on availability of competitive state and local funding.

Obstacles to meeting unmet need for priority need #3:

Subsidizing family rental units to make them affordable is dependent on availability of competitive state and local funding.

Priority Need	Objective	Strategy	Accomplishment Type	Quantity	Obstacles to Meeting Unmet Need
<i>Priority #1: Housing needs of first-time home owners with incomes between 51 and 80 percent of the area median income (AMI).</i>	Increase the availability of affordable owner housing	Sudbury will continue to implement plans to create affordable housing opportunities for households earning 51% to 80% of the Area Median Income through the Home Preservation program, and the Maynard Road project.	Increase in the number of affordable housing opportunities for households earning 51% to 80%	6	Subsidizing homeownership units to make them affordable is dependent on availability of competitive state and local funding.
<i>Priority #2: Housing needs of first-time home owners with incomes between 80 and 120 percent of the area median income (AMI).</i>	Increase the availability of affordable owner housing	Sudbury will create moderate income housing opportunities for households earning 81% to 120% of the Area Median Income through developing the Maynard Road property	Increase in the number of affordable housing opportunities for households earning 81% to 120%	2	Subsidizing homeownership units to make them affordable is dependent on availability of competitive state and local funding.
<i>Priority #3: Housing needs of family renters with incomes between 31 and 100 percent of the area median income (AMI).</i>	Increase the supply of affordable rental housing	Sudbury will expand the supply of affordable rental housing for family renters with incomes between 31 and 50 percent of the area median income (AMI) through the Sudbury Housing Authority Redevelopment project. Sudbury will continue to explore opportunities for expanding other rental opportunities	Increase in the number of affordable rental opportunities for households earning 31% to 50%	5	Subsidizing family rental units to make them affordable is dependent on availability of competitive state and local funding.

Non-Homeless Special Needs Strategic Plan

Step 1: Establish priority needs

Instruction: Selecting one option from Column A and Column B to create your number one priority need. Create up to three priority needs.

Column A

Elderly
Frail Elderly
Severe Mental Illness
Physical Disability
Alcohol Drug Abuse
HIV/AIDS
Victims of Domestic Violence

Column B

Affordable Rental Housing
Affordable Homeowner Housing
Supportive Services

Sudbury Response

Priority #1: Housing needs of persons with mental or physical handicaps in a supportive services setting

Step 2: Identify objective

Instructions: The objective for all priority needs will be to increase range of housing options and related services for persons with special needs

Sudbury Response

Objective #1: Create housing opportunities for persons in need of supportive services

Step 3: Describe strategies each objective

Instructions: Write one or two sentences describing realistic strategies needed to address each objective.

Sudbury Response

Strategy #1 (corresponds to objective #1): Sudbury will continue to explore opportunities to assist in creating a group home in Sudbury for persons in need of supportive services

Step 4: Accomplishment Type & Quantity

Instructions: Develop an accomplishment type based on your strategies and provide a realistic estimate of the number of accomplishments over the next five years.

Sudbury Response

Accomplishment #1(corresponds to strategy #1): Increase units available to persons needing supportive services
Quantity: 4

Step 5: Identify obstacles to meeting unmet need

Instructions: In one-two sentences list any obstacles to meeting the priority needs established.

Sudbury Response

Obstacles to meeting unmet need for priority need #1: Lack of availability of appropriate property and funds to subsidize necessary capital and operating models

Priority Need	Objective	Strategy	Accomplishment Type	Quantity	Obstacles to Meeting Unmet Need
Priority #1: Housing needs of persons with mental or physical handicaps in a supportive services setting	Objective #1: Create housing opportunities for persons in need of supportive services	Strategy #1 (corresponds to objective #1): Sudbury will continue to explore opportunities to assist in creating a group home in Sudbury for persons in need of supportive services	Accomplishment #1(corresponds to strategy #1): Increase units available to persons needing supportive services	4	Lack of availability of appropriate property and funds to subsidize necessary capital and operating models

Other Strategic Requirements

Barriers to Affordable Housing

In five sentences describe plans to remove or reduce the barriers to affordable housing identified in the needs assessment.

The Town of Sudbury will continue to work on removing or reducing barriers to affordable housing. These include expanding regional housing services to homeseekers by monitoring and offering resale opportunities in the Sudbury/Wayland/Concord/Lincoln area, exploring additional transportation options, and explore the utility model at the Sudbury Housing Authority.

Public Housing

In five sentences describe how the City will collaborate with the Public Housing Authority in order to assist public housing residents. This may be through a rehabilitation program, the inclusion of these residents in marketing affordable homeownership or rental opportunities, or project collaboration.

The Town of Sudbury will continue to collaborate with the Sudbury Housing Authority in a variety of ways. The Town currently is assisting the Sudbury Housing Authority in the pre-permitting phase of their redevelopment project. This will continue. Additionally, all first time homeownership opportunities are offered to the housing authority tenants through targeted outreach.

Coordination

In five sentences describe plans to enhance coordination between housing providers (public and private) and service agencies.

The Town of Sudbury will work with housing providers and service agencies in Town to enhance overall level of support. Action items include development of a services brochure for the residents at housing providers, and continued work with Longfellow Glen management through the transitions stage to new owners.

5-Year Strategic Budget (Estimate)

Complete the attached excel budget indicating an estimate of the allocation of project funds over the next five years. Level funding should be assumed to complete estimates.