

# Town of Sudbury

*Sudbury Housing Trust*

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Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3387

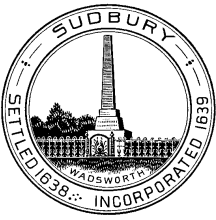
<http://www.sudbury.ma.us>  
[Housing@town.sudbury.ma.us](mailto:Housing@town.sudbury.ma.us)

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## Sudbury Housing Trust

Emergency Meeting  
Agenda  
May 23 2008, 8:00 AM  
278 Maynard Rd

Open meeting  
Roll Call to executive session  
Executive Session for land negotiation  
Roll call out of executive session  
Adjourn



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## Property info:

1. Asking \$324,900, on market for 80 days, started at \$399,900 on 2/27/2008, assessed at \$470,600
2. Building is 'antique' and would need historical commission approval for demolition. Needs too much work to consider restoring.
3. Parcel size is 42,178 sf, or 0.97 acre
4. Zoned A1
5. Soils unclear – back to willis hill
6. Recent offer from developer fell through – unable to get construction financing
7. Approach as a 4 unit development project

	Land	TDC	Comments
High	\$300,000	\$480,000	4 units @1600 sf \$300 per
Low	\$250,000	\$320,000	4 units @1600 sf \$200 per
Mid	\$275,000	\$400,000	Estimate Lower?
Per Unit (4)	\$68,750	\$400,000	
Young	\$53,000	\$306 sf, TDC \$371k	
VOCR	\$54,000	\$205 sf, TDC \$433k	
Meadows	\$64,000		

	Per unit	4 Units
cost	\$468,750	\$1,875,000
sales price	\$185,000	\$740,000
subsidy needed	\$283,750	\$1,135,000