

# Town of Sudbury

## Housing Trust

HousingTrust@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314  
www.sudbury.ma.us/housingtrust

### **AGENDA**

**Thursday, January 14, 2021**

**8:00 AM**

**Virtual Meeting**

Here are the meeting details for residents to participate in this meeting.  
Please click the link below to join the virtual Housing Trust Meeting:

<https://us02web.zoom.us/j/85164326118>

For audio only, call the number below and enter the Meeting ID on your phone keypad:

Call In Number: 978-639-3366 or 470-250-9358

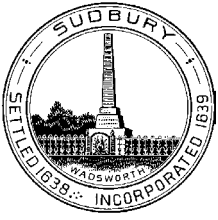
Meeting ID: 851 6432 6118

#### Welcome and Announcements

1. Minutes: Approve Meeting Minutes of December 23, 2020
2. 67-73 Nobscot Road – Possible Property Acquisition
  - Status Update and Discussion
3. Emergency Rental Assistance Program (ERAP)
  - Status Update and Discussion on renewals and program changes
4. Other Business
  - Trust CPA Request
  - Monitoring Agent: Old County Road resale, Maynard resale, Cold Brook Crossing
  - HOME Consortium – Annual Action Plan update
5. State/Regional Updates
  - Economic Development bill (H.5250)
  - Massachusetts Housing Partnership (MHP) Sessions for Trusts: (useful for Nobscot)
    - i. 1/27 – Development Proforma review
    - ii. 2/3 – Community support for affordable housing
  - CHAPA sessions
    - i. 40B Conference sessions: January 14th, January 21st, and January 28th, <https://www.chapa.org/events/2021-virtual-40b-conference>
    - ii. 1/22: Affordable Housing Landscape in a New Administration

Upcoming Meeting Schedule: 2<sup>nd</sup> Thursday of Each Month at 8:00 AM: January 14, 2021

*These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*



# Town of Sudbury

## Housing Trust

HousingTrust@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314  
www.sudbury.ma.us/housingtrust

### **DRAFT MINUTES**

**DECEMBER 23, 2020 AT 8:34 AM**

### **VIRTUAL MEETING**

**Housing Trust Members Present:** Chair Cynthia Howe, Vice Chair John Riordan, Kelley Cronin, Janie Dretler, Carmine Gentile, and Robert Hummel

**Housing Trust Members Absent:** Susan Scotti

**Others Present:** Director of Planning and Community Development Adam Duchesneau, and Director of the Regional Housing Services Office (RHSO) Elizabeth Rust

Ms. Howe called the meeting to order at 8:36 AM.

#### **1. Minutes**

*a. Approve Meeting Minutes of December 10, 2020*

Mr. Gentile made a motion to approve the minutes of December 10, 2020. Ms. Dretler seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Abstain, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Hummel – Aye.

#### **2. Finances**

*a. Fiscal Year 2022 Community Preservation Act Funding Request – Community Preservation Committee Hearing and Questions*

Ms. Howe noted the Housing Trust had applied for a Community Preservation Act funding allocation for Fiscal Year 2022 and the Community Preservation Committee was requesting a breakdown of how the funding would be used.

Ms. Rust outlined the memorandum she had prepared which provided a proposed description of how the Community Preservation Act funding allocation would be used by the Housing Trust. Two different types of uses were discussed in the memorandum: 1) Create one unit of affordable housing through the Home Preservation Program or otherwise create affordable housing unit/s, and 2) Assist 3 to 4 extremely low income rental households with rental assistance.

Ms. Howe asked if there were any concerns about using the Community Preservation Act funding for the creation of new dwelling unit(s). Ms. Rust noted the current amount of money in the Housing Trust would not be sufficient to purchase any property most likely and would not be enough, by itself, to cover the cost of the possibly purchasing the 67-73 Nobscot Road property.

Ms. Howe felt the discussion regarding the usage of the Community Preservation Act funds should focus on how they would be used to provide rental assistance to households in Sudbury. She raised questions as to how much assistance should be provided, what parameters the program would include, would this be a long term or short term project, etc.

Mr. Riordan noted there had not been a substantial amount of applications under the Emergency Rental Assistance Program (less than 10), but he had found there were a number of people in housing currently which already had some type of rental assistance and they had been greatly impacted by the COVID pandemic. Mr. Riordan indicated these people had been struggling to purchase household items and pay their rent due to the challenges of the pandemic.

Ms. Howe stated she had seen some people who had actually seen a net gain in income, at least until September 2020, because of the various subsidies that had been provided during the pandemic.

Ms. Cronin stated she wanted to focus on the request of the Community Preservation Committee to identify how the requested Community Preservation Act money would be spent. She noted the Community Preservation Committee wanted to know who the Housing Trust would be helping and would this be just a band aid for those who needed assistance for the long term. Ms. Cronin discussed the options and pros/cons of helping people in the short term and long term.

Mr. Gentile viewed the rental assistance as a way for people to increase their income for the duration of the rental assistance program.

Ms. Cronin asked if the Housing Trust were to do a rental assistance program, would it be short term to allow people to increase their income or would it be a longer term assistance program. Discussion ensued as to whether the response to the Community Preservation Committee should indicate there would be a short term or long term assistance program.

Ms. Dretler indicated she believed the Community Preservation Committee was saying there was an emergency now, but the funding the Housing Trust was requesting would not be available until July 1, 2021. She felt the Housing Trust should respond directly to this particular item.

Mr. Riordan felt it would still be important to have the Emergency Rental Assistance Program be linked to impacts from COVID, but he wondered if perhaps this definition could be somewhat loosened slightly.

Ms. Howe raised the prospect of possibly doing a mortgage assistance program.

Mr. Gentile noted the community would be dealing with the impacts of COVID long after the pandemic subsided. He pointed out there were people who currently needed rental assistance and would into the future due to the impacts of the pandemic.

Ms. Rust indicated she could revise the memorandum to the Community Preservation Committee to talk about the general needs in the community.

Ms. Dretler made a motion to continue forward with the request to the Community Preservation Committee for \$275,000 of Community Preservation Act funds to create one unit of affordable housing and \$113,500 of Community Preservation Act funds to provide assistance to low income rental households. Mr. Gentile seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Hummel – Aye.

Ms. Rust indicated she would revise the memorandum based upon the discussion at the meeting, then send the memorandum to Ms. Howe for review, and then submit it to the Community Preservation Committee once it was finalized.

Several Housing Trust members and Ms. Rust agreed to attend the Community Preservation Committee meeting on January 6, 2021 to speak to their funding request.

At 9:29 AM, Mr. Hummel made a motion to adjourn the meeting. Ms. Dretler seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Hummel – Aye.

## 67-73 Nobscot Road Property Notes

### Notes from Housing Trust Meeting on November 12, 2020

- The property for sale is approximately 5.4 acres in size and is owned by the Boy Scouts of America.
- The four (4) buildings are owned under one parcel, with access through 79 and 99 Nobscot Road.
- The properties were rented, but have now been vacant for five years.
- The Boy Scouts of America has been marketing the property for some time. One potential buyer came close to signing a Purchase & Sale Agreement, but backed out due to permitting concerns (these concerns need to be clarified/verified).
- Three (3) buildings have pre-Title V septic systems, so those would need to be updated. One (1) building, # 73, has a Title 5 septic system in place.
- Three (3) of the structures may be worth preserving. It is unlikely # 71 can be economically renovated due to structural deficiencies. However, there is a zoning issue with renovating a building that has been vacant for that long. More details are needed on this topic. The Sudbury Zoning Bylaw may require a Special Permit to perform renovation work when nonconforming buildings have been vacant for more than 2 years.
- 79 Nobscot Road owns the land which provides the main access to the property. Ownership details of access are unclear, however, there is a deeded Right of Way access to # 67, 69, and 71. There may be a Deeded/Right of Way enabling access across Mayflower land to # 79. There is a separate Deeded Right of Way easement enabling access to # 73.
- Wetlands are located to the southwest of the buildings. Any activity on the property will require a filing with Conservation Commission.
- Some of the 5.4 acres would be added to the existing Conservation Restriction.
- The Boy Scouts of America are flexible on timing.
- An appraisal would be needed to establish the cost of the property.

### Notes from Department Head Meeting on December 21, 2020

- Fire Department: Would need to bring water into the area for fire protection (**2 hydrants will be needed if buildings are more than 400 feet apart**), possibly at the entrance and then near the development – 500 foot service radius. Turn around radius for fire trucks. 10-12 years ago, there was a fire, the hydrant was on Old Framingham Road. It was a chore to get

water. Three (3) or more dwellings units in a building will require sprinklers. Maybe duplexes are the best solution. There may be **asbestos** in the buildings due to the era in which they were built.

- Department of Public Works: Culvert crossing, easements. 8” pipe runs near the area to go to the condominiums off of Old Framingham Road/SWD info needed. Driveway culvert adjustments may be needed. Driveway sight distances look good.
- Facilities Department: If the property is conveyed to the Town with buildings on it, it will be much more costly due to insurance, etc. Having NO buildings on the property is better than inheriting the property with buildings on it.
- Zoning: Relief of some form will likely be required, perhaps a Variance may be needed. Can they be open to 10 Acres to avoid the Zoning Bylaw. Could be a friendly Chapter 40B project or some type of flexible or cluster development.
- Health Department: **Witnessed soil testing is required and should occur sooner rather than later**. There are areas on the property that would probably perc. Septic requirement may need a variance (compelling reason) – sizable engineering, wells need to be factored in. Decommissioning of old septic systems may be needed. What is the water supply for the property? Are there wells?
- Conservation Office: There is water nearby. **If the houses could not be rehabilitated, they would be removed by the Boy Scouts (expressed/intended)**.
- Environmental Items: Leech fields, stormwater, blasting needs? Infiltration areas knowledge in relation to building footprints. SVT was supportive of proposal in past.
- **Easement concerns may be a point to think through**. Title research will be needed.



# Regional Housing Services Office

*Serving Acton, Bedford, Concord, Lexington, Lincoln, Maynard, Sudbury, Wayland, and Weston*

Office Address: 37 Knox Trail, Acton, MA 01720  
Phone: (978) 287-1092

Website: [WWW.RHSOhousing.org](http://WWW.RHSOhousing.org)  
Email: [INFO@RHSOhousing.org](mailto:INFO@RHSOhousing.org)

---

January 11, 2021

To: Sudbury Housing Trust

RE: ERAP Status and Expansion Ideas

The Sudbury Housing Trust approved \$39,000 of its undesignated funds to the ERAP Program starting in June.

## **Program Summary:**

The basic requirements are:

- Tenant has a lease, and property is in satisfactory condition, and rent is below HUD FMR or affordable rents, whichever is higher
- Household income must be below 100% AMI
- Income impacted by COVID (showing per-March to now)
- Tenant spends more than 30% of their gross annual income on rent and certain utilities
- Tenant receives rental assistance from a local, state or federal program

Once approved, the tenant rent is subsidized to the landlord for 4 months. (1BR \$350, 2BR \$500, 3BR \$650, 4BR \$800)

The Trust has approved renewals, so that tenants who are still eligible may receive an additional 4-months of assistance.

## **Tenant Summary:**

14 applications have been received, 5 ineligible, 1 pending, and 8 receiving payments. 6 applicants have been renewed, with February the last rent.

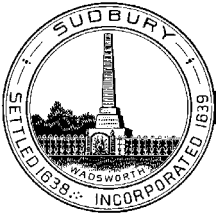
Tenants live at Coolidge, Avalon, private resident.

\$26,800 of the \$39,000 has been committed, leaving \$12,200.

## **Considerations:**

The Trust could consider:

1. Extending a third period: Tenants in the program are still impacted by COVID and need the assistance.
2. Allow non-COVID income decreases: Illness or other.
3. Allow tenants at subsidized units: SHA/Longfellow Glen. Some extremely low-income tenants have difficulty with rent plus expenses, even though rent is only 30% of income. Perhaps further qualify this for 50% AMI.



# Town of Sudbury

## Housing Trust

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-443-0756

HousingTrust@sudbury.ma.us

www.sudbury.ma.us/housingtrust

December 29, 2020

To: Sudbury Community Preservation Committee

From: Cynthia Howe, Chair Sudbury Housing Trust

RE: 2020 CPA request

The Sudbury Housing Trust requests CPC support for its request for 15% of CPA annual revenue, equating to approximately \$388,500, using 2019 revenue of \$2,259,000.

The Trust plans for two programs with these CPC funds, in alignment with its mission to provide for affordable housing in the Town of Sudbury for the benefit of low and moderate income households. The first program creates new units of affordable housing, and the second provides rental assistance for income eligible tenants hardest hit from the pandemic.

1. \$275,000: Create one unit of affordable housing through the Home Preservation program or otherwise create affordable housing unit/s.

For the Home Preservation Program, the average Trust subsidy for a unit of housing in was \$191,000, using past examples from the 8 homes in the program, the most recent from FY16. Given the home price increases in the last 5 years, this might be more realistically up to \$275,000.

	<b>Example 3BR Home</b>	<b>7 homes on Zillow today</b>
Seller's Price	\$550,000	
Transaction Costs	\$22,130	
Total cost	\$572,130	
Buyer Price	\$300,000	
Trust Subsidy	\$272,130	

2. \$113,500: Assist low income households with rental assistance, for a total of approximately \$113,500. The Trust recognizes that the financial impact to COVID is not over, and will be felt for some time. This tail hits the lower income households the hardest.

Building on the Emergency Rental Assistance Program (ERAP), the Trust requests funding to extend its current efforts to provide assistance to low income household with rental assistance. The ERAP program is currently funded by the Trust from monies that were designed to create units of affordable housing, which the Trust repurposed in an effort to be responsive to the emergency pandemic needs. The ERAP program commits 4 months of rental assistance (\$350 for 1BR, \$500 2BR, \$800 3BR) for apartments with low income rents, and the tenant must demonstrate a loss of income due to COVID, under the AMI limit. The Trust is helping 7 tenants currently, with a total commitment of \$25,400.

With CPC funding, the Trust plans to continue and expand its emergency rental assistance efforts, to assist tenants with a recent loss of income.





# Regional Housing Services Office

*Serving Acton, Bedford, Concord, Lexington, Lincoln, Maynard, Sudbury, Wayland, and Weston*

Office Address: 37 Knox Trail, Acton, MA 01720  
Phone: (978) 287-1092

Website: [WWW.RHSOhousing.org](http://WWW.RHSOhousing.org)  
Email: [INFO@RHSOhousing.org](mailto:INFO@RHSOhousing.org)

---

January 8, 2021

To: Sudbury Housing Trust  
Adam Duchesneau, Town of Sudbury, Director of Planning and Community Development

From: Liz Valenta, RHSO  
Liz Rust, RHSO

## HOME FY22 Annual Action Plan

---

### ***Background:***

As a member of the WestMetro HOME Consortium, Sudbury is required to submit information for the Annual Action Plan. The Annual Action Plan (AAP) is a summary of actions, activities that will be carried out each year to address priority needs and specific goals identified in the FY21-25 Consolidated Plan.

### ***Sudbury HOME projects:***

Coolidge Phase II: In FY20, the Town of Sudbury committed \$178,203 in HOME funds to the Coolidge Phase II project, augmenting \$250,000 in committed local funds, \$320,000 in proposed local funds and \$15,000,000 in state subsidies. The completion and occupancy of this project is anticipated during FY21. Coolidge II was funded through the consolidated pool RFP process, utilizing funds that communities were unable to be allocated to projects during their exclusive use period.

### ***Sudbury HOME funding:***

Sudbury is allocated approximately \$7,975 for exclusive use by the Town. 10% of those funds are allocated for administrative funds and the remaining project funds are transferred to Natick to repay funds borrowed to support the Coolidge I project.

### ***AAP submission:***

There are no current projects planned for FY22 to utilize HOME funds. If a new project is identified during the year, Sudbury can submit an amendment to the plan to enable funding. Since Sudbury does not have any exclusive use HOME funds, any project would need to submit for the consolidated pool funds RFP which is open in the fall.

# Legislature Sends Final Economic Development Bill to Governor Baker

In the early hours of January 6, the Legislature sent its final Economic Development bill (H.5250) to the Governor. The bill includes many transformative housing policies that CHAPA and our membership have advocated for, including Housing Choice, zoning for multi-family housing in MBTA communities, and other provisions that will allow more Massachusetts residents to find and stay in affordable homes in communities of their choose.

A shortage of affordable homes, decades of restrictive zoning, and a history of gentrification and redlining continue to perpetuate segregation in our state. The housing provisions in the Economic Development bill are much-needed tools for systemic change towards more equitable housing policy. With these tools, communities will be able to create more homes for people who need them while preventing displacement and promoting fair housing for all.

CHAPA thanks House Speaker Mariano, Senate President Spilka, Representative Michlewitz, Senator Lessor, other members of the Economic Development Bill conference committee, Housing Committee Chairs Representative Honan and Senator Crighton, and the Legislature for supporting these critical reforms.

The Governor now has ten days to sign or veto the bill. We are urging Governor Baker to quickly sign the bill to make these policies, tools, and resources available for our communities to help create more housing and recover from the pandemic! CHAPA will post and share an action alert shortly.

---

The following is a summary of the housing-related items in the Economic Development Bill. A more detailed analysis will be posted when it is completed.

## **Housing Choice**

Implements zoning reform to help cities and towns approve smart growth zoning and affordable housing by lowering the required vote threshold for a range of housing-related zoning changes and special permits at the local level from a two-thirds supermajority to a simple majority.

## **MBTA Communities**

Requires designated MBTA communities to be zoned for at least one district of reasonable size in which multi-family housing is permitted as-of-right.

## **Abutter Appeals**

Allows judges to require non-municipal parties who appeal special permits, site plan review, and variances to post a bond up to \$50,000 to secure statutory costs. This provides judges with discretion to consider the merits of the appeal and the relative financial ability of the parties. This will discourage frivolous lawsuit brought only to slow or stop new housing development.

## **Local Housing Authority Board Member Elections**

Creates a process for residents of local housing authorities to be appointed to the boards of their housing authority.

## **State Low-income Housing Tax Credit**

Increases the annual state low-income housing tax credit program cap from \$20,000,000 to \$40,000,000.

## **Eviction Record Sealing**

Seals all no-fault eviction records. Also prohibits minors from being named in a summary process summons and requires expungement of the names of any minors from any court record or electronic docket.

## **Transit-Oriented Housing Developments**

Authorizes \$50,000,000 in capital grants and loans for transit-oriented housing and the production of high-density mixed-income affordable housing near transit.

## **Climate-Resilient Affordable Housing Developments**

Authorizes \$10,000,000 for sustainable and climate-resilient construction in affordable, multifamily housing developments to better respond to climate change and reduce greenhouse gas emissions.

### Neighborhood Stabilization

Authorizes \$50,000,000 for neighborhood stabilization to help return blighted or vacant housing back to productive use.

### Gateway Cities Housing Program

Authorizes \$5,000,000 for a Gateway City housing pilot program to support the construction of shovel-ready market-rate housing opportunities.

### Tenant's Right to Purchase

Creates a local option establishing a tenant's right of first refusal and outlines a process by which tenants occupying a residential property may purchase said property prior to its sale or foreclosure.

### HDIP Programmatic changes

Requires at least 10% of units built with the Housing Development Incentive Program (HDIP) to be affordable for people whose income is not more than 60% of the area median income (AMI) or owner-occupied units for those whose income is not more than 80% AMI. Also amends the HDIP program to increase transparency and equity.

### 40R Smart Growth

Permits the Department of Housing and Community Development (DHCD) to establish smart growth design standards, clarifies that mixed use development is allowed, places limitations on density bonus payments for housing in districts limited to age-restricted, disabled, or assisted living populations, and enhances DHCD's ability to claw back incentive payments if a community repeals 40R zoning.



---

#### Quick Links

[Events Calendar](#)

[Affordable Homes Listing](#)

#### Our Partners

[MassAccess](#)

[My Mass Mortgage](#)

# Virtual Chapter 40B Conference

Hosted by



**Start:**

Thursday,  
January 14, 2021  
@3:00pm

**End:**

Thursday,  
January 28, 2021  
@4:30pm

**Place:**

Virtual Zoom Conference  
Boston, MA 02108

*Calling all planning and zoning board members, public officials, municipal staff, affordable housing developers and housing advocates!*

## Taking the Initiative on Housing Production in Your Community: Methods utilizing 40B and other Massachusetts zoning tools

How can your community expand its affordable housing opportunities? Join us **virtually every Thursday over the course of three weeks in January 2021 (January 14th, January 21st, and January 28th) from 3:00 PM to 4:30 PM** for the most up-to-date information and breakout sessions covering Chapter 40B (comprehensive permit), Chapter 40R (Smart Growth Districts) and Chapter 40A, inclusionary zoning, public land utilization, fair housing, and other tools that create and preserve affordability in Massachusetts communities.

Tickets are \$25 for non-CHAPA members and \$15 for CHAPA members and cover all three sessions. If you are a current student, please reach out to Carol Marine for pricing.

For event updates or changes, please check back to this page or contact Carol Marine with any questions.

### ***January 14th: Tools for Increasing Affordable Housing in Your Community***

- **3:00 PM - 3:30 PM**
  - *History of Chapter 40B:* James G. Stockard, Lecturer in Housing Studies, Harvard Graduate School of Design and Rachel Heller, CEO, CHAPA
- **3:30 PM - 4:30 PM**
  - *Chapter 40R and Smaller Houses:* William Reyelt, Principal Planner for Smart Growth Programs at the Massachusetts Department of Housing & Community Development (DHCD)
  - *Chapter 40A and Inclusionary Zoning:* Katy Lacy, Senior Planner with Massachusetts Housing Partnership's (MHP) Community Assistance Division
  - *Community Perspective:* Lisa Pearson, Planning Director, Town of Salisbury
  - Moderator: Phillip DeMartino, Senior Technical Assistance Coordinator, DHCD

### ***January 21st: Fostering Good Design***

- **3:00 PM - 3:30 PM**
  - *Chapter 40B Basics:* with Edward Marchant, Lecturer in Urban Planning and Design, Harvard University Graduate School of Design
- **3:30 PM - 4:30 PM**
  - *Municipal Toolkit on Design Review:* Maria Morelli, Senior Planner, Town of Brookline
  - *Project Evolution from Site Approval to Construction:* Clifford Boehmer, co-founder and President of Davis Square Architects
  - Moderator: Judi Barrett, Principal at Barrett Planning Group, LLC

***January 28th: Fair Housing in 2021 and Beyond***

- 3:00 PM - 4:00 PM
  - *Fair Housing Policy and Practice*: Meris Bergquist, Executive Director, Massachusetts Fair Housing Center
  - Additional panelists TBA
  - Moderator: Laura Shufelt, Director of Community Assistance, MHP
- 4:00 PM - 4:30 PM
  - *Community Conversation on Affordable Housing, Equity, and Inclusion*: Dana LeWinter, Municipal Engagement Director, CHAPA, Whitney Demetrius, Director of Fair Housing Engagement, CHAPA, Roberta Cameron, Housing Medford, and Neil Osborne, City of Medford's Acting Director of Human Resources and Director of Diversity and Inclusion

**Cosponsors:**



*Register for the event*



**Sudbury Housing Trust  
Financial Projection - Detail**

Description	Line#	FY07, FY08	FY18	FY19	FY20	FY21			FY22	Total	
		Actual	Actual	Actual	Preliminary	Actual	Remaining	Projected	Planned		Projected
<b>Housing Unit Creation</b>											
Cumulative #units created	1	2	14	14	14						
Cumulative per unit subsidy of created units	2	\$144,116	\$181,812	\$181,812	\$181,812						
Annual #Trust Created Units	3	2	0	0	0						
Annual \$Trust Created Units	4	\$288,231	\$0	\$0	\$0						
Total subsidy of created units	5	\$288,231	\$2,545,366	\$2,545,366	\$2,545,366						
#Trust Assisted Units	6	0	70	126	126						
\$Trust Assisted Units	7	\$0	\$400,000	\$650,000	\$650,000						
Cumulative per unit subsidy of assisted units	8	\$0	\$5,714	\$5,158.73	\$5,158.73						
<b>Detailed Statement of Revenues and Expenditures</b>											
Carry Forward	10	\$0	\$458,472	\$282,346	\$222,566		\$153,131	\$153,131	\$160,651	\$160,651	
Fees - 712543/430000	20	\$53,066	\$36,349	\$81,068	\$70,332	\$20,043	\$80,902	\$100,945	\$93,450	\$82,890	\$875,149
Sudbury Resales	25	\$0	\$0	\$1,500.00	\$5,382	\$4,993	\$5,682	\$10,675		\$5,000	\$25,199
External Contracts (sum of below)	26	\$49,600	\$36,349	\$79,568	\$64,950	\$15,050	\$75,220	\$90,270		\$77,890	\$838,130
<i>Weston Brook School</i>	261		\$4,050	\$2,000	\$1,000		\$5,000	\$5,000		\$0	\$53,803
<i>Acton - PO Crossing</i>	262			\$4,000	\$4,000	\$4,000	\$4,000	\$8,000			\$16,500
<i>Bedford Woods</i>	263			\$2,000			\$4,000	\$4,000		\$10,200	\$16,200
<i>Harvard - Pine Hill Village</i>	264				\$4,200	\$5,000	\$2,500	\$7,500		\$12,500	\$24,200
<i>Harvard - Trail Ridge</i>	265			\$20,000	\$3,500		\$3,500	\$3,500			\$39,500
<i>Holliston - Holliston Trust</i>	266				\$1,000		\$5,000	\$5,000			\$6,000
<i>Medford Wellington Woods</i>	267		\$1,000			\$4,000	\$11,000	\$15,000		\$19,000	\$35,000
<i>Reading - Postmark Sq</i>	268		\$1,000		\$9,000		\$17,000	\$17,000			\$27,000
<i>Sherborn - Fields</i>	269		\$1,000		\$10,500		\$9,500	\$9,500			\$21,000
<i>Holliston - Village Green</i>	270		\$1,000	\$1,000			\$3,000	\$3,000		\$8,000	\$13,000
<i>Hopkinton</i>	271			\$1,000				\$0		\$6,500	\$7,500
<i>Rental Recertification: Messenger, Corey St</i>	272		\$1,000	\$7,650	\$3,750	\$2,050	\$1,750	\$3,800		\$3,750	\$40,950
<i>MassHousing Monitoring</i>	273						\$8,970	\$8,970		\$17,940	\$26,910
<i>Completed</i>	299	\$49,600	\$27,299	\$44,918	\$28,000			\$0			\$593,135
CPA/Financing - 712549/497000	30	\$385,000	\$4,397	\$212,500	\$0	\$0.00	\$0.0	\$0		\$388,500	\$3,153,393
Other	315	\$0	\$4,397	\$0.00	\$0.00	\$0.00	\$0.0	\$0		\$0	\$3,897
CPA	32	\$385,000	\$0	\$212,500	\$0	\$0	\$0.0	\$0		\$388,500	\$3,148,996
Escrow Deposits - 712548/481000	40		-\$20,000	\$0.00	\$0.00	\$0.00	\$0.0	\$0		\$0	\$0
Interest - 712548/482000, 712548/489000	41	\$17,491	\$4,702	\$12,623	\$16,311	\$1,058	\$9,942	\$11,000	\$11,000	\$11,000	\$96,667
Expenditures - 712557/522100	50	-\$56,136	-\$199,375	-\$365,641	-\$155,299	-\$61,587	-\$40,338	-\$101,925	-\$82,000	-\$103,500	-\$3,584,186
RHSO	54		-\$32,376	-\$36,571	-\$42,416	-\$42,925	\$0	-\$42,925		-\$44,500	-\$259,696
Programs - sum of below	56	-\$48,800	-\$143,176	-\$313,346	-\$97,326	-\$14,650	-\$30,350	-\$45,000		-\$45,000	-\$2,958,077
<i>Program - Small Grants</i>	561	\$0	-\$31,829	-\$7,000	-\$16,900	\$0	-\$25,000	-\$25,000		-\$25,000	-\$260,840
<i>Program - ERAP</i>	562				\$0	-\$14,650	-\$5,350	-\$20,000	<i>New item</i>	-\$20,000	-\$40,000
<i>Project - Grant: Coolidge/SHA</i>	564	\$0	\$0	-\$250,000	-\$50,000	\$0	\$0	\$0		\$0	-\$450,000
<i>Project - Home Preservation</i>	566	-\$22,130	-\$2,472	-\$41,634	-\$30,426	\$0	\$0	\$0		\$0	-\$1,290,208
Lottery Expense (sum of below)	57	-\$6,622	-\$11,632	-\$13,083	-\$15,557	-\$4,012	-\$9,988	-\$14,000		-\$14,000	-\$240,076
<i>Advertising/Insurance</i>	571	-\$6,622	-\$11,632	-\$13,083	-\$15,557	-\$4,012	-\$9,988	-\$14,000		-\$14,000	-\$179,147
Trust portion of Salaries - 712551/511100	60	-\$7,306	-\$2,199	-\$2,330.20	-\$934.79	-\$766	-\$1,734	-\$2,500	-\$2,500	-\$2,500	-\$222,009
Ending Balance	70	\$392,115	\$282,346.19	\$220,566.41	\$152,975.34	-\$41,253	\$201,904	\$160,651	\$180,601	\$537,041	
						-\$41,253			\$180,601		
						\$0					
<b>Analysis of Cumulative Non-CPA Revenue, versus Non-CPA Expenses</b>											
		FY07, FY08	FY18	FY19	FY20			FY21			
CPA Revenue		\$385,000	\$0	\$212,500	\$0			\$0			
Non-CPA Revenue		\$70,557	\$45,448	\$93,691	\$86,643			\$111,945			
Non-CPA expenses (staff, Small Grant, lottery)		-\$13,928	-\$78,036	-\$58,985	-\$75,808			-\$84,425			
CPA expenses (programs, units)		-\$49,514	-\$123,537	-\$308,986	-\$80,426			-\$20,000			
Cumulative Non-CPA Revenue			\$500,574	\$594,266	\$680,909			\$792,854			
Cumulative Non-CPA Expenses			-\$524,842	-\$583,827	-\$659,635			-\$744,060			
Difference			-\$24,268	\$10,439	\$21,273			\$48,793			