

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, May 12, 2022

8:00 AM

Virtual Meeting

Pursuant to Chapter 22 of the Acts of 2022, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so in the following manner:

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

No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be by remote means only.

Welcome and Announcements

Board Operations

1. Minutes: Approve Meeting Minutes of April 6, 2022 and April 14, 2022, if presented
2. Financial Update:
 - Vote to Ratify FY22 March Transactions
 - Accept Lottery Contracts as Presented
3. Trustee Appointment and Reappointment Recommendations
4. Update on Community Preservation Coordinator Position

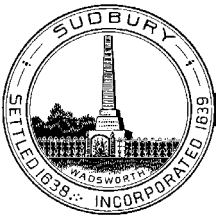
Housing Trust Initiatives

1. Small Grant Program – Review Applications and Possibly Make Awards
2. Mortgage Assistance Program – Final Program Materials, Implementation Planned for May 16, 2022
3. 67-73 Nobscot Road – Site Feasibility Analysis Update
4. Update on Dutton Road Property

Public Comment

Other or New Business

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.



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DRAFT MINUTES

APRIL 6, 2022 AT 8:00 AM

VIRTUAL MEETING

JOINT MEETING WITH THE SUDBURY HOUSING AUTHORITY

Housing Trust Members Present: Chair Cynthia Howe, Vice Chair John Riordan, Kelley Cronin, Carmine Gentile, Robert Hummel, and Karl Pops

Housing Trust Members Absent: Janie Dretler and Susan Scotti

Sudbury Housing Authority Members Present: Chair Sherrill Cline, Vice Chair Steven Swanger, Treasurer Tania Vitvitsky, Assistant Treasurer Janet Cowan, and Amy Lepak

Sudbury Housing Authority Members Absent: None

Others Present: Matthew Cote from Beals + Thomas, Director of Planning and Community Development Adam Duchesneau, and David LaPointe from Beals + Thomas

Ms. Howe called the Housing Trust meeting to order and Mr. Swanger called the Sudbury Housing Authority meeting to order at 8:04 AM.

1. 67-73 Nobscot Road – Possible Property Acquisition

a. Site Feasibility Analysis Status Update, Draft Development Scenarios, and Discussion

Mr. Swanger stated it would be good to discuss the questions which the Sudbury Housing Authority and Housing Trust had regarding the 67-73 Nobscot Road property and he also noted the Cambridge Housing Authority meeting which some members had attended.

Mr. LaPointe introduced himself and noted Beals + Thomas had been conducting the site feasibility analysis for the 67-73 Nobscot Road property. He noted they had started off with field work to delineate the wetland areas, existing buildings, topography, and conducted research regarding other constraints. Beals + Thomas then compiled some concept plans for the property to be developed with a variety of scenarios based on feedback and guidance they were provided regarding unit sizes. Mr. LaPointe stated all of the proposed scenarios used the existing access driveway off of Nobscot Road and included a looped driveway around the property. He indicated that after receiving initial feedback from the 67-73 Nobscot Road Subcommittee, the proposed

scenarios were revised. Mr. LaPointe reiterated the analysis was from a high level and was intended to identify potential constraints and issues of the subject property.

At this time Matthew Cote joined the meeting.

Mr. LaPointe noted there were a number of questions which had been raised by the 67-73 Nobscot Road Subcommittee regarding the endangered species habitat located on the property and how this might impact the potential development scenarios. He stated he had experience with projects where this particular type of habitat did not eliminate potential development at the sites.

Ms. Cronin asked how far along drawings and plans needed to be when someone filed with the Natural Heritage & Endangered Species Program. Mr. LaPointe indicated that in his experience, only rough general plans needed to be submitted in order for the Natural Heritage & Endangered Species Program to understand which land areas would be disturbed. Ms. Cronin noted it would be preferable for Mr. LaPointe to point out which areas on the property were not within wetland buffer areas or endangered species habitat.

Ms. Vitvitsky asked how long the review and permitting process is with the Natural Heritage & Endangered Species Program. Mr. LaPointe indicated it was variable, but he estimated around a few of months. Mr. LaPointe then displayed a map and identified the areas outside of the wetland buffer and endangered species habitat.

At this time Ms. Cowan left the meeting.

Mr. Pops asked if getting a determination regarding the endangered species habitat was the biggest hurdle and Mr. LaPointe agreed. Mr. LaPointe stated there was a chance the Natural Heritage & Endangered Species Program would look more favorably on the proposed project because it would be a project for the Housing Trust and Sudbury Housing Authority.

Ms. Cronin inquired as to what the size of the unrestricted area would be and Mr. LaPointe stated he could calculate that area after the meeting rather easily.

Mr. LaPointe spoke to the existing buildings and felt they were arranged in a somewhat haphazard manner. He noted a new project would likely want to have a more organized and welcoming layout.

Mr. Riordan noted the proposed leaching field for the septic system was located within the wetland buffer area and he wondered if it could be located in the upland portion of the site to take it out of the buffer area. Mr. LaPointe stated that if a looped driveway was still being proposed for the development, the central area of the project could be used for the leaching field. However, he also spoke to gravity flow for the septic system at the property and if the leaching field were to be located in the upland area some amount of pumping may be required for the system. Mr. LaPointe noted this type of system with pumps would be more expensive and need more maintenance in the long run.

Mr. Riordan also inquired if there might be any type of Native American archaeological areas at the property that might greatly restrict or prohibit development at the site. Mr. LaPointe stated there are firms that conduct this type of pre-development analysis work, but it could be fairly costly if there was not a good sense you might find something.

Mr. Swanger asked about the creation of development scenarios with single-family and duplex unit development. Mr. LaPointe stated Beals + Thomas could absolutely look into this a bit more. Ms. Howe indicated that proposed development scenarios with duplexes and triplexes would be preferable. Mr. LaPointe also indicated Beals + Thomas could also provide scenarios with development only in the upland area to get a better understanding of what this might look like.

Mr. Pops noted triplex units would require sprinkler systems and therefore it was probably a good idea to stay away from these types of units in the proposed development scenarios.

There was then discussion regarding potential costs for improving the access driveway and what those improvements might entail.

Mr. Duchesneau indicated the water line would need to be extended about 150 feet southward on Nobscot Road in order to reach the access driveway.

Ms. Cline asked if the Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities could be applied here. Mr. Gentile noted the subject property would meet the 5-acre minimum requirement, but the property would need to be rezoned to implement this type of multi-family zoning. Discussion ensued regarding the parameters of the MBTA Communities zoning regulations and draft guidelines. Mr. Gentile and Mr. Duchesneau discussed the details of these items including the possibilities and timelines of the initiative.

Mr. Pops inquired as to what additional work would need to be conducted in order to complete the analysis report for the property. Mr. LaPointe indicated in order to get a good handle on the viability of where the septic system would be located, the soils in the location of the proposed septic system would need to be tested.

Ms. Howe raised questions regarding the ownership structure of the development and how many units would be rental versus ownership. She wondered how many duplex units there would be, the number of single-family buildings, and the total number of bedrooms. Ms. Howe noted these particular items would need to be fleshed out between the Housing Trust and Sudbury Housing Authority in the near future.

Ms. Vitvitsky wondered if the Cambridge Housing Authority could provide services to assist the Housing Trust and Sudbury Housing Authority to figure out the number of units which could be created at the site. Ms. Howe noted this was possible but could be a costly endeavor.

Mr. Swanger suggested another joint meeting of the Housing Trust and Sudbury Housing Authority be held to further discuss these issues.

Mr. Duchesneau noted he could assist in scheduling another joint meeting for the last week in April of 2022. He also indicated that at some point in the fairly near future, the Boy Scouts should be engaged more to understand what price they are seeking for the land.

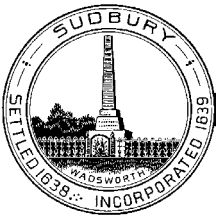
Mr. Riordan discussed options for mitigating the risks when seeking to potentially enter into a purchase and sale agreement with the Boy Scouts.

The Sudbury Housing Authority and Housing Trust instructed Beals + Thomas to not develop anything further until after the next joint meeting where additional instructions would be provided.

Pat Brown of 34 Whispering Pine Road asked about the availability of the Land Planning Study for the 67-73 Nobscot Road property which had been prepared by Beals + Thomas. Mr. Duchesneau indicated he would pass the report along to her.

At 9:35 AM, Mr. Gentile made a motion to adjourn the Housing Trust meeting. Mr. Hummel seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Mr. Gentile – Aye, Mr. Hummel – Aye, and Mr. Pops – Aye.

At 9:35 AM, Ms. Vitvitsky made a motion to adjourn the Sudbury Housing Authority meeting. Ms. Cline seconded the motion. Roll Call Vote: Ms. Lepak – Aye, Ms. Cline – Aye, Mr. Swanger – Aye, Ms. Cowan – Absent, Ms. Vitvitsky – Aye.



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DRAFT MINUTES

APRIL 14, 2022 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Cynthia Howe, Vice Chair John Riordan, Kelley Cronin, Janie Dretler, Carmine Gentile, and Karl Pops

Housing Trust Members Absent: Robert Hummel and Susan Scotti

Others Present: Director of Planning and Community Development Adam Duchesneau, Director of the Regional Housing Services Office (RHSSO) Liz Rust, and Liz Valenta from the Regional Housing Services Office

Ms. Howe called the meeting to order at 8:02 AM.

1. Minutes: Approve Meeting Minutes of March 10, 2022, if presented

Ms. Cronin made a motion to approve the minutes of March 10, 2022. 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. Pops – Aye.

2. Financial Update

- Vote to Ratify the FY22 February Transactions

Ms. Rust provided a brief overview of what the transactions entailed.

Ms. Cronin made a motion to ratify the FY22 February Transactions. 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. Pops – Aye.

At this time Ms. Rust left the meeting.

3. Sudbury Housing Trust – Draft Bylaw

Ms. Howe noted the Housing Trust needed to report back to the Select Board regarding the proposed new bylaw. She indicated the proposed new bylaw would simply be codifying the existing operational procedures of the Housing Trust.

At this time Ms. Rust returned to the meeting and indicated the proposed bylaw was needed to amend the powers for the Housing Trust listed in the state legislation.

Ms. Cronin made a motion to recommend to the Select Board the approval of the new proposed local Housing Trust bylaw as drafted. 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. Pops – Aye.

Ms. Rust stated the proposed bylaw would now move forward to a future Town Meeting for approval, if necessary.

Ms. Dretler requested the communication to the Select Board indicate the Housing Trust anticipated there would be no further changes to the proposed bylaw.

2. Financial Update

- Accept Lottery Contracts as Presented

Ms. Rust summarized the new and existing contract items the Housing Trust needed to accept.

Ms. Cronin made a motion to accept the lottery contracts as presented. Ms. Howe seconded the motion. Roll Call Vote: Ms. Howe – Aye, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

4. 67-73 Nobscot Road – Site Feasibility Analysis Update

Ms. Howe noted the intent of the discussion was to derive a goal/dream of how the Housing Trust would like to see the property developed before the upcoming joint meeting with the Sudbury Housing Authority.

Ms. Cronin indicated she felt a project financing feasibility consultant would be needed to determine whether ownership or rental units would be the best use for this property, and what mix of units was best for the site to make a development financially feasible.

Ms. Rust stated public financing would be available for a high-density rental unit project. She also noted that if a non-profit entity was going to develop the site with ownership units it would help bring down the overall construction costs.

There was then discussion regarding the potential for an ownership and rental unit development for the property.

Ms. Rust felt the key piece to understand was whether the dwelling units would be ownership, rental, or a mix of these types of units. She indicated one model would be for the Housing Trust to issue a Request for Proposals (RFP) for an entity to develop the land, then sell the land to the developer, and then have the units sold off to the Sudbury Housing Authority.

Mr. Gentile discussed an existing housing development in Somerville, Massachusetts where a developer had approached the Somerville Housing Authority with an interest to redevelop the site, which was owned by the Somerville Housing Authority, with numerous affordable housing units, but also wanted to construct a number of market rate dwelling units on the site as well.

There was then discussion regarding the need to have a financing consultant to analyze the site and determine whether a rental or ownership development at the property would be best, in terms of financing a project.

Amy Lepak from the Sudbury Housing Authority stated the Massachusetts Housing Partnership had indicated they were not supportive of a significant amount of housing at the site and preferred to pursue some type of congregate housing for the property.

Ms. Rust noted there had not been any affordable home ownership dwelling units created in Sudbury in a very long time and there were still only 37 of this type of unit within the town. She indicated the need for affordable homeownership dwelling units in Sudbury was greater than that for affordable rental dwelling units.

Ms. Dretler inquired about the Multi-Family Zoning Requirement for Massachusetts Bay Transportation Authority (MBTA) Communities and how the 67-73 Nobscot Road property might fit into this initiative.

Mr. Gentile advocated for maximizing the number of dwelling units which could be constructed at the property.

At this time Ms. Howe left the meeting and Mr. Riordan assumed duties as the Acting Chair.

5. Mortgage Assistance – Review Program Materials

Ms. Rust stated the Mortgage Assistance Program materials had been slightly updated with some comments from the Town Social Worker. She noted there had been discussion by the Housing Trust at past meetings regarding a requirement that program participants be up to date on their municipal tax payments before receiving assistance of these public funds.

Mr. Riordan stated he did not think this should be a requirement of the Mortgage Assistance Program. He pointed out that people who were up to date on their municipal tax payments were less likely to need this type of assistance and those who were behind on their tax payments were actually the very households that needed this type of financial assistance. Mr. Gentile agreed with Mr. Riordan's comments.

Ms. Dretler wondered how overdue a household's municipal tax payments could be for them to still possibly receive financial assistance. Ms. Rust noted the financial assistance would be one-time payment. Ms. Dretler stated she would be more comfortable with households having their municipal tax payments fully updated before receiving assistance from the program.

Ms. Dretler made a motion to keep the requirement that municipal tax payments be fully updated in order for Applicants to qualify for the Mortgage Assistance Program. The motion did not receive a second and Ms. Dretler withdrew her motion.

Ms. Cronin suggested a response line be included on the program application form which asked how updated a household's municipal taxes were when seeking assistance from the program.

Ms. Rust noted the Mortgage Assistance Program was being funded with a \$75,000 earmark from the state.

Ms. Dretler made a motion to approve the parameters of the Mortgage Assistance Program without the requirement that municipal tax payments be fully updated. Mr. Gentile seconded the motion. Roll Call Vote: Ms. Howe – Absent, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

6. Sudbury Rent Relief Program

○ Update on Phase 1 Initial Applications

Ms. Rust indicated 50 invoices were being processed each month for this program. She noted five applications had not been approved from the Phase I submission and they were being removed from consideration because there had not been any follow up from the Applicants regarding the missing pieces of their materials.

○ Update on American Rescue Plan Act (ARPA) Funds Request

Mr. Riordan stated the Housing Trust had renewed the original ARPA funding request to the Select Board since no funding had been awarded to the requests from the initial release of funds. He indicated he had provided comments to the Select Board at the ARPA funding listening session which had been held by the Select Board on March 24, 2022.

Ms. Dretler indicated the Select Board would be discussing the next round of ARPA funding at an upcoming meeting in the near future.

Pat Brown of 34 Whispering Pine Road inquired about the dwelling unit at 490 Dutton Road and wondered if it continued to count for Sudbury on the Town's Subsidized Housing Inventory (SHI). Ms. Rust stated the affordability restriction on the property was in perpetuity so the unit would continue to count towards the Town's SHI. She also indicated the dwelling unit was on a slow path to being re-inhabited by a new household.

Other or New Business

Mr. Pops inquired about the Small Grants Program and if any applications had been received. Ms. Rust indicated one application had been received and this matter would be placed on the May 12, 2022 meeting agenda.

Public Comment

There were no additional public comments.

At 9:36 AM, Mr. Gentile made a motion to adjourn the meeting. Ms. Dretler seconded the motion. Roll Call Vote: Ms. Howe – Absent, Mr. Riordan – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Gentile – Aye, and Mr. Pops – Aye.

**Sudbury Housing Trust
FY22 Transactions**

Date	Post MO	Amount	Balance	Account	Description	Payer/Payee
7/1/21	Jul-21	\$129,310.94	\$129,310.94		Carryover 129,310.94	
8/1/20	Jul-21	\$0.00	\$474,025.60		Balance to \$474,025.60	
9/1/20	Aug-21	\$0.00	\$482,618.40		Balance to \$482,618.40	
10/1/21	Sep-21	\$0.00	\$478,966.40		Balance to \$478,966.40	
11/1/21	Oct-21	\$0.00	\$476,879.68		Balance to 476,879.68	
12/1/21	Nov-21	\$0.00	\$470,494.31		Balance to 470,494.31	
1/1/22	Dec-21	\$0.00	\$465,463.78		Balance to 465,463.78	
2/1/22	Jan-22	\$0.00	\$479,861.17		Balance to 479,861.17	
3/1/22	Feb-22	\$0.00	\$424,893.21	\$0.00	Balance to \$424,893.21	
3/10/22	Mar-22	(\$96.50)	\$424,796.71	Salary	Payroll	Town
3/24/22	Mar-22	(\$89.87)	\$424,706.84	Salary	Payroll	Town
3/8/22	Mar-22	\$1,400.00	\$426,106.84	Fee	Bedford Woods	Village at Bedford Wood
3/28/22	Mar-22	\$5,200.00	\$431,306.84	Fee	Cold Brook monitoring	Cold Brook
3/31/22	Mar-22	\$125.11	\$431,431.95	Interest	Interest March	Town of Sudbury
3/1/22	Mar-22	(\$217.60)	\$431,214.35	Interest	Interest March	Town of Sudbury
3/30/22	Mar-22	\$1,100.01	\$432,314.36	Other	SHA Nobscot	SHA
3/30/22	Mar-22	\$0.00	\$432,314.36	Other	SHA Nobscot	SHA
3/1/22	Mar-22	(\$3,321.25)	\$428,993.11	Other	SHA Nobscot	SHA
3/24/22	Mar-22	(\$27,487.35)	\$401,505.76	Expense	SRRP - May rent	Various
4/1/22	Mar-22	\$0.00	\$401,505.76		Balance to \$401,505.75	

Sudbury Housing Trust
Financial Projection - Detail

	Line#	FY20	FY21		FY22				FY23	Total
Description		Actual	Actual	Planned	Actual	Remaining	Projected	Planned	Projected	
Housing Unit Creation										
Cumulative #units created	1	14	14							
Cumulative per unit subsidy of created units	2	\$181,812	\$181,812							
Annual #Trust Created Units	3	0	0							
Annual \$Trust Created Units	4	\$0	\$0							
Total subsidy of created units	5	\$2,545,366	\$2,545,366							
#Trust Assisted Units	6	126	126							
\$Trust Assisted Units	7	\$650,000	\$650,000							
Cumulative per unit subsidy of assisted units	8	\$5,158.73	\$5,159							
Detailed Statement of Revenues and Expenditures										
Carry Forward	10	\$222,566	\$155,241	\$181,406	\$129,310.94	\$0	\$129,311	\$98,989	\$247,272	
Fees - 712543/430000	20	\$70,332	\$89,115	\$93,450	\$50,622	\$43,698	\$94,320	\$102,030	\$97,200	\$971,949
Resales	25	\$5,382	\$10,675			\$10,000	\$10,000			\$30,199
External Contracts (sum of below)	30	\$64,950	\$78,440		\$50,622	\$33,698	\$84,320		\$97,200	\$929,930
<i>Bedford Woods</i>	31		<i>\$4,000</i>		<i>\$5,400</i>	<i>\$0</i>	\$5,400		<i>\$6,800</i>	<i>\$16,200</i>
<i>Harvard - Pine Hill Village</i>	32	<i>\$4,200</i>	<i>\$5,000</i>		<i>\$2,500</i>	<i>\$5,000</i>	\$7,500		<i>\$7,500</i>	<i>\$24,200</i>
<i>Lexington Meadows</i>	33		<i>\$2,000</i>		<i>\$8,000</i>	<i>\$0</i>	\$8,000			<i>\$10,000</i>
<i>Natick Graystone Lane</i>	34				<i>\$1,000</i>	<i>\$3,000</i>	\$4,000		<i>\$5,500</i>	<i>\$9,500</i>
<i>Medford Wellington Woods</i>	35	<i>\$1,000</i>	<i>\$9,000</i>		<i>\$3,000</i>	<i>\$8,000</i>	\$11,000		<i>\$19,000</i>	<i>\$41,000</i>
<i>Holliston - Holliston Trust</i>	36	<i>\$1,000</i>				<i>\$0</i>	\$0			<i>\$1,000</i>
<i>Holliston - Village Green</i>	37					<i>\$6,000</i>	\$6,000		<i>\$5,000</i>	<i>\$12,000</i>
<i>Rental Recertification: Messenger, Corey St</i>	38	<i>\$3,750</i>	<i>\$3,650</i>		<i>\$1,750</i>	<i>\$1,600</i>	\$3,350		<i>\$3,400</i>	<i>\$36,150</i>
<i>Monitoring - MassHousing, Cold Brook</i>	39		<i>\$20,790</i>		<i>\$24,212</i>	<i>\$10,098</i>	\$34,310		<i>\$30,000</i>	<i>\$85,100</i>
<i>Harvard - Trail Ridge</i>	40	<i>\$3,500</i>	<i>\$4,500</i>		<i>\$2,000</i>	<i>\$0</i>	\$2,000			<i>\$22,500</i>
<i>Completed</i>	299	<i>\$51,500</i>	<i>\$29,500</i>		<i>\$2,760</i>	<i>\$0</i>	\$2,760		<i>\$20,000</i>	<i>\$672,280</i>
CPA/Financing - 712549/497000	30	\$0	\$0.00	\$220,000	\$403,030	\$0	\$403,030	\$388,500	\$0	\$3,153,393
Other (SHA Nobscot)	315	\$0.00	\$0.00		\$14,530		\$14,530	\$0	\$0	\$3,897
CPA	32	\$0	\$0	\$220,000	\$388,500	\$0	\$388,500	\$388,500	\$0	\$3,148,996
Escrow Deposits - 712548/481000	40	\$0.00	\$0.00		\$0	\$0	\$0	\$0	\$0	\$0
Interest - 712548/482000, 712548/489000	41	\$16,311	\$638	\$11,000	\$578	\$1,422	\$2,000	\$2,000	\$1,000	\$67,305
Expenditures - 712557/522100	50	-\$153,032.88	-\$113,434	-\$332,000	-\$180,292	-\$198,597	-\$378,889	-\$502,500	-\$309,000	-\$3,995,428
Legal/Parcel Feasibility	52	\$0	\$0				\$0	-\$30,000	\$0	-\$33,600
RHSO/Other Contract Assistance	54	-\$42,416	-\$44,525		-\$44,889	<i>\$0</i>	-\$44,889	-\$45,000	-\$45,000	-\$264,796
Programs - sum of below	56	-\$97,326	-\$57,704		-\$127,567	-\$192,433	-\$320,000	-\$413,500	-\$250,000	-\$3,339,281
<i>Undesignated</i>	560	<i>\$0</i>	<i>\$0</i>			<i>\$0</i>	\$0	<i>-\$288,500</i>	<i>\$0</i>	<i>-\$288,500</i>
<i>Development/Nobscot</i>	561	<i>\$0</i>	<i>-\$3,528</i>		<i>-\$23,332</i>	<i>-\$1,668</i>	-\$25,000	<i>\$0</i>	<i>\$0</i>	<i>-\$28,528</i>
<i>Program - Small/Home Preservation Grants</i>	562	<i>-\$16,900</i>	<i>-\$4,286</i>		<i>-\$29,700</i>	<i>\$4,700</i>	-\$25,000	<i>-\$25,000</i>	<i>-\$25,000</i>	<i>-\$240,126</i>
<i>Program - ERAP</i>	563	<i>\$0</i>	<i>-\$41,200</i>		<i>-\$74,535</i>	<i>-\$115,465</i>	-\$190,000	<i>-\$100,000</i>	<i>\$0</i>	<i>-\$141,200</i>
<i>Project - H4H,Dutton Road</i>	564	<i>\$0</i>	<i>\$0</i>			<i>-\$80,000</i>	-\$80,000	<i>\$0</i>	<i>\$0</i>	<i>-\$48,249</i>
<i>Project - Grant: Coolidge/SHA</i>	565	<i>-\$50,000</i>	<i>\$0</i>			<i>\$0</i>	\$0	<i>\$0</i>	<i>\$0</i>	<i>-\$450,000</i>
<i>Project - Home Preservation</i>	566	<i>-\$30,426</i>	<i>-\$8,690</i>		<i>\$0</i>	<i>\$0</i>	\$0	<i>\$0</i>	<i>-\$225,000</i>	<i>-\$1,298,898</i>
Lottery Expense (sum of below)	57	-\$13,291	-\$11,205		-\$7,836	-\$6,164	-\$14,000	-\$14,000	-\$14,000	<i>-\$235,015</i>
<i>Advertising/Insurance</i>	571	<i>-\$13,291</i>	<i>-\$11,205</i>		<i>-\$7,836</i>	<i>-\$6,164</i>	-\$14,000	<i>-\$14,000</i>	<i>-\$14,000</i>	<i>-\$174,086</i>
Trust portion of Salaries - 712551/511100	60	-\$934.79	-\$2,249	-\$2,500	-\$1,743	-\$757	-\$2,500	-\$2,500	-\$2,500	-\$224,258
Ending Balance	70	\$155,241.43	\$129,310.94	\$171,356	\$401,505.76		\$247,272.12	\$86,519.00	\$33,972	

Sudbury Lottery and Monitoring Contracts

<i>Project Name</i>	<i>Contracting Entity</i>	<i>Project Location</i>	<i>Type</i>	<i>Program</i>	<i># Units</i>	<i>Per Unit</i>	<i>Gross</i>	<i>Mktg Expenses</i>	<i>Net</i>	<i>Status</i>
Millrun	RHSO Town	Concord	Lottery - Initial Sale	LIP LAU, Town	2	\$7,500	\$15,000	\$2,000	\$13,000	1 - Proposed
Settlers Glen	Other Town	Wareham	Lottery - Initial Sale	MH 40B	5	\$4,000	\$20,000	\$2,000	\$18,000	2 - Approved
Cedar Hill Srive	Other Town	Westwood	Lottery - Resale	Local	1	\$7,668	\$7,668	\$0	\$7,668	2 - Approved
Cold Brook Crossing	Private Developer	Sudbury	Monitoring	DHCD 40R	26	\$300	\$7,800	\$0	\$7,800	3 - Active
MassHousing Monitoring	State Agency	Various	Monitoring	MH 40B	68	\$130	\$8,840	\$0	\$8,840	3 - Active
Village on the Green	Private Developer	Holliston	Lottery - Initial Sale	MH 40B	4	\$3,000	\$12,000	\$2,000	\$10,000	3 - Active
Graystone Lane	Private Developer	Natick	Lottery - Initial Sale	DHCD/LIP	3	\$2,500	\$9,500	\$2,000	\$7,500	3 - Active
Village at Bedford Woods	RHSO Town	Bedford	Lottery - Initial Sale	MH 40B	6	\$2,500	\$15,000	\$2,000	\$13,000	3 - Active
Pine Hill Village	Private Developer	Harvard	Lottery - Initial Sale	MH 40B	6	\$3,800	\$22,800	\$2,000	\$20,800	3 - Active
Medford - Wellington Woods	Private Developer	Medford	Lottery - Initial Sale	LIP LAU	20	\$1,750	\$35,000	\$2,500	\$32,500	3 - Active
Corey street	Private Developer	Melrose	Monitoring	Recertification	4	\$500	\$2,000	\$0	\$2,000	4 - Annual
Messenger Woods	Private Developer	Plainville	Monitoring		6	\$250	\$1,750	\$0	\$1,750	4 - Annual
High Meadows	Private Developer	Westwood	Lottery - Initial Sale	LIP LAU	3	\$4,000	\$12,000	\$1,500	\$10,500	5 -On Hold
Pleasant Street	Private Developer	Ipswich	Lottery - Initial Sale	MH 40B - MWCD	2	\$3,000	\$6,000	\$2,000	\$4,000	5 -On Hold
Landham Crossing	RHSO Town	Sudbury	Monitoring			\$1,500	\$12,000	\$0	\$12,000	Complete
Snowberry Lane	RHSO Town	Sudbury	Monitoring			\$6,500	\$13,000	\$1,500	\$11,500	Complete
Villages at Old County Rd	RHSO Town	Sudbury	Monitoring			\$1,400	\$1,400	\$3,000	-\$1,600	Complete
Post Office Crossing	RHSO Town	Acton	Lottery - Initial Sale	LIP 40B	3	\$5,500	\$16,500	\$2,000	\$14,500	Complete
Pine Hill Crossing	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	4	\$3,000	\$12,000	\$2,000	\$10,000	Complete
Black Birch II	RHSO Town	Concord	Lottery - Initial Sale	LIP LAU - AR	2	\$3,000	\$6,000	\$2,000	\$4,000	Complete
Willowdale Estates	Private Developer	Mansfield	Lottery - Initial Sale	LIP LAU	3	\$2,500	\$7,500	\$1,500	\$6,000	Complete
Postmark Square	Private Developer	Reading	Lottery - Initial Sale	40R	10	\$2,500	\$25,000	\$2,000	\$23,000	Complete
Evergreen	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	3	\$2,500	\$7,500	\$2,000	\$5,500	Complete
Lexington - Jefferson Drive	RHSO Town	Lexington	Lottery - Initial Sale		3	\$3,000	\$9,000	\$2,500	\$6,500	Complete
Manor House	RHSO Town	Lexington	Lottery - Initial Sale	LIP LAU	6	\$2,500	\$15,000	\$2,500	\$12,500	Complete
Corey street	Private Developer	Melrose	Lottery - Initial Sale	LIP LAU- Rental	4	\$3,000	\$14,000	\$2,000	\$12,000	Complete
Fields at Sherborn	Private Developer	Sherborn	Lottery - Initial Sale	MH 40B - MWCD	8	\$2,500	\$20,000	\$2,000	\$18,000	Complete
Carriage Lane	RHSO Town	Sudbury	Lottery - Resale		1	\$1,800	\$1,800	\$300	\$1,500	Complete
5 Repton Circle	Private Developer	Watertown	Lottery - Resale		1	\$3,918	\$3,918	\$500	\$3,418	Complete
Fox Run	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	1	\$5,000	\$5,000	\$2,000	\$3,000	Complete
Cottages at Depot Crossing	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	1	\$5,000	\$5,000	\$2,000	\$3,000	Complete
Brookside Square	RHSO Town	Concord	Monitoring		8	\$100	\$1,000	\$0	\$1,000	Complete
Wedgewood	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	2	\$3,000	\$6,000	\$2,000	\$4,000	Complete
212 Central	RHSO Town	Acton	Lottery - Resale		1	\$3,367	\$3,367	\$0	\$3,367	Complete
442 Mass Ave #1	RHSO Town	Acton	Lottery - Resale		1	\$5,600	\$5,600	\$0	\$5,600	Complete
Black Birch I	RHSO Town	Concord	Lottery - Initial Sale	AR	3	\$6,000	\$18,000	\$2,500	\$15,500	Complete
Millstone Concord	RHSO Town	Concord	Lottery - Initial Sale	LIP LAU	1	\$5,000	\$5,000	\$1,500	\$3,500	Complete
Messenger Woods	Private Developer	Plainville	Lottery - Initial Lease		6	\$2,000	\$12,000	\$2,500	\$9,500	Complete
278 Maynard Road	RHSO Town	Sudbury	Lottery - Initial Sale		3	\$0	\$0	\$2,500	-\$2,500	Complete
Faulkner Mills	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$3,600	\$3,600	\$0	\$3,600	Complete
Montage/Danforth Farm	Private Developer	Framingham	Lottery - Initial Sale	LIP LAU	17	\$2,500	\$42,500	\$7,500	\$35,000	Complete
Bedford Woods	RHSO Town	Bedford	Lottery - Resale		1	\$2,500	\$2,500	\$150	\$2,350	Complete
Brookside Square	RHSO Town	Concord	Lottery - Initial Lease	LIP LAU	8	\$2,250	\$18,000	\$1,500	\$16,500	Complete
Trail Ridge1	Private Developer	Harvard	Lottery - Initial Sale	MH 40B - CHAPA	3	\$4,000	\$12,500	\$2,000	\$10,500	Complete
The Groves	Private Developer	Lincoln	Monitoring	Special Permit	8	\$750	\$6,000	\$0	\$6,000	Complete
Needham Place	Private Developer	Needham	Lottery - Initial Lease		1	\$5,000	\$5,000	\$1,500	\$3,500	Complete
Landham Crossing	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	8	\$2,500	\$20,000	\$3,000	\$17,000	Complete
14 Wampus Ave #22	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$2,940	\$2,940	\$0	\$2,940	Complete
Blanchard Place	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$3,600	\$3,600	\$0	\$3,600	Complete
Parker Village	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$1,000	\$1,000	\$0	\$1,000	Complete
Robbins Brook	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete
1249 Elm Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$2,945	\$2,945	\$0	\$2,945	Complete
329 Walden Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,638	\$3,638	\$0	\$3,638	Complete
333 Walden Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	2	\$3,600	\$7,200	\$0	\$7,200	Complete
95 Conant Street #205	RHSO Town	Concord	Lottery - Resale	DHCD LIP	2	\$3,320	\$6,640	\$0	\$6,640	Complete
95 Conant Street #319	RHSO Town	Concord	Lottery - Resale	DHCD LIP	2	\$3,000	\$6,000	\$0	\$6,000	Complete
329 Walden Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,600	\$3,600	\$0	\$3,600	Complete
1284 Elm Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete
Elm Court	RHSO Town	Concord	Monitoring	MassHousing NEF 40B	2	\$1,050	\$8,400	\$0	\$8,400	Complete
Emerson Green	Other Town	Devens	Lottery - Initial Sale	DHCD LIP	1	\$5,000	\$5,000	\$2,000	\$3,000	Complete
Battle Road Farm (3)	Other Town	Lincoln	Lottery - Resale		2	\$4,700	\$9,400	\$0	\$9,400	Complete
Battle Road Farm (4)	Other Town	Lincoln	Lottery - Resale		2	\$5,000	\$10,000	\$0	\$10,000	Complete
Battle Road Farm (5)	Other Town	Lincoln	Lottery - Resale		1	\$5,000	\$5,000	\$0	\$5,000	Complete
Battle Road Farm (5)	Other Town	Lincoln	Lottery - Resale	Special Permit	1	\$5,000	\$5,000	\$0	\$5,000	Complete
Carriage Lane	RHSO Town	Sudbury	Lottery - Resale		1	\$1,500	\$1,500	\$0	\$1,500	Complete
89 OxBow	Other Town	Wayland	Monitoring	Other financing	16	\$563	\$9,000	\$0	\$9,000	Complete
Oakley Neighborhood	Private Developer	Belmont	Lottery - Initial Sale	40R	3	\$3,000	\$9,000	\$1,000	\$8,000	Complete
Trail Ridge	Private Developer	Harvard	Lottery - Initial Sale	MH 40B - CHAPA	2	\$4,000	\$8,000	\$2,000	\$6,000	Complete
Holliston Housing Dev Corp	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	1	\$5,000	\$5,000	\$1,000	\$4,000	Complete
Holliston Housing Trust	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	1	\$4,000	\$4,000	\$1,000	\$3,000	Complete
Battle Road Farm (1)	Other Town	Lincoln	Lottery - Resale		5	\$4,700	\$23,500	\$0	\$23,500	Complete
Battle Road Farm (2)	Other Town	Lincoln	Lottery - Resale		1	\$2,300	\$2,300	\$0	\$2,300	Complete
Walnut Street	Other Town	Newton	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete
Andover Estates	Private Developer	Tewksbury	Lottery - Initial Sale	MH 40B	5	\$3,000	\$15,000	\$2,000	\$13,000	Complete
Wayland Commons	Private Developer	Wayland	Lottery - Initial Sale	FHLB 40B	12	\$2,500	\$30,000	\$2,000	\$28,000	Complete
Highland Meadows	Private Developer	Weston	Lottery - Initial Sale	LIP LAU - AR	6	\$2,750	\$18,000	\$4,000	\$14,000	Complete
6 Upham Way	RHSO Town	Weston	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete
Finigan's Way	RHSO Town	Concord	Lottery - Initial Sale	LIP LAU	6	\$2,500	\$16,000	\$1,000	\$15,000	Complete
Riverwalk	RHSO Town	Concord	Lottery - Initial Sale	Special Permit	1	\$5,000	\$5,000	\$0	\$5,000	Complete

Sudbury Lottery and Monitoring Contracts

<i>Project Name</i>	<i>Contracting Entity</i>	<i>Project Location</i>	<i>Type</i>	<i>Program</i>	<i># Units</i>	<i>Per Unit</i>	<i>Gross</i>	<i>Mktg Expenses</i>	<i>Net</i>	<i>Status</i>
10 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete
The Groves	Private Developer	Lincoln	Lottery - Initial Lease	LIP 40B - AR	8	\$1,250	\$10,000	\$0	\$10,000	Complete
Fulton Residences	Private Developer	Medford	Lottery - Initial Sale		1	\$4,000	\$4,000	\$1,000	\$3,000	Complete
Gumps	Other Town	Norfolk	Lottery - Initial Sale	DHCD LIP	5	\$2,500	\$12,500	\$1,000	\$11,500	Complete
Villages at Old County Rd	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	10	\$4,000	\$39,900	\$3,000	\$36,900	Complete
Sage Hill	Private Developer	Wayland	Lottery - Initial Sale	DHCD LIP/Special Perm	1	\$5,400	\$5,400	\$1,000	\$4,400	Complete
815B Boston Post Rd	RHSO Town	Weston	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete
Lalli Woods	RHSO Town	Concord	Lottery - Initial Sale	DHCD LIP	6	\$2,500	\$16,890	\$1,000	\$15,890	Complete
7 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete
Assessor Contract	RHSO Town	Concord	Other		0	\$2,625	\$2,625	\$0	\$2,625	Complete
Ellis Heights	Private Developer	Newton	Lottery - Initial Sale	DHCD LIP	1	\$4,500	\$4,500	\$0	\$4,500	Complete
307 Trout Brook (Oxbow)	Other Town	Wayland	Lottery - Resale	DHCD 40B	1	\$2,500	\$2,500	\$0	\$2,500	Complete
WHDC	Other Town	Wellesley	Lottery - Initial Sale	DHCD LIP	3	\$2,500	\$7,500	\$1,000	\$6,500	Complete
8 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete
Wayland Gardens	Private Developer	Wayland	Lottery - Initial Sale	FHLB 40B	3	\$2,500	\$7,500	\$1,000	\$6,500	Complete
308 Willow Brook	Other Town	Wayland	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete
294 Codman Hill Rd	Other Town	Boxborough	Lottery - Resale	DHCD LIP	1	\$1,800	\$1,800	\$125	\$1,675	Complete
14 Dunbar Way	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$4,000	\$4,000	\$0	\$4,000	Complete
4 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$500	\$500	\$0	\$500	Complete
87 Elm Brook	RHSO Town	Concord	Lottery - Resale	Special Permit	1	\$4,000	\$4,000	\$0	\$4,000	Complete
Home Preservation	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	6	\$0	\$0	\$1,000	-\$1,000	Complete
Snowberry Lane	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	2	\$7,500	\$15,000	\$1,900	\$13,100	Complete
Lexington - Lexington Meadows	RHSO Town	Lexington	Lottery - Initial Sale	LIP LAU	1	\$10,000	\$10,000	\$2,000	\$8,000	Complete
Trail Ridge2	Private Developer	Harvard	Lottery - Initial Sale	MH 40B - CHAPA	6	\$4,000	\$27,000	\$2,000	\$25,000	Complete
Leland Farms	Other Town	Sherborn	Lottery - Resale	Local	2	\$3,500	\$7,000	\$0	\$7,000	Complete
Derby Street	Private Developer	Newton		MassHousing NEF 40B	0	\$0	\$0	\$0	\$0	Terminated
Dover Farms	Private Developer	Dover		FHLB 40B	0	\$0	\$0	\$0	\$0	Terminated
176 Swanson Rd	Other Town	Boxborough		DHCD LIP	0	\$0	\$0	\$0	\$0	Terminated
Holliston Housing Trust	Other Town	Holliston		DHCD/LIP	0	\$0	\$0	\$0	\$0	Terminated
Angell Brook	Private Developer	West Boylston		DHCD LIP	0	\$0	\$0	\$0	\$0	Terminated
Summerfields	Other Town	Boxborough		MassHousing NEF 40B	0	\$0	\$0	\$0	\$0	Terminated
Holliston Housing Trust	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	2	\$3,000	\$6,000	\$1,000	\$5,000	Terminated
Chamberlain St	Private Developer	Hopkinton	Lottery - Initial Sale	LIP LAU	3	\$2,500	\$7,500	\$1,500	\$6,000	Terminated
Lalli Terrace	RHSO Town	Acton		DHCD 40B	0	\$0	\$0	\$0	\$0	Terminated
Whitin Reservoir Estates	Private Developer	Douglas		On Hold	0	\$0	\$0	\$0	\$0	Terminated
Northside Meadow	Private Developer	Framingham		LIP LAU - AR	0	\$0	\$0	\$0	\$0	Terminated
Brook School	RHSO Town	Weston		LIP LAU	0	\$0	\$0	\$0	\$0	Terminated
			Total contracted		425	\$2,156	\$916,153	\$104,975	\$811,178	
		50	Lottery - Initial Sale		217	\$543,590	\$2,505	Private	\$352,168	186
		37	Lottery - Resale		47	\$158,773	\$3,378	Other Town	\$117,875	49
		11	Monitoring		138	\$66,690	\$483	RHSO Town	\$332,295	122
		4	Lottery - Initial Lease		23	\$39,500	\$1,717	State Agency	\$8,840	68
		1	Other		0	\$2,625				
					425	\$811,178			\$811,178	425

Applicant 112:

Tree removal and pruning

Number in Household: 3 – ages 55, 14, 10

Income: \$60,763, 47% AMI

Senior Household: No

Minority: No

Disabled: No

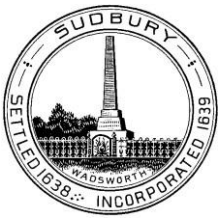
Deed Restricted: Yes

Assessed Value of House: \$238,640, Mortgage: \$160,689, Equity of \$77,951

Amount Requested: \$4,600

Estimates Received:

Monster Tree Service	\$4,680
Amazon Tree Services	\$6,000



Town of Sudbury

Sudbury Housing Trust

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

<http://www.sudbury.ma.us>
SudburyHousingTrust@sudbury.ma.us

SMALL GRANT PROGRAM APPLICATION

1. Household Information

Applicant Name _____ Phone Number _____ E-mail _____

Address _____ City/State/Zip _____

Co-Applicant Name _____ Phone Number _____ E-mail _____

Address _____ City/State/Zip _____

Number of people currently living in household, their names and their ages: _____

_____ Parent and children

Any person in the household* (optional):

Disabled: ☒ No ☐ Yes Deed Restricted Property: ☐ No ☒ Yes

2. Property Information (optional)

Is there a mortgage on the property? ☐ No ☒ Yes, Balance: \$160,688.85
Please attach tax bill showing assessed value, and statement showing mortgage/lien balance

Is the property your primary residence? ☐ No ☒ Yes

Do you own additional real estate? ☒ No ☐ Yes, Address: _____
Please attach tax bill showing assessed value, and statement showing mortgage/lien balance

3. House Repair Needed

Indicate the amount requested, and which estimate you are requesting: \$ \$4600.00

Please describe the work needed. Is completion of this work item related to preserving the structural integrity of the dwelling or health/safety/welfare of its occupants? Describe the urgency of need.

Based on the proposal, Monster Tree Service of Greater Boston would take down trees and recycle. Trees would be dismantled and taken down to ground level as close to grade as possible and/or pruned. A wood would be removed from the site. Risk Reduction Pruning. (Items 1, 2, 4).

The trees are leaning or overhang towards the house. One tree drops very large branches onto the driveway where we park the car or my children play. I am concerned for our safety and that the trees might fall and so cause damage our home or power lines.



Town of Sudbury

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SMALL GRANT PROGRAM APPLICATION

CERTIFICATION

I/We, the undersigned, have made application to the Sudbury Small Grants Program for monies from the Sudbury Housing Trust to cover the cost of repairs or adaptations to my home as stated, and the Program Administrator or their designated representative may verify the information in this application by personal inspection of appropriate documents, by hearing corroborating testimony or by other available means.

I/We agree to sign a Grant Agreement if the project is approved and funds awarded.

I/We agree to comply with all applicable building codes and to obtain all required permits.

I/We understand that if the project is over the grant amount, I will pay for the amount over the grant award, and that I will be required to fund my portion of the project in advance of the grant funds.

I/We certify that all the information in this application and any additional information provided by me in support of this application is, and will be, entirely accurate to the best of my knowledge; and that no information relevant to that application has been, or will be, deliberately withheld.

I/We understand that any Sudbury Small Grants Program monies committed, or used to pay, for my requested home repairs or adaptations will be subject to recapture at any time during the contracted work, during the first year following the contracted work or at any time after the first year should any information supplied by me prove to be deliberately false or misleading, including all application material, or if I rent or sell my home in the first year after Sudbury Small Grants Program work is completed. Failure to comply with the rules and guidelines of this program may result in homeowner repayment of the grant monies.

Therefore, I agree to notify the Sudbury Housing Trust at least 60 days prior to listing my home for sale.

By signing below, Applicant(s) requests the Program Administrator to review this application for the purpose of receiving funding assistance through the Sudbury Housing Trust. Applicant(s) declares that the information and statements provided herein are true and correct to the best of their knowledge.

THIS APPLICATION IS NOT COMPLETE IF NOT SUBMITTED WITH:

- ☒ Completed application
- ☒ Copies of most recent Federal tax return, and supporting schedules
- ☒ Copies of current property tax bills for all properties Mortgage bank statement showing payment of city taxes.
- ☒ Copies of all current mortgage balances, including home equity lines of credit
- ☒ Copies of three estimates for work by professional contractor
- ☒ Picture of area to be worked on
- ☒ Copy of Picture Identification (Driver's License or similar)

March 29, 2022

Date

Co-Applicant

Date



Amazon Tree Servives
159 Langelier Ln
Marlborough, MA - 01752
Phone: (774)556-2949
Mobile: (774)244-8358
contact@amazontreeservices.com

Estimate

Date	Estimate No.
3/23/2022	1505



Description	Qty	Total
Cut and removal trees*middle of the yard	10	6,000.00
Grind Stump	10	0.00
Total		\$6,000.00

MAKE ALL CHECKS PAYABLE TO AMAZON TREE SERVICES, INC. | PHONE: (774-556-2949 | MOBILE: (774)244-8358



Monster Tree Service of Greater Boston
222 Winter St
Hopkinton, MA 01748
(508) 202-1810

Proposal #425
Created: 03/24/2022
From: Chris Chernosky

Proposal For

[REDACTED]
[REDACTED]
[REDACTED]

Location

[REDACTED]



ACCEPT	ITEM DESCRIPTION	AMOUNT
✓	<p>1) Tree Take Down (with Recycling) Included</p> <p>Number: 5 Species: 2 White Oak, 2 Red Maple, 1 Pitch Pine. Notes: Pitch Pine and 1 White Oak are dead. Method: Trees listed will be dismantled and taken down to ground level as close to grade as possible, a wood pile will be removed from site.</p>	\$ 3,240.00
✓	<p>2) Risk Reduction Pruning Included</p> <p>Number of Trees/Shrubs: 1 Species: White Oak Location: Left of driveway Notes: Trip Leader</p> <p>Perform Risk Reduction Pruning by providing a combination of methods (types of pruning) defined below to meet this objective: Remove 10" diameter leader. Prune to remove dead, diseased, and damaged limbs over 2" in diameter.</p> <p>Arising (chips, branches, and wood) from completed tree work will be removed from site unless otherwise stated.</p>	\$ 540.00
☑	<p>3) Risk Reduction Pruning Recommended</p> <p>Number of Trees/Shrubs: 3 Species: 3 White Oak, 1 Red Oak Location: Varied</p> <p>Perform Risk Reduction Pruning by providing a combination of methods (types of pruning) defined below to meet this objective: Prune to remove dead, diseased, and damaged limbs over 2" in diameter. Thin canopy to reduce risk of stem and limb failure.</p> <p>Arising (chips, branches, and wood) from completed tree work will be removed from site unless otherwise stated.</p>	\$ 2,430.00
☑	<p>4) Supplemental Support Systems Recommended</p>	\$ 900.00



Monster Tree Service of Greater Boston

222 Winter St
Hopkinton, MA 01748
(508) 202-1810

Proposal #425

Created: 03/24/2022
From: Chris Chernosky

Number: 3

Species: White Oak

Location: Right of drive

Notes: Trip leader (pruning listed in item 3)

Method s): Install cable and/or bracing systems to provide supplemental support to tree/branch structures that show a potential to fail.

Number of Rods/Cables:

All arisings (chips, branches, and wood) from completed tree work will be removed from site unless otherwise stated.

Client Notes

Though our equipment is designed to be minimally impactful to the property, some lawn damage may incur. The cost of repair is not included in this proposal.

Please use the checkbox to mark items as accepted.

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Signature

x

Date:

Please sign here to accept the terms and conditions

Photos



Monster Tree Service of Greater Boston
222 Winter St
Hopkinton, MA 01748
(508) 202-1810

Proposal #425
Created: 03/24/2022
From: Chris Chernosky

1) Tree Take Down (with Recycling)



1) Tree Take Down (with Recycling)



1) Tree Take Down (with Recycling)



1) Tree Take Down (with Recycling)





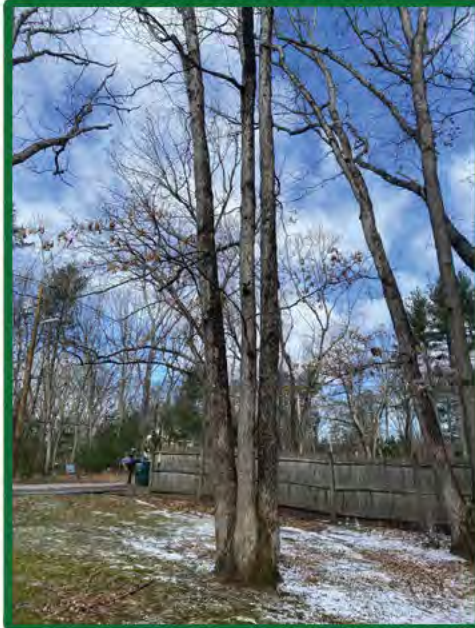
Monster Tree Service of Greater Boston
222 Winter St
Hopkinton, MA 01748
(508) 202-1810

Proposal #425
Created: 03/24/2022
From: Chris Chernosky

1) Tree Take Down (with Recycling)



2) Risk Reduction Pruning



3) Risk Reduction Pruning



3) Risk Reduction Pruning





Monster Tree Service of Greater Boston
222 Winter St
Hopkinton, MA 01748
(508) 202-1810

Proposal #425
Created: 03/24/2022
From: Chris Chernosky

3) Risk Reduction Pruning



3) Risk Reduction Pruning



3) Risk Reduction Pruning





ID	DESCRIPTION	COLOR
1	White Oak (dying back from top)	
1	White Oak (dead)	
1	Red Maple (leaning)	



Monster Tree Service of Greater Boston

222 Winter St
Hopkinton, MA 01748
(508) 202-1810

Proposal #425

Created: 03/24/2022
From: Chris Chernosky

1 Red Maple (decayed crown in stem)



1 Pitch Pine (dead)



2 White Oak (trip eader left of driveway)



3 White Oak (trip eader right of drive)



3 White Oak (front of house)



3 Red Oak (street tree)



3 White Oak (right of driveway)



Applicant 113:

Roof repair

Number in Household: 2 – ages 70, 95

Income: \$29,927, 27% AMI

Senior Household: Yes

Minority: No

Disabled: Yes

Deed Restricted: Yes

Assessed Value of House: \$486,800, Mortgage: \$0, Equity of \$486,800

Amount Requested: \$5,000

Estimates Received:

Already paid for the repair before they knew about Sudbury's Small Grant Program, so just submitted the receipts:

Stormworks Roofing & Restoration	\$15,814
GoGreen Industries Inc.	<u>+\$4,750</u>
Total	\$20,564



Town of Sudbury

Sudbury Housing Trust

David Longland
9 Wagonwheel Road
Sudbury, MA 01776



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

<http://www.sudbury.ma.us>
SudburyHousingTrust@sudbury.ma.us

SMALL GRANT PROGRAM APPLICATION

1. Household Information

Applicant Name [REDACTED] Number 978-261-5628 E-mail [REDACTED]
Address [REDACTED] City/State/Zip SUDBURY, MA 01776
Co-Applicant Name [REDACTED] Phone Number 978-261-5628 E-mail [REDACTED]
Address [REDACTED] City/State/Zip SUDBURY, MA 01776
Number of people currently living in household, their names and their ages: 2, [REDACTED] 95, [REDACTED] 70.

Any person in the household* (optional):

Veteran: ☒ No ☐ Yes Disabled: ☐ No ☒ Yes Deed Restricted Property: ☒ No ☐ Yes

2. Property Information (optional)

Is there a mortgage on the property? ☒ No ☐ Yes, Balance: _____
Please attached tax bill showing assessed value, and statement showing mortgage/lien balance
Is the property your primary residence? ☐ No ☒ Yes
Do you own additional real estate? ☒ No ☐ Yes, Address: _____
Please attached tax bill showing assessed value, and statement showing mortgage/lien balance

3. House Repair Needed

Indicate the amount requested, and which estimate you are requesting: \$ 5,000.00

Please describe the work needed. Is completion of this work item related to preserving the structural integrity of the dwelling or health/safety/welfare of its occupants? Describe the urgency of need.

PLEASE SEE ATTACHED PAGE

RECEIVED
JAN 10 2022

BY:

3. House Repair Needed

We had to get our roof repaired last November because it was leaking into one of the upstairs bedrooms. Previously (two or three years ago) we had the company that owns our solar array come out to the house to locate and repair the roof leaks. The men thought they found and repaired them all, but they did not. I asked them to come and try again three more times, but the company refused to try again after their third visit. The leaks continued.

For proof, I can provide photos of some of the leak(s) in the garage, but there may not be enough visual contrast of the leak stains on the ceiling of the upstairs bedroom to be able to actually see the stains.

We were not able to get three roofing companies to submit estimates because we had a solar array installed in 2013 on a roof that was installed in 2006, which was supposed to last at least 20 years -- to 2033. The company that installed the 28 solar panels, Sungevity, went bankrupt a few years later and sold it to another company (Spruce). Sungevity was able to install the array for the cost of a 20 year lease with payments of \$80.29 per month.

We were not able to get three written estimates. Only one of the companies I called (Storm Works Roofing and Restoration) was willing to submit a written estimate (\$15,813.00) to install the new roof as they work collaboratively with another company (GoGreen Industries) that installs and repairs solar panels. GoGreen submitted a second estimate (\$4750.00) to dismount and remount the panels. Both companies' methods and materials are guaranteed to prevent roof leaks for 50 years, or until November, 2071.

We could find no other company that was willing to provide a long term guarantee for a roof with solar panels, only Storm Works, so we had no choice, given the continuous leaking, to hire them to get the job done. For us, with our very limited savings and income (combined 2020 adjusted gross income of \$18,600), the total of \$20,563.00 was a major set back. And we did not know of Sudbury's small grants program at that time, we only just learned of it from the Sudbury Bulletin Board on Facebook a few weeks ago.

This was definitely a matter of structural integrity and welfare for those of us living here.

Jan 10, 2022



Town of Sudbury

Sudbury Housing Trust

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

<http://www.sudbury.ma.us>

SudburyHousingTrust@sudbury.ma.us

SMALL GRANT PROGRAM APPLICATION

RECEIVED
JAN 10 2022

CERTIFICATION

I/We, the undersigned, have made application to the Sudbury Small Grants Program for monies from the Sudbury Housing Trust to cover the cost of repairs or adaptations to my home as stated, and the Program Administrator or their designated representative may verify the information in this application by personal inspection of appropriate documents, by hearing corroborating testimony or by other available means.

I/We agree to sign a Grant Agreement if the project is approved and funds awarded.

I/We agree to comply with all applicable building codes and to obtain all required permits.

I/We understand that if the project is over the grant amount, I will pay for the amount over the grant award, and that I will be required to fund my portion of the project in advance of the grant funds.

I/We certify that all the information in this application and any additional information provided by me in support of this application is, and will be, entirely accurate to the best of my knowledge; and that no information relevant to that application has been, or will be, deliberately withheld.

I/We understand that any Sudbury Small Grants Program monies committed, or used to pay, for my requested home repairs or adaptations will be subject to recapture at any time during the contracted work, during the first year following the contracted work or at any time after the first year should any information supplied by me prove to be deliberately false or misleading, including all application material, or if I rent or sell my home in the first year after Sudbury Small Grants Program work is completed. Failure to comply with the rules and guidelines of this program may result in homeowner repayment of the grant monies.

Therefore, I agree to notify the Sudbury Housing Trust at least 60 days prior to listing my home for sale.

By signing below, Applicant(s) requests the Program Administrator to review this application for the purpose of receiving funding assistance through the Sudbury Housing Trust. Applicant(s) declares that the information and statements provided herein are true and correct to the best of their knowledge.

THIS APPLICATION IS NOT COMPLETE IF NOT SUBMITTED WITH:

- ☒ Completed application
- ☒ Copies of most recent Federal tax return, and supporting schedules
- ☒ Copies of current property tax bills for all properties
- ☒ Copies of all current mortgage balances, including home equity lines of credit
- ☒ Copies of three estimates for work by professional contractor - See explanation
- ☒ Picture of area to be worked on
- ☒ Copy of Picture Identification (Driver's License or similar)

Storm Works Roofing & Restoration Inc
295 Belmont St
Belmont, MA 02478 US
844-786-7696
sales@stormworksroofing.com
stormworksroofing.com



INVOICE

INVOICE # 10120
DATE 11/15/2021
DUE DATE 11/15/2021
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Roofing:Roofing Remove & Install A Lifetime GAF Roofing System	1	15,814.00	15,814.00
SUBTOTAL			15,814.00
TAX			0.00
TOTAL			15,814.00
PAYMENT			15,814.00
BALANCE DUE			\$0.00

Storm Works Roofing & Restoration Inc

295 Belmont St

Belmont, MA 02478 US

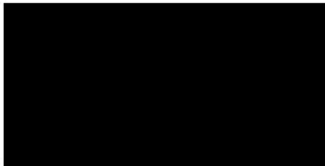
844-786-7696

sales@stormworksroofing.com

stormworksroofing.com



Receipt

**Date:** 12/03/2021**Payment Method:** Check**Reference No:**

Invoice Number	Invoice Date	Due Date	Original Amount	Balance	Payment
10120	11/15/2021	11/15/2021	15814.00	10543.00	10543.00

Memo:

Amount Credited:

\$0.00

Total:

\$10,543.00

Storm Works Roofing & Restoration Inc

295 Belmont St

Belmont, MA 02478 US

844-786-7696

sales@stormworksroofing.com

stormworksroofing.com



Receipt

Date: 11/15/2021**Payment Method:** Check**Reference No:** 190

Invoice Number	Invoice Date	Due Date	Original Amount	Balance	Payment
10120	11/15/2021	11/15/2021	15814.00	15814.00	5271.00

Memo:

Amount Credited:

\$0.00

Total:

\$5,271.00

Date	Invoice #
12/13/2021	1848

PAID
12/21/2021

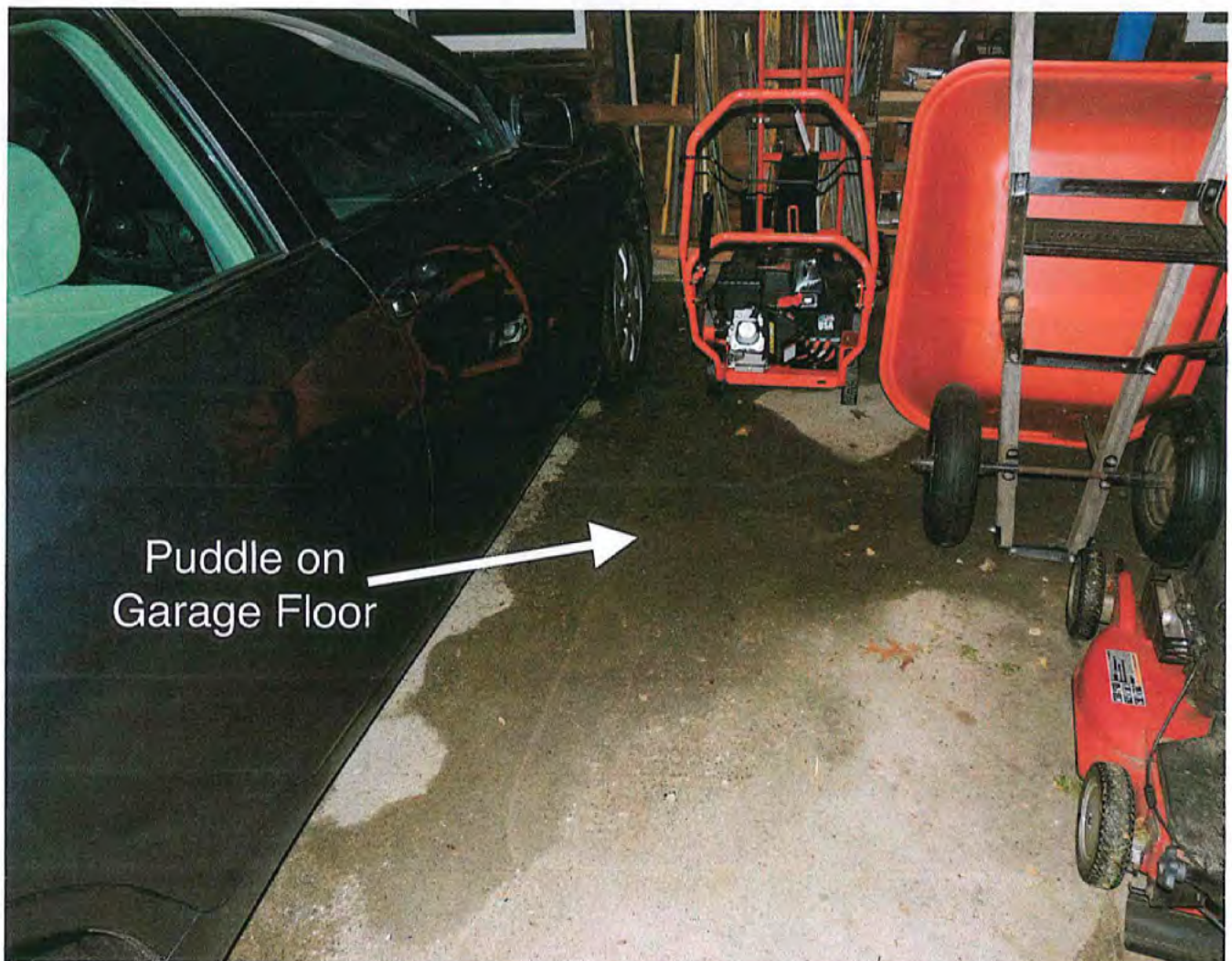
[illegible]

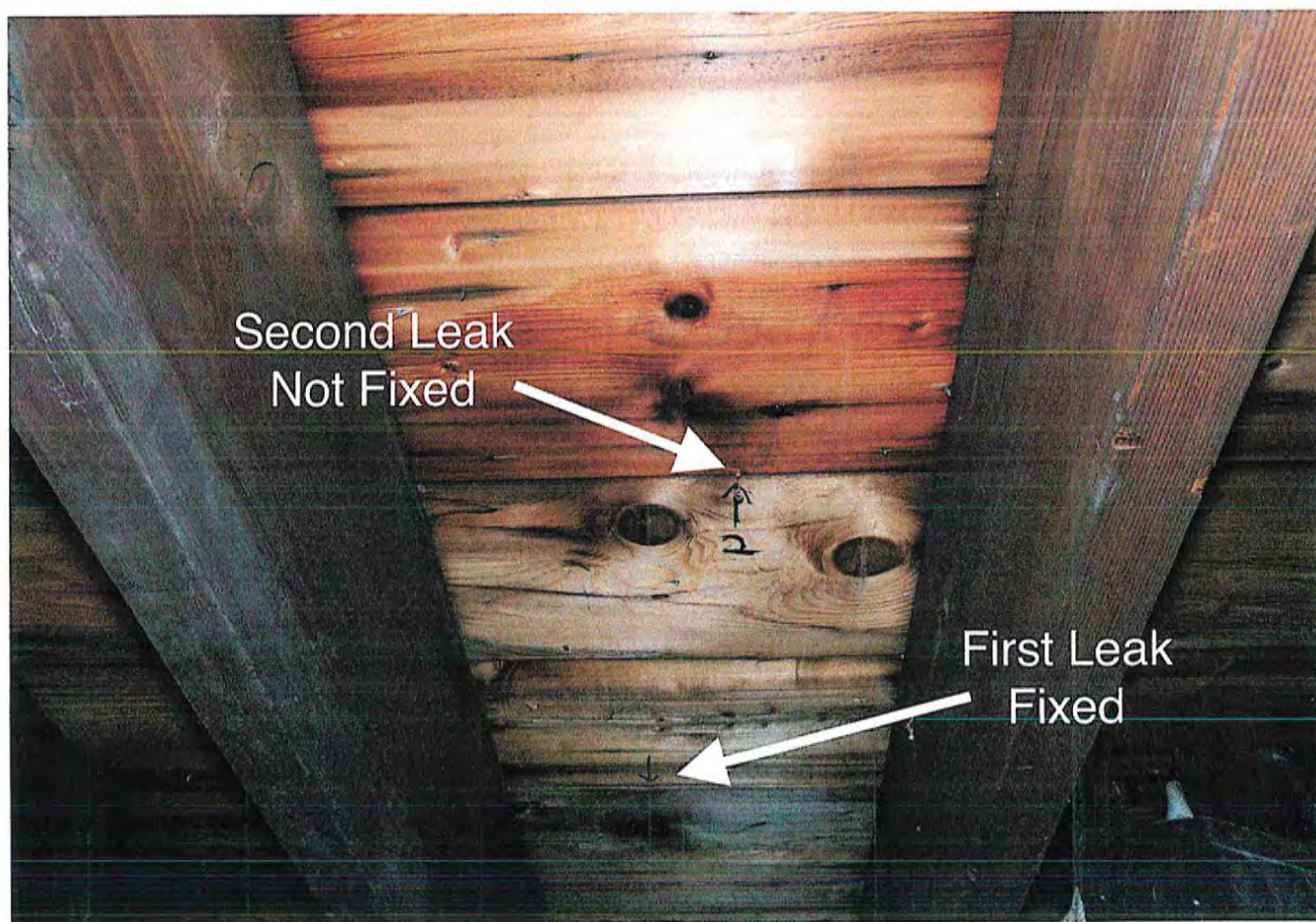
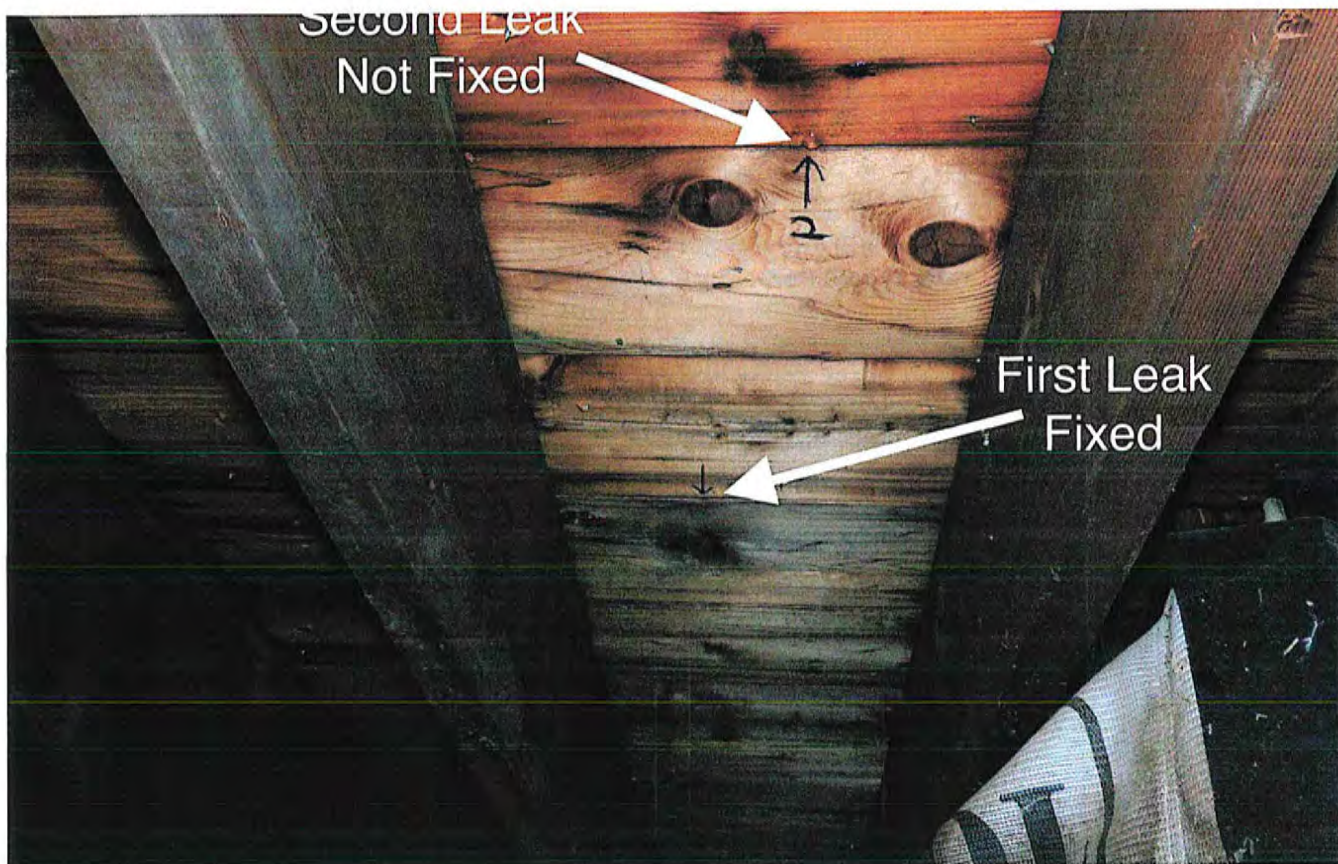
From: [REDACTED]
Subject: Fwd: Garage Roof Leak Continues 10/30/19 ... ATTENTION ANDREW
Date: October 30, 2019 at 8:04 PM
To: support@omnidian.com

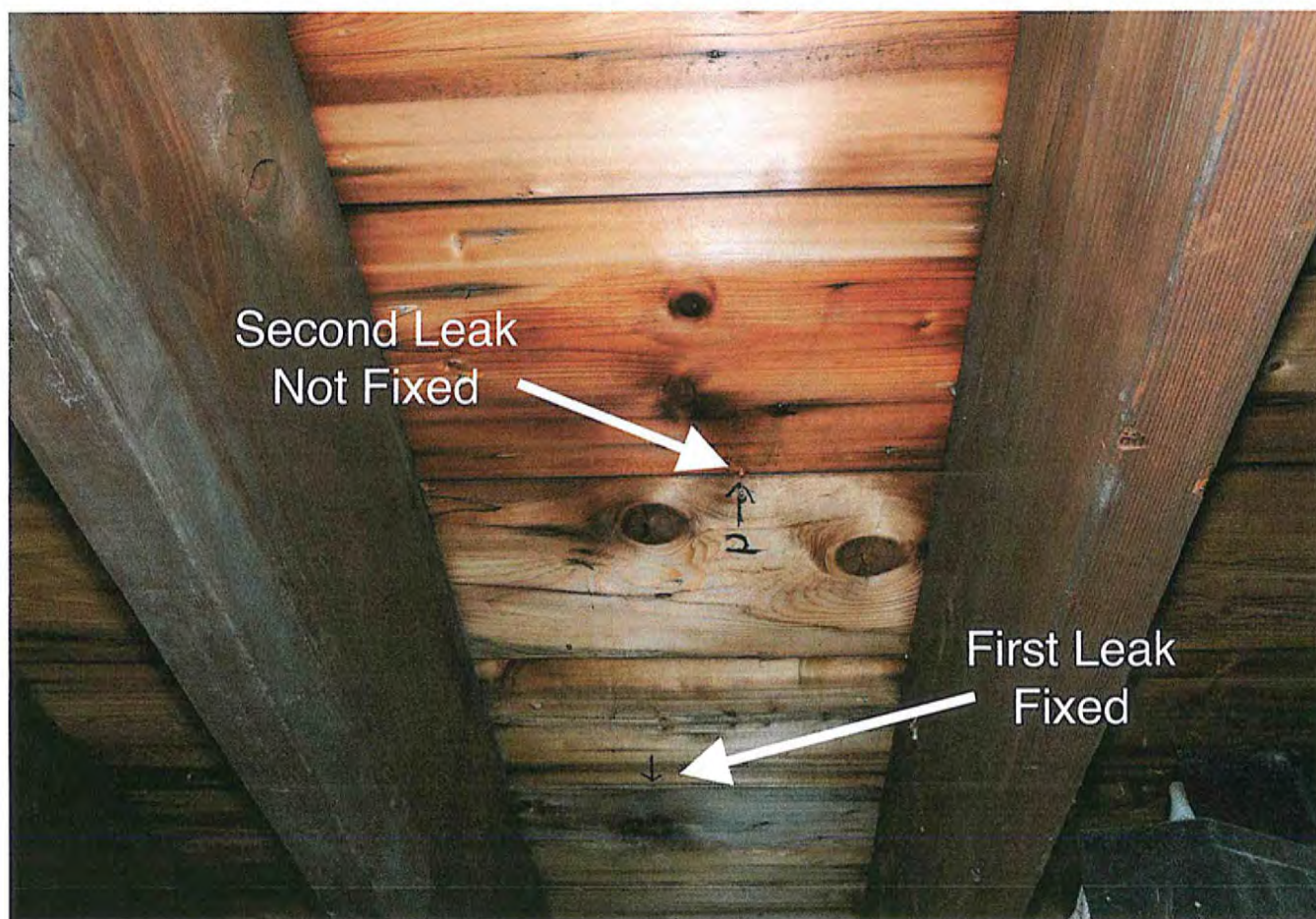
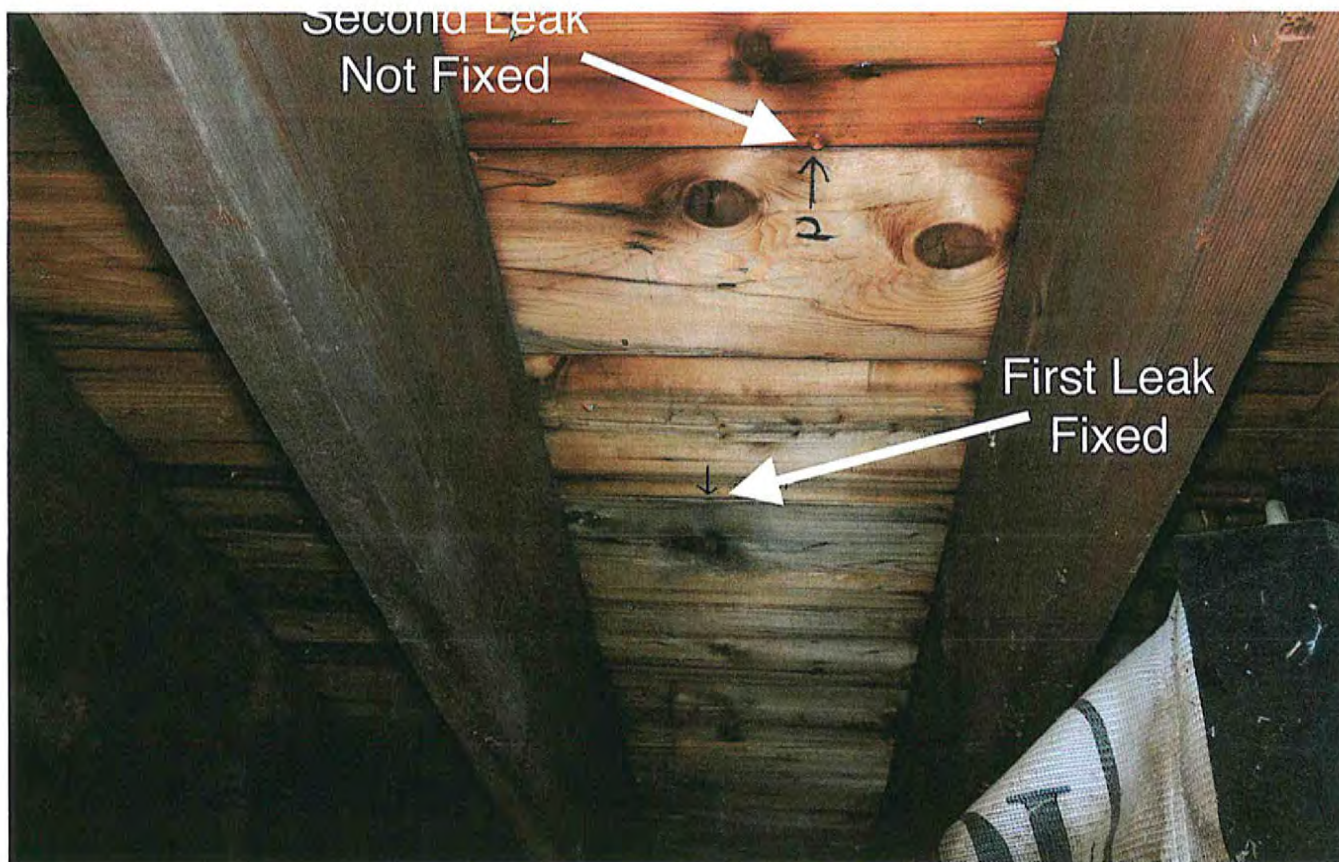


Andrew, After three attempts to repair our roof leak, it still leaks. Tonight as it rained I was able to see where the roof leak continues to be. It is about 1 foot above the first leak which they did repair, but since it is now coming into the garage from 1 foot above the original, it is obvious that the water is entering under the shingles from somewhere above that — all of which is under the array. So when they plugged up the first hole (#1 in the photos), they either created a new leak above that, or some how the water is being dammed up under the shingles above and behind where they patched. But as I said, the water must be entering under the shingles from above both of those leaks. Hopefully this can be repaired before the arrival of snow and ice. Please let me know that you have received this message. See new and previous photos below.

Thank you, ~ [REDACTED]









Begin forwarded message:

From: [REDACTED]
Subject: Fwd: Garage Roof Leak Continues 10/30/19 ... ATTENTION ANDREW
Date: October 30, 2019 at 1:39:34 PM EDT
To: support@omnidian.com

We had heavy rains a couple nights ago, as you can see, it is still puddling in the garage. —
[REDACTED]



Roof Leak Stains on Second Floor Ceiling, [REDACTED]

Even after a fresh coat of white paint, the leak pattern from the rafters above penetrated the new paint, showing that the roof was still leaking after several attempts to find and fix the roof leaks under the solar array.



New Roof Installation, 11/2021 @ [REDACTED]



Dismounting Solar Array, 11/2021 @ [REDACTED]



Remounting Solar Array, 11/2021





MORTGAGE ASSISTANCE PROGRAM (MAP)

The Sudbury Housing Trust recognizes that people are struggling during the COVID-19 pandemic. The Mortgage Assistance Program is funded by federal ARPA funds to help residents maintain housing. If eligible the Program will provide mortgage assistance in the form of a grant to be paid directly to lenders.

Funding will be provided to owners who meet the eligibility requirements and complete this application process, including ALL ATTACHMENTS. Funding is available on a first-come, first-served basis until funds are exhausted.

Grant Amount:

Up to \$3,000 of assistance, in monthly payments payable to the holder of first mortgage, towards arrears of outstanding principal (since April 2020) or upcoming payment. Other housing costs (e.g., condo fees, escrowed insurance or taxes, home equity line of credit, or second mortgages, etc.) are not covered expenses.

Eligible Properties and Owners:

- Properties must be located in Sudbury and be occupied by Owners.
- Owners must have a reduction of income due to COVID-19
- Household* income cannot exceed HUD's 100% Area Median Income (AMI).

	100% AMI Income Limits					
Household	1 person	2 person	3 person	4 person	5 person	6 person
Income Limit	\$84,560	\$96,640	\$108,720	\$120,800	\$130,464	\$140,128

* Household is defined as an individual or two or more persons who will live regularly in the property as their principal residence and who are related by blood, marriage, law or who have otherwise evidenced a stable inter-dependent relationship.

- Property is either a single-family home or condominium.
 - Property must be assessed under 100% of the FY22 median assessment (\$739,600 for single family and \$628,800 for condominium).
- Property cannot be in foreclosure, or forbearance, and Owner cannot be in current bankruptcy.
- Owner cannot be receiving other state or federal assistance; such as RAFT or ERMA. (Owners can be receiving local or private funding; such as HOPEsudbury, SWAN, St. Vincent de Paul, etc.)

Program Details:

- Applications are accepted on a rolling basis, and eligibility is determined.
- If approved, Owner provides Lender's W9, and Owner and Trust sign Participation Agreement.
- Town issues payment/s payable to the Lender, forwarded by Owner to Lender. Owner is responsible for remaining amounts for taxes and insurance portion of payment.

Application Assistance:

- Questions? Email info@RHSOhousing.org or call 978-287-1092
- Need assistance filling out the application? Contact the Town Social Work Office at socialworker@sudbury.ma.us or call 978-440-5476
- Favor de comunicarse en 978-287-1092 para ayuda gratis con el idioma.

MORTGAGE ASSISTANCE (MAP) APPLICATION

Return electronically to: info@RHSOhousing.org (in a PDF legible format)
Mail or Drop-off hard copy to: 37 Knox Trail, Acton MA 01720 (Black mail box at bottom of steps)

Please use fillable form to complete electronically or print clearly and complete all information requested. Do not leave blanks or we may be unable to process your application. NOTE that funding will be provided to owners who are able to meet the eligibility requirements and complete the application process. Funding will be available on a first-come, first-served basis, until funds are exhausted.

I. OWNER AND PROPERTY INFORMATION

Applicant Name: _____ **Last 4 SS#:** _____

Address: _____

Telephone: _____ **Email:** _____

Current monthly Income (List total amount from all sources): _____

Average Monthly Income for pre- April 2020 (or 2019 gross annual income): _____

Brief summary of loss of income and job description: _____

Co-Applicant Name: _____ **Last 4 SS#:** _____

Telephone: _____ **Email:** _____

Current monthly Income (List total amount from all sources): _____

Average Monthly Income for pre- April 2020 (or 2019 gross annual income): _____

Brief summary of loss of income: _____

Other members of the household (names, relationship to applicant(s), and whether over 18):

II. MORTGAGE INFORMATION

Primary Mortgage Balance: \$ _____ **Loan #:** _____

Balance(s) of Other Mortgages, Home Equity Lines of Credit, Property Liens: \$ _____

Current monthly mortgage payment: \$ _____

- **Principal and Interest:** \$ _____
- **Taxes:** \$ _____
- **Insurance:** \$ _____

Do you owe past mortgage payments? _____ (Y/N)

- If yes, how many months and starting when? _____

○ If yes, how much in arrears? \$_____

Is your mortgage currently under forbearance or under a loan modification? ____ (Y/N)

○ If yes, provide details. Use a separate sheet if needed: _____

Lender's Contact Information:

Name: _____

Street Address: _____

City/Town: _____ State: _____ Zip Code: _____

Best Phone Number: _____ Email: _____

III. HOUSEHOLD INCOME:

Include all forms of income for *all adult household members (over 18 years of age)*, including but not limited to: Employment Income, Self-Employment Income, Unemployment Compensation, Social Security, TANF, Disability Income, Child Support, Pensions, Baby-Sitting Income, etc. See application checklist for required documentation.

Household Member Name	Income Source:	Current Gross Amount	Frequency i.e. every week, month, year
	Employer Name:		
	Employer Name:		
	Unemployment Assistance:		
	Unemployment Assistance:		
	Child Support		
	SSI/SSDI		
	Pensions/Retirement:		
	Other: Please specify		
	Other: Please specify		

IV. HOUSEHOLD ASSETS

Please provide all information on assets accounts held by all family members

Household Member Name	Account (Bank Name)	Current Balance
	Checking:	
	Checking:	
	Savings:	
	Savings:	
	IRA, 401K, specify:	
	Investment/retirement/trust, etc, specify	

APPLICATION MUST INCLUDE THE FOLLOWING DOCUMENTATION:

- ☐ **Mortgage Information:** Current Mortgage, Home Equity Line of Credit, other lien Statement, on bank letterhead showing outstanding amount
- ☐ **Current Income:** For example, recent paystubs, unemployment statement, explanation of bank deposits, social security or other government assistance, child support, alimony, etc.
- ☐ **Pre-Pandemic Income:** Provide brief description of pre-pandemic job and how income was lost (reduction of hours, laid off, etc.) Provide prior paystub or 2019 tax return showing annual gross income.
- ☐ **Bank Statements:** Copies of last 2 statements all pages on bank letterhead from all bank accounts (Checking, savings, IRA, Investment, Retirement, Pensions, Annuities, etc.)

The Sudbury Housing Trust and/or the Regional Housing Services Office may request additional information if necessary to make a determination of eligibility.

V. Signatures/Certification of True and Correct Information

Please be sure you have completed the application. All completed applications will be reviewed for eligibility to receive mortgage assistance under the program guidelines. If it is determined that your household is eligible you will be asked to obtain the W9 form from the bank and sign a Participation Agreement with the Town.

By signing below, you certify the following:

Certification of application: I/We hereby affirm that the answers to the foregoing questions are true and correct, and that I/we have not knowingly withheld any fact or circumstances which would, if disclosed, affect this application unfavorably. I/We hereby authorize inquiries to be made to verify the information given in this application. **Assistance will be cancelled and/or application will be rejected if any information or statements given are found to be false or information has been withheld.**

Release of Information: I/We agree to and authorize the information obtained with this application may be given to and used to administer and enforce program rules and policies in compliance with guidelines.

I/We understand that all decisions made by the Regional Housing Service Office are final and that any appeals must be submitted in writing to the Trust which has authority over the program funding.

I/We give consent to speak with the below regarding my application as needed:

Name: _____, Agency/Relationship: _____

Phone: _____ email: _____

The parties acknowledge and agree that this application may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

(Owner Signature)

(Date)

(Co-Owner Signature)

(Date)