



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, November 10, 2022

8:00 AM

Virtual Meeting

Pursuant to Chapter 107 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 conducted during this meeting shall be by remote means only.

Welcome and Announcements

1. Kay Bell, Chair, Commission on Disability – October as Disability Awareness Month

Board Operations

1. Minutes: Approve Meeting Minutes of September 8, 2022, October 13, 2022, and October 18, 2022, if presented.
2. Financial Update
 - Ratify FY23 September Transactions, if presented
3. Trustee Appointment Discussion and Recommendation
4. FY24 Community Preservation Act Funding Request – Housing Trust Allocation, Community Preservation Committee Questions, and November 16, 2022 Public Hearing Presentation

Housing Trust Initiatives

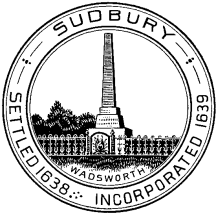
1. Rental Assistance Program
2. Mortgage Assistance Program
3. 4 Longfellow Road
4. 67-73 Nobscot Road

Communications Received

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

SEPTEMBER 8, 2022 AT 8:00 AM

VIRTUAL MEETING

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

Housing Trust Members Absent: Vice Chair Robert Hummel, Cynthia Howe, and Susan Scotti

Others Present: Diversity Equity and Inclusion Commission Member Stephine Oliver, Community Preservation Coordinator Ryan Poteat, and Director of the Regional Housing Services Office (RHSO) Liz Rust

Mr. Gentile called the meeting to order at 8:03 AM.

1. Minutes

June 23, 2022 – Mr. Riordan made a motion to accept the minutes, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Pops – Aye, and Mr. Riordan – Aye.

July 25, 2022 – Mr. Riordan made a motion to accept the minutes, seconded by Ms. Cronin. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Pops – Aye, and Mr. Riordan – Aye.

August 9, 2022 – Mr. Gentile made a motion to accept the minutes as amended, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Pops – Aye, and Mr. Riordan – Aye.

August 11, 2022 – Mr. Gentile made a motion to accept the minutes as amended, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Pops – Aye, and Mr. Riordan – Aye.

September 1, 2022 – Mr. Gentile made a motion to accept the minutes, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Pops – Aye, and Mr. Riordan – Aye.

2. Other or New Business

Mr. Gentile made an announcement that Mr. Pops would be leaving the Housing Trust on October 1, 2022. He thanked Mr. Pops for his involvement and work with the Housing Trust.

3. Diversity, Equity, and Inclusion Commission Discussion

Mr. Gentile announced that Stephine Oliver from the Diversity Equity and Inclusion Commission was joining the meeting and asked to deviate from the planned meeting order to be respectful of her time.

Ms. Oliver introduced herself and explained the Diversity Equity and Inclusion Commission was connecting with different Town boards and commissions to facilitate collaboration. She spoke about the Lived Experiences Project and explained it was a storytelling project where individuals come together to share their life experiences but specifically those that have to do with racism and prejudice.

Ms. Oliver also briefly spoke to how working with the Housing Trust could improve the outcomes for the people of Sudbury.

Mr. Gentile took the opportunity to share a life experience of his own that specifically related to housing and diversity.

Ms. Oliver offered the Diversity Equity and Inclusion Commission website for the Housing Trust to keep on record: www.sudburylivedexperiences.org.

3. Program Update

- Small Grant Program – Discussion on Program Parameters

Ms. Rust provided an update on the Small Grant Program. She discussed a memo sent from Mr. Riordan to the Select Board which was the catalyst for the ARPA award. Ms. Rust further explained that a language change may be needed from “COVID loss of income” as part of the program’s parameters. She recognized the resonating effects of COVID and suggested striking the language. Other areas of the program she suggested revisiting were as follows:

- Making the application process on a rolling basis; i.e. first come, first serve.
- Changing the minimum estimate requirement from two to three.
- Increasing the grant limit from its current amount of \$5,000.
- Removing or increasing the cap of \$10,000 in a 7 year period, with a 1 year waiting period.
- Allowing funds to be available to landlords, changing the language to “primary residence.”
- Removing the word “optional” for property information.

Ms. Rust advised there may be deferred maintenance and the discussion was specifically regarding opening the Small Grant Program to small landlords. She explained her suggestion was to eliminate the language “owner occupied.”

Ms. Dretler suggested the possibility of a percentage-based assistance program and Ms. Rust agreed this could be a potentially helpful language change.

Mr. Pops expressed his preference to keep structured dollar amounts for accounting simplicity.

Mr. Gentile made a motion to make the following adjustments to the Small Grant Program:

- Increase the Small Grant Program project limit from \$5,000 to \$7,500.
- Delete the words “uses the property as their primary residence for an entire year during the 12-month period following the completion of the repair.”
- Substitute the words “two or three” for required quotes submission, currently stated at “three.”
- Make applications “a rolling application” in place of fixed.
- Remove the word “optional” on page two under “Property Information.” Property information would now be required.
- Increase the cap to “no more than \$15,000” or two \$7,500 grants.

Seconded by Ms. Cronin. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Pops – Aye, and Mr. Riordan – Aye.

○ Mortgage Assistance Program – Update

Ms. Rust briefly updated the Housing Trust on the number of applicants (there were five). She spoke about Mr. Poteat doing more outreach and noted the Town Social Worker had expressed concern about the complexity of the application process.

4. Financial Update

○ Ratify FY23 July Transactions

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

Ms. Dretler made a motion to ratify the FY23 July Transactions, seconded by Ms. Cronin. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Pops – Aye, and Mr. Riordan – Aye.

○ Review FY23 Community Preservation Act Funding Request and CP-3 Form

Ms. Rust mentioned the Community Preservation Act funding request amount previously voted on by the Housing Trust was unusually high.

Mr. Gentile made a motion to accept the Community Preservation Committee application language as presented, with an estimated funding request of \$730,000, which was 25% of the forecasted Community Preservation Act revenues for FY24, seconded by Mr. Riordan. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Pops – Aye, and Mr. Riordan – Aye.

5. Program Update

- Tenant Rental Assistance Program – Review of Program Materials

There was concern expressed the form presented was not complete. The Housing Trust requested Town staff to fill in the number of tenants, number of units, and a phone number for Ms. Rust's office before the close of business.

Ms. Dretler made a motion to empower the Housing Trust Chair to review and approve the application form and materials, seconded by Ms. Cronin. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Pops – Aye, and Mr. Riordan – Aye.

At 9:39 AM, Mr. Riordan made a motion to adjourn the meeting, seconded by Ms. Dretler. Roll Call Vote: Mr. Gentile – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Mr. Pops – Aye, and Mr. Riordan – Aye.

**Sudbury Housing Trust
FY23 Transactions**

Date	Post MO	Amount	Balance	Account	Description	Payer/Payee
7/1/22	Jul-22	\$305,025.34	\$305,025.34		Carryover \$305,025.35	
8/1/22	Aug-22	\$0.00	\$315,534.70		Balance to \$315,534.70	
9/1/20	Sep-22	\$0.00	\$310,396.56		Balance to \$310,396.56	
9/30/22	Sep-22	\$64.41	\$310,460.97	Interest	Interest September	Town of Sudbury
9/30/22	Sep-22	(\$47.20)	\$310,413.77	Interest	Interest September	Town of Sudbury
9/8/22	Sep-22	(\$784.91)	\$309,628.86	Salary	Payroll	Town of Sudbury
9/22/22	Sep-22	(\$784.91)	\$308,843.95	Salary	Payroll	Town of Sudbury
9/12/22	Sep-22	\$1,750.00	\$310,593.95	Fee	Recertification Fee	Messenger Woods
9/22/22	Sep-22	(\$6,319.20)	\$304,274.75	Expense	Trust Insurance	Renaissance
9/22/22	Sep-22	(\$180.00)	\$304,094.75	Expense	Lottery Expense	Bay State Banner
9/22/22	Sep-22	(\$923.60)	\$303,171.15	Expense	Lottery Expense	Gatehouse Media
9/29/22	Sep-22	(\$76.00)	\$303,095.15	Expense	Lottery Expense	AACA
9/29/22	Sep-22	(\$590.26)	\$302,504.89	Expense	Lottery Expense	Gatehouse Media
9/12/22	Sep-22	(\$3,315.64)	\$299,189.25	Earmark	Mortgage Assistance	Various
9/12/22	Sep-22	(\$1,750.00)	\$297,439.25	Expense	SRRP - Oct rent	Various
10/1/21	Oct-22	\$0.00	\$297,439.25		Balance to \$297,439.25	

**Sudbury Housing Trust
Financial Projection - Detail**

Description	Line#	FY20	FY21	FY22	FY23				Total
		Actual	Actual	Actual	Actual	Remaining	Projected	Planned	
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	###	\$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	\$129,310.94	\$305,025.35	\$0	\$305,025		
Fees - 712543/430000	20	\$70,332	\$89,115	\$58,972	\$2,750	\$98,200	\$100,950	\$99,200	\$940,351
Resales	21	\$5,382	\$10,675	\$750	\$0	\$5,000	\$5,000		\$25,949
External Contracts (sum of below)	22	\$64,950	\$78,440	\$58,222	\$2,750	\$93,200	\$95,950		\$902,582
<i>Bedford Woods/Concord Millrun</i>	23		\$4,000	\$9,400	\$0	\$17,800	\$17,800		\$31,200
<i>Harvard - Pine Hill Village</i>	24	\$4,200	\$5,000	\$2,500	\$0	\$12,500	\$12,500		\$24,200
<i>Natick Graystone Lane</i>	25			\$1,000	\$0	\$5,500	\$5,500		\$6,500
<i>Medford Wellington Woods</i>	26	\$1,000	\$9,000	\$5,000	\$1,000	\$18,000	\$19,000		\$35,000
<i>Holliston - Village Green</i>	27			\$1,000	\$0	\$11,000	\$11,000		\$13,000
<i>Rental Recertification: Messenger, Corey St</i>	28	\$3,750	\$3,650	\$3,350	\$1,750	\$3,400	\$5,150		\$37,900
<i>Monitoring - MassHousing, Cold Brook</i>	29		\$20,790	\$24,212	\$0	\$25,000	\$25,000		\$70,002
<i>Completed</i>		\$56,000	\$29,500	\$11,760	\$0	\$0	\$0		\$678,280
CPA/Financing - 712549/497000	30	\$0	\$0.00	\$404,903	\$75,000	\$275,000	\$350,000	\$350,000	\$3,519,796
SHA Nobscot (CPA)	31	\$0.00	\$0.00	\$16,403	\$0	\$0	\$0		\$20,300
Sudbury ARPA - Mortgage Assistance	32				\$75,000	\$0	\$75,000		\$75,000
Sudbury ARPA - Mortgage Assistance	33				\$0	\$75,000	\$75,000		\$75,000
Sudbury ARPA - COVID Small Grant	34				\$0	\$75,000	\$75,000		\$75,000
Sudbury ARPA - Rental Assistance	35				\$0	\$125,000	\$125,000		\$125,000
CPA	36	\$0	\$0	\$388,500	\$0	\$0	\$0		\$3,148,996
Interest - 712548/482000, 712548/489000	41	\$16,311	\$638	\$408.50	\$516	\$500	\$1,016	\$500	\$65,229
Expenditures - 712557/522100	50	-\$153,032.88	-\$113,434	-\$286,197.12	-\$83,333	-\$618,789	-\$702,121	-\$668,634	-\$4,172,247
Project Admin	51	\$0	\$0		\$0		\$0		-\$39,448
Legal/Parcel Feasibility	52	\$0	\$0		\$0		\$0		-\$3,600
Staff Assistance/Contract Assistance	53	\$0	\$0		\$0		\$0		-\$83,289
RHSO/Contract Assistance	54	-\$42,416	-\$44,525	-\$44,889.00	-\$40,946	\$0	-\$40,946		-\$260,631
Programs - sum of below	56	-\$97,326	-\$57,704	-\$232,991.72	-\$31,717	-\$604,789	-\$636,506		-\$3,545,278
<i>Remaining CPA</i>	560	\$0	\$0		\$0	-\$144,250	-\$144,250		-\$144,250
<i>Nobscot Feasibility (CPA)</i>	561	\$0	-\$3,528	-\$29,277.80	\$0	-\$18,600	-\$18,600		-\$51,406
<i>Small Grant Program</i>	562	-\$16,900	-\$4,286	-\$22,404.00	\$0	-\$25,000	-\$25,000		-\$237,530
<i>Sudbury ARPA - COVID Small Grant</i>	563				\$0	-\$75,000	-\$75,000		-\$75,000
<i>Home Preservation Grants/HFH</i>	564	-\$30,426	-\$8,690	-\$17,950.00	\$0	-\$40,000	-\$40,000		-\$103,753
<i>Rental Assistance - ERAP (Trust funded)</i>	565		-\$41,200	\$0.00		\$0	\$0		-\$41,200
Rental Assistance - SRRP (CPA funded)	566			-\$161,766.26	-\$24,439	-\$26,939	-\$51,378		-\$213,144
<i>Sudbury ARPA - Rental Assistance</i>	567				\$0	-\$125,000	-\$125,000		-\$125,000
<i>Slate ARPA - Mortgage Assistance</i>	568			-\$1,593.66	-\$7,278	-\$75,000	-\$82,278		-\$83,871
<i>Sudbury ARPA - Mortgage Assistance</i>	569				\$0	-\$75,000	-\$75,000		-\$75,000
<i>H4H, Dutton Road</i>	570	\$0	\$0						-\$48,249
<i>Grants: Coolidge/SHA</i>	571	-\$50,000	\$0						-\$450,000
<i>Home Preservation Program</i>	572								-\$1,028,094
<i>Maynard Rd</i>	573	\$0	\$0						-\$868,780
Lottery Expense (sum of below)	58	-\$13,291	-\$11,205	-\$8,316.40	-\$10,670	-\$14,000	-\$24,670		-\$240,001
<i>Advertising/Insurance</i>	581	-\$13,291	-\$11,205	-\$8,316.40	-\$10,670	-\$14,000	-\$24,670		-\$179,072
Trust portion of Salaries - 712551/511100	60	-\$934.79	-\$2,249	-\$2,372.28	-\$2,520	-\$52,500	-\$55,020		-\$221,650
Ending Balance	70	\$155,241.43	\$129,310.94	\$305,025.35	\$297,439.26	-\$297,589	-\$150		

**TOWN OF SUDBURY
APPLICATION FOR APPOINTMENT**

SELECT BOARD
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

FAX: (978) 443-0756
E-MAIL: selectboard@sudbury.ma.us

Board or Committee Name: Sudbury Housing Trust

Name: Sarah R. Green Vaswani

Address: 45 Great Lake Drive, Sudbury MA 017 Email Address: sadiebec@yahoo.com

Home phone: _____ Work or Cell phone: 617-513-9687

Years lived in Sudbury: 9.3

Brief resume of background and pertinent experience:

I am a former Resident Services Coordinator, with 18 years working with elders in low-income housing in Boston. RSC's work with tenants to enhance their lives through social services, health access, and educational resources. Additionally, I spent some time as a Property Manager, earning my CPO and LIHTC (both now expired.)

Municipal experience (if applicable):

None

Educational background:

BS Human Development, Wheelock College, 1995

Certificate in Aging Resources, Boston University School of Social Work

Certificate in Case Management, Boston University Center for Aging and Disability Research

Reason for your interest in serving:

The night before I became aware of this opening, my son had to interview me for a school project. He asked me what I thought were 3 important issues facing Sudbury. I replied that I thought Sudbury was a great town with a lot of opportunities for the people who live here, but that I was concerned that, because it's so expensive, not enough people are able to access what Sudbury has to offer. I said that it was important to me that people who aren't rich are able to live here too, because diversity in every form enhances the lives of people who experience it. When this opportunity came up the very next day, it seemed meant to be.

Times when you would be available (days, evenings, weekends):
Generally all times with advanced notice.

Do you or any member of your family have any business dealings with the Town? If yes, please explain:
No

SRGV (Initial here that you have read, understand and agree to the following statement)

I agree that if appointed, I will work toward furtherance of the committee's mission statement; and further, I agree that I will conduct my committee activities in a manner which is compliant with all relevant State and Local laws and regulations, including but not limited to the Open Meeting Law, Public Records Law, Conflict of Interest Law, Email Policy and the Code of Conduct for Town Committees.

I hereby submit my application for consideration for appointment to the Board or Committee listed above.

Signature _____

Date 10/24/2022

TOWN OF SUDBURY
APPLICATION FOR APPOINTMENT

SELECT BOARD
278 OLD SUDBURY ROAD
SUDBURY, MA 01776

FAX: (978) 443-0756
E-MAIL: selectboard@sudbury.ma.us

Board or Committee Name: _____

Name: _____

Address: _____ Email Address: _____

Home phone: _____ Work or Cell phone: _____

Years lived in Sudbury: _____

Brief resume of background and pertinent experience:

Municipal experience (if applicable):

Educational background:

Reason for your interest in serving:

Times when you would be available (days, evenings, weekends):

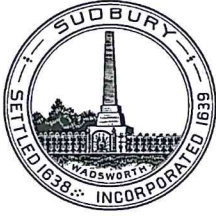
Do you or any member of your family have any business dealings with the Town? If yes, please explain:

_____ (Initial here that you have read, understand and agree to the following statement)

I agree that if appointed, I will work toward furtherance of the committee's mission statement; and further, I agree that I will conduct my committee activities in a manner which is compliant with all relevant State and Local laws and regulations, including but not limited to the Open Meeting Law, Public Records Law, Conflict of Interest Law, Email Policy and the Code of Conduct for Town Committees.

I hereby submit my application for consideration for appointment to the Board or Committee listed above.

Signature *Jessica Cerullo Merrill* Date _____



Town of Sudbury Community Preservation Committee

RECEIVED
OCT 07 2022

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

cpc@sudbury.ma.us

www.sudbury.ma.us/cpc

PROJECT SUBMISSION FORM

Applicant: Sudbury Housing Trust

Submission Date: October 7, 2022

Group or Committee Affiliation (if any): Sudbury Housing Trust

Applicant Address:

278 Old Sudbury Road
Sudbury, MA 01776

Purpose (please select all that apply):

- Open Space & Recreation
- Community Housing
- Historic Resource

Applicant Email & Phone Number:

HousingTrust@sudbury.ma.us
978-639-3388

Project Manager Email & Phone Number: Carmine Gentile, HousingTrust@Sudbury.ma.us
978-639-3388

Project Name: Sudbury Housing Trust - Housing Allocation

Project Description: Please see Attachment A.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2024	\$730,000	\$730,000	
2025			
2026			
2027			
2028			
Total	\$730,000	\$730,000	

How does this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects (see attached)?

Please see Attachment B.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees, Commissions, or Departments? If so, please list the boards, committees, commissions, or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

The Sudbury Housing Trust obtains Select Board approval for any real estate transaction (creation of new units).
The Planning and Community Development Department is supportive of this application.

For Community Preservation Committee Use:

Form Received On: 10-7-2022

Project Presented to CPC On: _____

Reviewed By: R. Patel

Determination: _____

FY2024 Community Preservation Committee Application Form Sudbury Housing Trust – Housing Allocation Attachment A

The Sudbury Housing Trust requests 25% of the CPA allocation, a 15% increase over the 10% housing requirement, to continue to fund the programs the Trust supports for the creation of new affordable units of housing, continued support for residents impacted by COVID and struggling to pay their rent, and for the variety of other programs and initiatives the Trust undertakes.

The Trust last requested CPA funds in 2020 for FY21, and has not created any new units since then, as the Trust relies on CPA funds for unit creation. Additionally, the Trust is looking to provide long term support to some new programs it has started in the last few years and for others which may be needed in the future.

The Trust hopes to continue its robust and extremely popular Sudbury Rent Relief Program to serve the lower and lowest income level households making the restricted units in town affordable to these households. The Trust has implemented and administered an extremely successful program, and looks to continue this into the future. This program would continue to have the effect of deepening the affordability of numerous units in Sudbury and would serve very low-income households.

This CPA funding request would also assist in the creation of new units of affordable housing in the Trust's Home Preservation Program which converts existing smaller market homes to affordable homes and provides affordable homeownership opportunities to income eligible households. The Trust is the main, if not the only, entity with plans to create affordable homeownership units in Sudbury. Through its program, the Trust has seen tenants of the Sudbury Housing Authority become owners for their families, and owners of deed restricted properties in Sudbury purchase market rate homes in town. These demonstrate first-hand the benefits of a homeownership program. Sudbury has had 37 ownership units in its affordable housing portfolio since 2016, with no strong possibilities of additional homeownership units in the pipeline.

However, with that said, the Trust, working in conjunction with the Sudbury Housing Authority, is currently investigating purchasing a piece of land at 67-73 Nobscot Road to create several new construction affordable dwelling units on the property. These funds would be used for the continued feasibility analysis of this land, and possibly towards the purchase and eventual redevelopment of the property, as well as for other potential sites in the future.

The Trust would also like to further support its Mortgage Assistance Program to help residents maintain housing. The Mortgage Assistance Program provides aid in the form of a grant and promotes a socioeconomic environment that encourages a diversity of income and ensures long-term affordability to the Sudbury community.

The 25% CPA allocation, or estimated at \$730,000 using FY24 projections, will allow the Trust to move forward on each of these fronts in FY24.

**FY2024 Community Preservation Committee Application Form
Sudbury Housing Trust – Housing Allocation
Attachment B**

The Sudbury Housing Trust's Home Preservation Program correlates precisely to CPA eligible activities in the category of community housing. It conforms to the Town's Housing Production Plan, contributes long-term affordability towards the 10% Chapter 40B threshold, converts market rate units to affordable units, and promotes a socioeconomic environment that encourages a diversity of income.

The Sudbury Housing Trust's Rent Relief Program meets the Community Housing criteria by conforming to the Town's Housing Production Plan, intermingling affordable and market rate housing at levels that exceed state requirements for percentage of affordable units, and promotes a socioeconomic environment that encourages a diversity of income.

The purpose of the Sudbury Housing Trust is to provide for the creation and preservation of affordable housing in the Town of Sudbury for the benefit of low- and moderate-income households. The Trust implements the recommendations set forth in the Sudbury Community Housing Plan to the purpose of aiding the Town of Sudbury, private enterprises and non-profit organizations, and other public agencies in the speedy and orderly acquisition, rehabilitation, renovation, construction, financing or refinancing of property within the Town of Sudbury so that such property will be substantially available as residential property for low and moderate income persons and to further provide mechanisms to ensure such use.

Housing Trust Allocation CPC Application – Questions

#1 Please provide a status update on the site feasibility analysis work and possible purchase of the 67-73 Nobscot Road property.

The Housing Trust and Sudbury Housing Authority have engaged Beals + Thomas and the Cambridge Housing Authority to assist them in conducting a development feasibility analysis of the 67-73 Nobscot Road property. Beals + Thomas has prepared a development feasibility report for the property, including possible proposed layouts. The main issue which is currently being explored is the limitations/restrictions on the property due to endangered species habitat which is located on the property. The Cambridge Housing Authority has been coordinating with Beals + Thomas regarding their analysis to date on this aspect of the property. The Cambridge Housing Authority is now working to make some type of submission to MassWildlife's Natural Heritage & Endangered Species Program (NHESP) to obtain some type of determination as to the extent of development which can occur at the property. A more complete understanding of this limitation will better inform the Housing Trust and Sudbury Housing Authority which portion of the property can be altered for development.

#2 Please provide more details on the Mortgage Assistance Program and the need for this program.

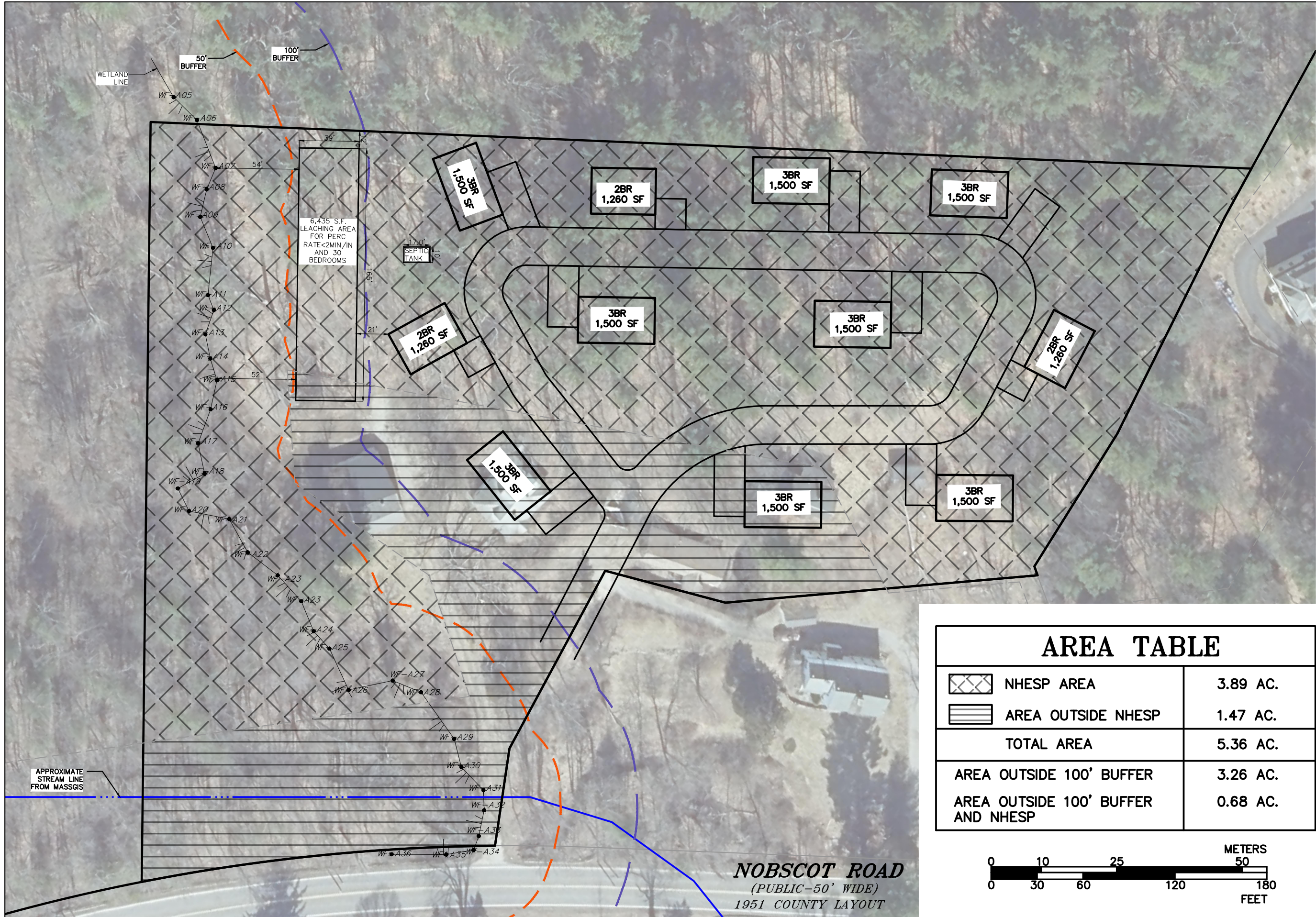
This program is not CPA eligible. So should be removed from the CPA application

#3 Please provide an update on the \$385,000 that was awarded for the Sudbury Rent Relief Program.

From the \$388,500 awarded to the Trust in FY22, the Trust has budgeted \$242,400 (and spent \$217,000) between Nobscot feasibility (\$31,000) and Rental Assistance (\$211,500), leaving \$146,000 remaining.



#4 Please provide data on the intended uses for these CPA funds assuming the 67-73 Nobscot Road property purchase and development does not move forward.

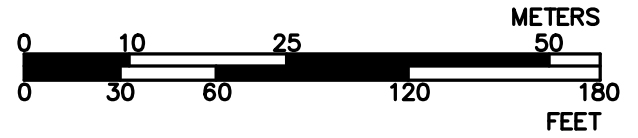
The fund would be allocated to the Housing Trust. Should the 67-73 Nobscot road project not be viable the funds would be used for other projects that meet the Housing Trusts goals.



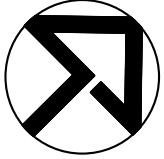
NHESP and Wetland Overlay Exhibit
Figure or Sketch Number NHESP & WETLAND
 Scale: 1" = 60'
 Date: 11/03/2022
 Drawing No. 184609D009B
 B+T Project No. 1846.09

67-73 Nobscot Road
 Sudbury, Massachusetts
Town of Sudbury
 278 Old Sudbury Road
 Sudbury, Massachusetts

AREA TABLE	
 NHESP AREA	3.89 AC.
 AREA OUTSIDE NHESP	1.47 AC.
TOTAL AREA	5.36 AC.
AREA OUTSIDE 100' BUFFER	3.26 AC.
AREA OUTSIDE 100' BUFFER AND NHESP	0.68 AC.



North Arrow



NORTH

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NOBSCOT ROAD
 (PUBLIC-50' WIDE)
 1951 COUNTY LAYOUT