



Town of Sudbury

Sudbury Housing Trust

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June 3, 2016

Sudbury Zoning Board
Flynn Building
Sudbury, MA 01776

RE: Comments on Sudbury Avalon 40B Development Site Eligibility Application

Dear Board members:

The Sudbury Housing Trust offers these comments to the Zoning Board of Appeals regarding the Sudbury Avalon 40B Development Site Eligibility Application. The Trust provided comments to the Board of Selectmen in December 2015, and many of those have been addressed in the Determination of Project Eligibility Letter from Mass Housing Partnership of December 23, 2015. Those comments have not been reiterated here.

The Trust offers its comments on the housing related matters of the project only and offers no input on site and design matters.

Tenant Assistance: The Trust realizes that some of the 63 low income households will need additional assistance and support to be successful in their tenancy at Avalon. The Trust requests that Avalon assist with this support. This would come in the form of (1) additional funds to the HOPE Fund to be disbursed by the Town Social Worker in accordance to existing processes, and (2) funds to establish a security deposit and first month rent program, to be administered by the Sudbury Housing Trust to assist eligible tenants with moving in costs. The Trust requests a total of \$100,000 - \$20,000 per year for 5 years (10 cases for the HOPE Fund @\$1k per case, and 5 cases for the rental assistance @\$2.5k per case), or any such amount as the ZBA finds appropriate.

Local Preference: The Trust understands that in order to have local preference permitted, the Town must demonstrate and justify the need. The 40B guidelines require that this Local Preference justification be completed within 3 months of final issuance of the Comprehensive Permit. The Trust assumes the Town will complete that justification by directing this work to the RHSO.

Affordable Rents: The Trust advocates for the affordable rents to be affordable to Section 8 voucher holders. Using 2016 information, the rents are generally affordable to voucher holders provided that (1) the voucher will pay 110% of the FMR (FMR is what the rent amount that the voucher pays) and (2) the rents are calculated using the MHP/MH standard (1.5 HH per BR), versus the LIP standard (#BR+1). The Trust requests the ZBA to require the rents to be calculated using the MHP/MH standard.

	FMR	FMR 110%	LIP	MHP
1BR	\$1,261	\$1,387	\$1,461 (HH2)	\$1,370 (HH1.5)
2BR	\$1,567	\$1,724	\$1,644 (HH3)	\$1,644 (HH3)
3BR	\$1,945	\$2,140	\$1,826 (HH4)	\$1,735 (HH4.5)

Please let us know if you would like any clarification.

On Behalf of the Housing Trust,

Robert Morrison, Chair
Cc: Board of Selectmen