

## SUDBURY FRIENDS OF B'NAI B'RITH HOUSING

September 9, 2016

Sudbury Board of Selectmen  
Sudbury Zoning Board of Appeals  
Flynn Building  
278 Old Sudbury Rd.  
Sudbury MA, 01776

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SEP 12 2016

BY: .....

### RE: THE COOLIDGE AT SUDBURY PHASE 2

Dear Sudbury Town Leaders:

The signatories of this letter are Sudbury Friends of B'nai B'rith Housing. We are a group of citizens in Sudbury who recognize the need for additional affordable senior housing and are pleased to express our support for this development.

B'nai B'rith Housing is the developer of The Coolidge at Sudbury, a 100% affordable apartment community for residents aged 55 and over. Phase 1 of The Coolidge was fully leased shortly after opening and the waiting list continues to grow. B'nai B'rith Housing proposes to develop an additional 56 units on vacant land at The Coolidge property. According to the 2014 Census Data and American Community Survey, 20% of Sudbury residents are over 60 years old, and over 25% of these households are individuals living alone<sup>1</sup>. Of Lincoln-Sudbury seniors, 30% of households over 65 years old earn less than \$50,000 a year<sup>2</sup>, many of whom would be eligible for the proposed affordable housing. The typical monthly housing costs for 65% of Sudbury's rental units are currently over \$2,000.

We respectfully submit that this development is worthy of your approval.

For more information about the need for this development, we or the staff at B'nai B'rith Housing would be pleased to talk with you. For details about the plan, you can reach B'nai B'rith Housing's Senior Project Manager, Holly Grace, at 617-731-5293 or [holly@bbhousing.org](mailto:holly@bbhousing.org).

Sincerely,

Kathleen Bean, 3 Wilshire Street, Sudbury  
Gary Bean, 3 Wilshire Street, Sudbury  
Carole Daniels  
Gabrielle Daniels Henken, 28 Jack Pine, Sudbury  
Rick Henken, 28 Jack Pine, Sudbury  
Janet Meaney, 40 Concord Road, Sudbury  
Robert Skloff, 55 Harness Lane, Sudbury  
Trudy Faust, 189 Boston Post Road, Sudbury  
Cynthia Howe, 38 Birchwood Avenue, Sudbury  
Danyel Rodgers, 84 Bigelow Drive, Sudbury  
Chris Rodgers, 84 Bigelow Drive, Sudbury  
Lisa Stiegel, 73 Maynard Farm Rd  
Jon Stiegel, 73 Maynard Farm Rd

<sup>1</sup> Statistics provided from 2000 Census Data for Sudbury (2010 Census local information not yet available).

<sup>2</sup> 2006-2008 American Community Survey 3-Year Estimates for Lincoln-Sudbury Secondary School District (Its 2006-2008 data is not available for Sudbury only)

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BY: .....

June 6, 2016

Sudbury Board of Selectmen  
Sudbury Zoning Board of Appeals  
Sudbury Town Hall  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776

**RE: B'nai B'rith Housing – The Coolidge at Sudbury Phase 2 Proposal**

Dear Town Officials,

On behalf of Springwell, I am writing to express support for B'nai B'rith Housing's plan to create additional affordable housing for seniors and older adults at The Coolidge at Sudbury on Boston Post Road in Sudbury.

The Massachusetts Executive Office of Elder Affairs appointed Springwell as the Protective Services Agency for nine MetroWest communities, including Sudbury. Springwell partners with health providers, housing entities, and other community based organizations to offer services focused on the intersection of a person's health and social service needs.

We have worked with the management staff and resident service coordinators at The Coolidge at Sudbury and welcome the opportunity to assist with additional seniors and older adults in a new building.

Housing options for seniors and older adults in Sudbury continue to be very limited and in high demand. As an organization that serves Sudbury's at risk seniors Springwell urges the Town of Sudbury to approve B'nai B'rith Housing's proposal for additional units at The Coolidge.

Sincerely,

A handwritten signature in cursive script that reads "Ruth Beckerman-Rodau".

Ruth Beckerman-Rodau  
Chief Executive Officer



BayPath Elder Services, Inc.  
33 Boston Post Road West  
Marlborough, MA 01752-1853  
508-573-7200 • Fax 508-573-7222 • TTY 508-573-7282

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BY: .....

May 2, 2016

Sudbury Board of Selectmen  
Sudbury Zoning Board of Appeals  
Sudbury Town Hall  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776

**RE: B'nai B'rith Housing Sudbury Proposal – The Coolidge Phase 2**

Dear Town Leaders,

On behalf of BayPath Elder Services, Inc., I am writing to express support for B'nai B'rith Housing's expansion plan for additional affordable housing for seniors and older adults on Boston Post Road in Sudbury.

As the Area Agency on Aging (AAA) and Aging Services Access Point (ASAP) for 14 communities in Metrowest, we have a vested interest in community programs and services for older adults. Additional housing that is affordable and meets the physical, social and emotional needs of elders is greatly needed, due to the aging of the population. Metrowest will be seeing a tremendous growth in individuals over the age of 65, and these individuals will want to remain living in the community with supports. An expansion of The Coolidge at Sudbury will be a tremendous asset to individuals in the coming years.

Area Agency on Aging  
Serving the Communities of  
Ashland - Dover - Framingham - Holliston - Hopkinton - Hudson - Marlborough  
Natick - Norhtborough - Sherborn - Southborough - Sudbury - Wayland - Westborough

May 2, 2016  
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BayPath Elder Services works with many older adults, their family members and Care partners in the Sudbury area, including several home care recipients who reside at The Coolidge. The Sudbury Senior Center is a congregate dining site and we deliver over 450 meals monthly to seniors in Sudbury as well.

Thank you for the opportunity to support this project.

Yours truly,



Christine E. Alessandro  
Executive Director

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SEP 12 2016

BY: .....



1 Charles River Place  
63 Kendrick Street  
Needham, MA 02494

781.707.9500 TEL.  
781.707.9599 FAX

April 26, 2016

Susan Gittelman, Executive Director  
B'nai B'rith Housing  
34 Washington Street  
Brighton, MA 02135

**RE: B'nai B'rith Housing – The Coolidge at Sudbury Phase 2 Proposal**

Dear Susan,

Wingate Healthcare and Wingate at Sudbury would like to take this opportunity to express support for B'nai B'rith Housing's proposed second phase of development on Boston Post Road in Sudbury. We supported the original proposal several years ago and our experience with your organization has been nothing but positive. Based on our knowledge of the operations at The Coolidge at Sudbury and the current marketplace, the B'nai B'rith Housing proposal will continue to help fill the need for affordable senior housing in the area.

The existing and proposed developments are synergistic with the programs and services offered nearby at Wingate at Sudbury. Wingate at Sudbury is a 142-bed skilled care center that offers short term rehabilitation as well as long term care. There are many opportunities for senior housing and skilled care centers such as Wingate at Sudbury to work together to offer a broad range of supportive, rehabilitative and clinical services. The results of these formal or informal partnerships is a higher quality of life for residents as well as a greater ability to keep seniors in their community.

We respectfully submit that the development of additional units at The Coolidge at Sudbury will be a great asset to the town and deserves its support and approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Gould', written over a horizontal line.

Jon Gould  
Senior Vice President

CC: Town of Sudbury Zoning Board of Appeals  
Town of Sudbury Board of Selectmen

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SEP 12 2016

BY: .....

**David & Andrea Shamoian**  
**2 Windy Hill Lane**  
**Wayland, MA 01778**

To Whom It May Concern:

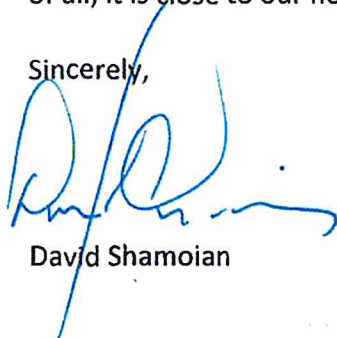
I would like to express my sincere appreciation to the developers and managers of The Coolidge in Sudbury for providing a safe, friendly and affordable residence for my mother, Mary Shamoian.

Mom is 85 years old and has enjoyed her bright, well-appointed apartment since January 2015. She has developed numerous friendships at The Coolidge as a result of the scheduled activities held in the common areas. Her favorite activities Include: Bingo, Ice Cream Socials, Exercise Classes with Julie and Saturday Game Nights.

Residing at The Coolidge has not only facilitated and enhanced my mother's golden years, but also, it gives me piece of mind knowing that she is in a safe environment which she thoroughly enjoys.

I am grateful to have The Coolidge in Sudbury available to Mom. She loves living there. But best of all, it is close to our home, so we can visit with her frequently.

Sincerely,



David Shamoian