



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn Polito, Lieutenant Governor ♦ Chrystal Kornegay, Undersecretary

September 15, 2016

Melissa Rodriguez  
Town Manager  
Town of Sudbury  
278 Sudbury Road  
Sudbury, MA 01776

RE: Subsidized Housing Inventory

Dear Ms. Rodriguez:

Thank you for your request to add new units to the Subsidized Housing Inventory ("SHI"). The SHI contains the number and percentage of low or moderate income housing units for purposes of Massachusetts General Laws Chapter 40B Sections 20-23.

AVALON SUDBURY (SHI ID # 9952)

Based on your submission, the project known as Avalon Sudbury located at 526-528 Boston Post Road consists of 250 rental units, of which 63 will be restricted as affordable. 250 units are currently eligible for inclusion on the SHI.

Pursuant to the regulations and guidelines, if more than one year lapses between the date of issuance of the Comprehensive Permit, zoning approval under M.G.L. c.40A or completion of plan review under M.G.L.40R and issuance of the building permit(s), units are no longer eligible to be counted on the SHI until such time as the building permits are issued. Furthermore, said regulations state that if more than 18 months elapse between issuance of the building permits and issuance of the certificate of occupancy, the units will become ineligible for the SHI until the date that the certificate of occupancy is issued.

Please note that units remain subject to the requirements of DHCD regulations at 760 CMR 56.03(2) and DHCD guidelines (see <http://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf>), including the Affirmative Fair Housing Marketing and Resident Selection Plan guidelines, for continued SHI inclusion.

I am pleased to inform you that, with the addition of the 250 units at Avalon Sudbury, the current SHI percentage for the Town of Sudbury is 10.27 percent. A detailed report of the SHI which includes these new units is enclosed for your information. If you have any questions, you may contact me at (617) 573-1313.

Sincerely,



Chris Jee, Counsel

Enclosure

RECEIVED  
BOARD OF SELECTMEN  
SUDBURY, MA  
2016 SEP 21 P 2:03

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY**

**Sudbury**

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?		Subsidizing Agency
						No	Yes	
3073	Musketahquid Village	55 Hudson Rd.	Rental	64	Perp		Yes	DHCD
3074	n/a	Great Rd, Ford Road, Great Lake Dr, Oakwood Ave	Rental	8	Perp		Yes	DHCD
3075	n/a	Greenwood Rd, Curry Lane, Beachwood Ave, Richard Ave	Rental	4	Perp		Yes	DHCD
3076	n/a	Fairbanks Circle, 45&47 Meadow Rd./62&64 Pine St	Rental	12	Perp		Yes	DHCD
3077	Longfellow Glen	655 Boston Post Road	Rental	120	2071		Yes	DHCD
3078	Orchard Hill at Sudbury	761 Boston Post Road	Rental	45	2049		Yes	MassHousing
3079	Landham Road	Landham Road	Rental	3	Perp		Yes	DHCD
4015	Carriage Lane	717-729 Boston Post Road	Ownership	4	Perp		Yes	MassHousing
4473	DDS Group Homes	Confidential		0	N/A		No	DDS
7874	Sudbury Meadows	534 North Rd	Ownership	2	Perp		Yes	MassHousing
8839	Villages at Old County Road	6 Old County Rd	Ownership	10	Perp		Yes	MassHousing
8841	Longfellow Rd	Longfellow Rd	Ownership	1	Perp		NO	DHCD
8982	The Residences at Sudbury Commons	29 Hudson Road	Ownership	0	Perp		Yes	MassHousing
8983	Sudbury Villages	275, 289, 295, 303 Boston Post Road	Ownership	0	Perp		Yes	MassHousing
9000	Habitat for Humanity--Dutton Road	Dutton Road, Pratts Mill	Ownership	2	Perp		Yes	DHCD
9001	Maplewood Ave	Maplewood Ave	Ownership	1	Perp		NO	DHCD

9/15/2016

This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

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**Sudbury**

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
9236	Howell Rd	Howell Rd	Ownership	1	Perp	NO	DHCD
9279	Oakwood Ave	Oakwood Ave	Ownership	1	Perp	NO	DHCD
9298	Maynard Road	Maynard Road	Ownership	3	Perp	YES	
<i>MassHousing</i>							
9352	The Coolidge at Sudbury	189 Boston Post Road	Rental	64	Perp	YES	DHCD
9366	Pinewood Avenue	Pinewood Avenue	Ownership	1	Perp	NO	DHCD
9508	Landham Crossing	192 Boston Post Road	Ownership	8	Perp	YES	MassHousing
9527	Johnson Farm	189 Landham Road	Rental	0	Perp	YES	MassHousing
9657	Eddy Street	Eddy Street	Ownership	1	Perp	NO	DHCD
9682	Willis Lake Drive	Willis Lake Drive	Rental	1	Perp	NO	DHCD
9773	Pratts Mill Road	Pratts Mill Road	Ownership	1	Perp	NO	DHCD
9885	Robbins Road	Robbins Road	Ownership	1	perp	NO	DHCD
9952	Avalon Sudbury	526-528 Boston Post Road	Rental	250	Perp	YES	Mass Housing Partnership
<b>Sudbury Totals</b>				608		<b>Census 2010 Year Round Housing Units</b>	5,921
						<b>Percent Subsidized</b>	10.27%