



Town of Sudbury

Community Preservation Committee

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 6, 2023

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:

Ryan Poteat, PoteatR@sudbury.ma.us
978-639-3388

Project Manager Email & Phone Number:

Carmine Gentile, Housing Trust@sudbury.ma.us

978-639-3388

Project Name: Sudbury Housing Trust - Housing Trust Allocation

Project Description: See attachment A

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2025	\$1,031,250	1,031,250	
2026			
2027			
2028			
2029			
Total			

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

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 supports this application.

For Community Preservation Committee Use:

Form Received On: October 6, 2023

Project Presented to CPC On: _____

Reviewed By: _____

Determination: _____

FY2025 Community Preservation Committee Application Form

Sudbury Housing Trust - Housing Allocation

Attachment A

The Sudbury Housing Trust requests 25% of the Community Preservation Act (CPA) allocation, a 15% increase over the 10% housing requirement with an additional \$300,000, to support the creation new affordable homeownership units of housing.

The Trust received CPA funds in 2023 for Fiscal Year (FY)24, and those funds will be augmented with this request to create new housing units. The Trust has not created any new units since FY16 and looks forward to creating housing opportunities for first-time homeowners in Sudbury.

This CPA funding request would enable the creation of at least two new units of affordable housing. This could be through the Trust's Home Preservation Program which converts existing smaller market homes to affordable homes and provides affordable homeownership opportunities to income eligible households, or other means. The Trust is the main, if not the only, entity with plans to create affordable homeownership units in Sudbury. Through this 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 37 ownership units in its affordable housing portfolio; a number which has stayed constant since 2016. The seven-year hiatus will end with new units created from the funds requested.

The 25% CPA allocation, and additional request of \$300,000 estimated at a total of \$1,031,250 using FY25 projections, will allow the Housing Trust to successfully move forward in FY25.

**FY2025 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 has met 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 promoted 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.
