

SOME FACTS ABOUT SUDBURY

- “62.45% of the people in Sudbury, Massachusetts are religious, meaning they affiliate with a religion. 50.14% affiliate as Catholic...” (<https://www.bestplaces.net/religion/city/massachusetts/sudbury>)
- Suburban town, no public transportation, relatively low population density (740 residents per sq mile)
- Third highest annual income in state (\$170,000)
- Growing senior population (21% of total 18,600)
- Meaningful number of economically vulnerable residents (360 meet definition of poverty; several Section 8 housing developments)
- Growing number of economically vulnerable residents (Chapter 40B requirements for affordable housing = 10% total housing stock)

Demographics

Sudbury is a town about 20 miles northwest of Boston in Middlesex County. It is bordered (clockwise) by Acton, Concord, Wayland, Framingham, Marlborough, Hudson, Stow, and Maynard. Total population is about 18,600 but could reach around 21,000 with full “build out” in the future. Regionally, the town has one of the largest percentages of people 20 years or younger (about 32%) and also one of the largest (and growing) percentages of residents 60 years and older (21%). The purpose of this summary is to describe some highlights of the changing demographic makeup of Sudbury, by age and by income.

Changing town demographics: age. Although the overall population grew by only 5% between 2010 and 2017, the number of residents 60 years and older grew by 33%. Now accounting for 21% of total population, this segment is likely to reach one-quarter of total by 2020, not taking into account two age-restricted developments under construction: National Development (63 senior condos) and Coolidge phase 2 (56 apartments). The table, below, shows population changes from 2000 projected to 2040:

	1990	2000	2010	2017 (a)	2020	2030	2040
Actual Sudbury population	--	16,481	17,510	18,410			
Projected Sudbury population(b)					19,233	20,194	21,204
<i>Older Adults</i>							
60+	1,625 (c)	2,277 (c)	2,958 (c)	3,929 (a)			
60+ projected (c)					3,669		
60+ projected (d)					4,464	5,535	6,863

60+ as % total (e)		14%	17%	21% (a)	25%	27%	32%
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Sources:

- (a) Sudbury 2017 town census data.
- (b) Total town population projected at conservative 5% growth (actual = 6% growth 2000-2010 and 5% growth 2010-2017).
- (c) Research Unit, EOEА, based on MISER (MA Institute for Social and Economic Research) data/projections and reported in *BayPath Elder Services, Area Agency on Aging, FY 2014-2017 Area Plan*.
- (d) 60+ population projected at conservative 24% decade-on-decade growth, which is the projected increase from 2010 to 2020 (EOEA data, as above). This more rapid growth *does not* take into account age-restricted developments such as National Development (condos under construction) and Coolidge Phase 2 (planned), as well as Quarry North (proposed).
- (e) Percentages based on actual numbers for 2000, 2010, and 2017 and on projections thereafter.

The town currently offers a number of age-restricted (55 years and older) developments:

- The Coolidge (Phase 1)
- Frost Farm
- Longfellow Glen
- Musketahquid
- Grouse Hill
- Northwoods
- Sudbury Housing Trust homes
- Maple Meadows
- Mahoney Farms
- Springhouse Pond
- Tall Pines.

In many of these, residents who are 75 years and older account for at least one-third to nearly three-quarters of total:

- Grouse Hill (32 Old Framingham), 33%
- Maple Meadows (35 Maple Avenue), 32%
- Tall Pines (40 Tall Pine Rd), 50%
- Coolidge (189 Boston Post Rd), 53%
- Frost Farm (150 North Rd), 70%
- Longfellow Glen (655 Boston Post Rd), 58%
- Musketahquid (55 Hudson Rd), 63%

In addition to these developments, many seniors live in the community, and a large number (approximately 1,440 residents 55+ years) live along 16 roads out of a total number of 425 roads, producing half a dozen “naturally occurring retirement neighborhoods:”

Changing demographics: income. Sudbury has the third highest median annual income in the state (around \$170,000). However, there is a growing number of residents who are economically vulnerable. The town is developing more affordable facilities and homes to meet MGL Chapter 40B statute requirements. For example, the Meadow Walk/Avalon development contains 163 units of market rate housing and 63 units of housing affordable to households making 80% of the area median income (AMI, equal to \$55,160 for a single person or \$78,800 for a family of four).

According to the town’s 2016 Housing Production Plan:ⁱ

...[An] estimated 11% of Sudbury households [approx.. 630] have incomes at or below 80% of AMI, and 2% of the Sudbury population [more than 360 people] is below poverty [defined as earning below \$15,930 for a household of 2]....

...[S]omewhere between 1,300 and 1,400 households in Sudbury are housing cost-burdened, including 75% of low-income households... (spending over 30% of their income on housing), and 9% of households are severely cost-burdened (spending over 50% of income on housing). 93% of Sudbury households with income in the 30% to 50% AMI range (very low income) are cost burdened.

Combining age and income are the age-restricted, affordable facilities, such as:

- The Coolidge, Phase 1, 189 Boston Post Road (Section 8), 64 units
- Frost Farm, 150 North Road, 44 units
- Longfellow Glen, 655 Boston Post Road (Section 8), 50 age-restricted; 70 w/o age restrictions
- Musketahquid, 66 Hudson Road (Section 8), 64 units
- Grouse Hill, 32 Old Framingham Road, 52 units.

Economic vulnerability is illustrated by: (1) HOPE Sudbury, which provides nearly 90% of grants to households with children, 50% to female heads of household; (2) St. Vincent de-Paul, OLF Council, which spends about \$900/month to prevent eviction, in Sudbury and one contiguous town; and (3) Sudbury Food Pantry, which provided food to about 340 Sudbury family members in 2017.

Economic vulnerability is expected to increase with additional housing developments: Meadow Walk (60 age-restricted condos [market rate], 63 affordable apartments), The Coolidge (56 units, Section 8), and the Melone site (“Quarry North” will include affordable units).

Appendix

SECTION 8 Housing: Definition

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home.

... In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. By law, a PHA must provide 75 percent of its voucher to applicants whose incomes do not exceed 30 percent of the area median income. Median income levels are published by HUD and vary by location..

ⁱ "Town of Sudbury 2016 Housing Production Plan," prepared by Regional Housing Services Office and Jennifer M Goldson; 21 April 2016.