



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