

CITIZEN'S PETITION

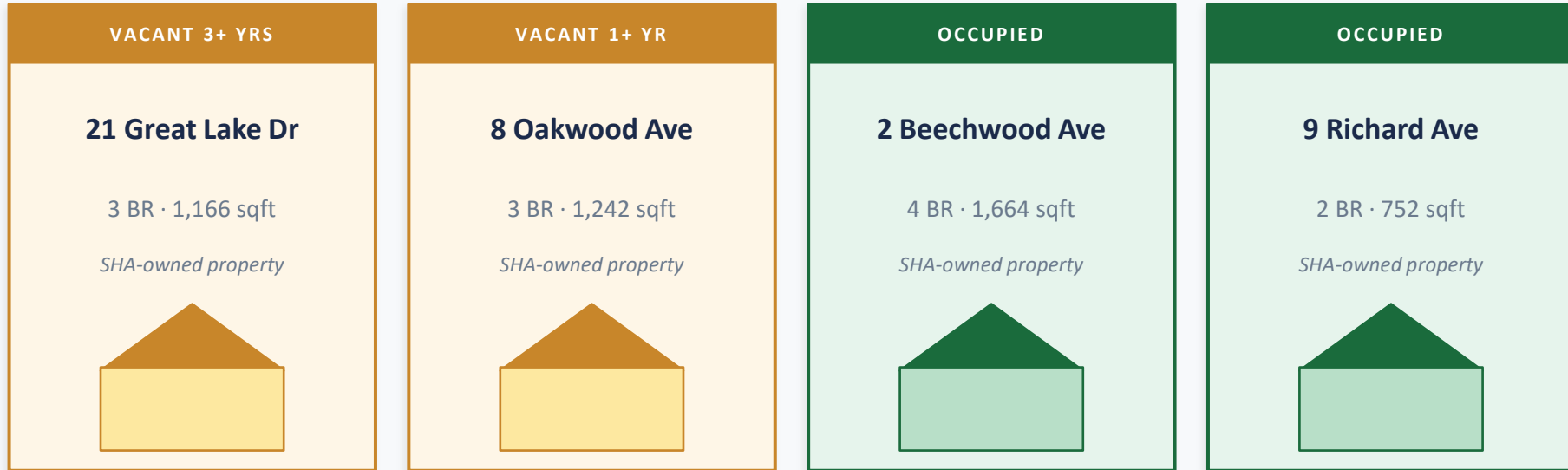
Article 39 — Repair Sudbury's Affordable Homes



A capped, lower-risk path to restore 4 SHA-owned single-family homes
For current and future Sudbury families — without demolition, debt, or displacement.

3+ Years. Still Vacant.

This is the 3rd consecutive Town Meeting with no resolution. Two homes sit empty. Families could be living there today.



Every month these homes sit vacant is a month a Sudbury family goes unhoused. Article 39 can help change that.

Article 39: What We're Asking

THE MOTION

Appropriate up to **\$500,000 from Free Cash** to repair four (4) SHA-owned single-family homes — **or any subset** — at:

- 21 Great Lake Drive
- 8 Oakwood Avenue
- 2 Beechwood Avenue
- 9 Richard Avenue

Authorization expires May 4, 2028 (24-month sunset clause) unless a repair contract is executed on or before that date.



Capped at \$500K

One-time appropriation from free cash — no new debt



Flexible scope

Fund all 4 homes or start with the most feasible subset



Fast path to occupancy

Repairs take months — not the years of duplex construction

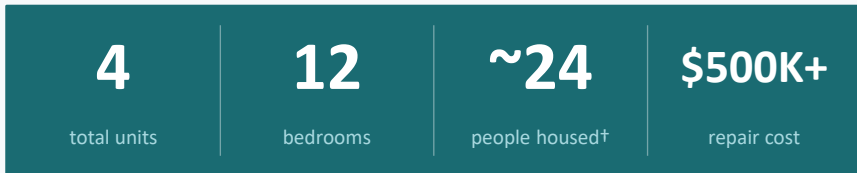
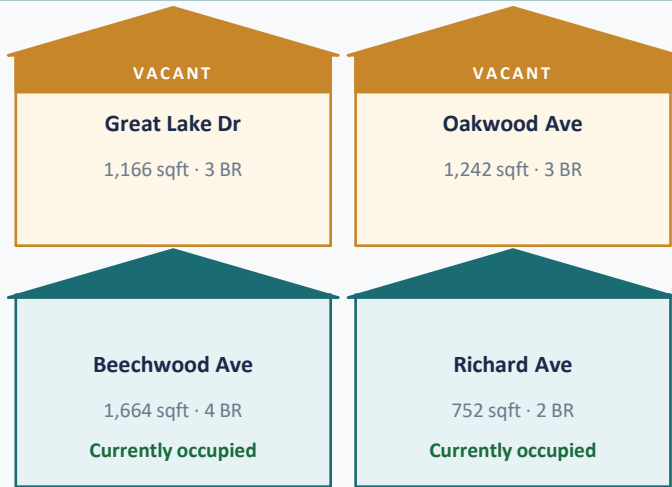


Single-family preserved

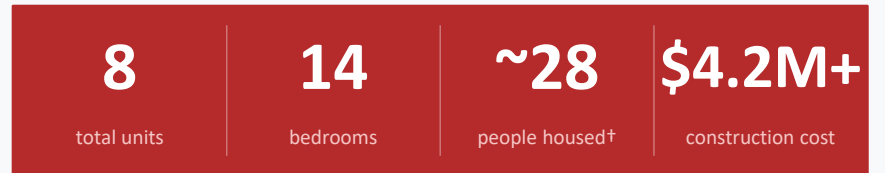
Maintains properties as single-family housing, aligning with the overwhelming majority of town residents in a recent housing survey

Impact vs. Investment: The Numbers Speak

OPTION A · Repair Single-Family · \$500K+



OPTION B · Demolish & Build Duplexes · \$4.2M+



† People housed using US HUD general rule by bedroom count under Fair Housing Act. Property data: Sudbury Housing Authority RFP, April 13, 2026.

Sudbury Residents Agree — And So Did the SHA's Own Board

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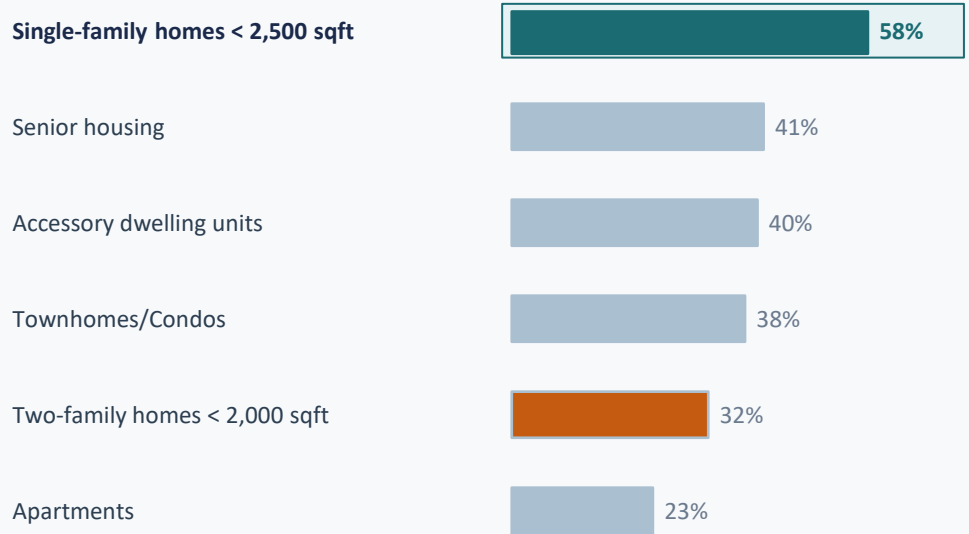
"I'm sort of appalled at how high that cost estimate was. I mean a million dollars a unit just seems immoral."

— SHA Board Member
Board Meeting, December 5, 2025

Even members of the SHA's own board have publicly questioned whether the \$4.2M+ demolition plan represents responsible stewardship.

Sudbury FlashVote Housing Survey — Nov 2024

Q: Which kinds of additional housing do you think Sudbury needs most in order to offer more affordable options?



Source: Town of Sudbury FlashVote Survey on Housing, November 2024

\$37,000

spent on front steps at 2 Beechwood Ave — in 2025 alone.

“

"2 Beechwood Ave requires modernization, its gas-fired furnace is nearing the end of its useful life and the property's plumbing needs upgrading."

— SHA's own description, 2024

❌ NOT demolition language

✅ Defined, contractable repairs



2 Beechwood Avenue · Built 1973 · 4 Bed · 1,664 sqft

Why \$500K Is Right for This Moment



The repair scope can be targeted, not speculative

SHA's own 2024 descriptions cite: electrical updates, furnace replacement, plumbing upgrades, interior modernization, and water infiltration repair. These are defined, contractable scopes — not open-ended reconstruction. This would be SHA's plan to make and execute, this helps them do that.



Two homes are already occupied — proving viability

Beechwood Ave and Richard Ave are currently housing families. They do not require demolition. The article enables targeted repairs to occupied homes and reactivation of vacant ones.



The 'or subset thereof' clause is the safety valve

If 21 Great Lake Dr requires more than the budget allows, the article lets the SHA start with this property or the others first — locking in results without overcommitting taxpayer funds.



A 24-month sunset protects the Town

If no repair contract is executed by May 4, 2028, the authorization expires automatically. The Town assumes zero open-ended financial exposure.



CPA and additional appropriation remain available

Should repairs exceed \$500K, existing Community Preservation Act funds and future Town Meeting articles can supplement. **This is a floor, not a ceiling.**

What the SHA May Say — And Why It Doesn't Show the Full Picture

THE SHA MAY SAY...

✘ *This petition interferes with the SHA's authority and existing project plan with includes a state grant of 1.2m*

✘ *The duplex project aligns with those on the state waiting list - it's what the Commonwealth demands.*

✘ *\$500K isn't enough — the repair scope is unrealistic and wasn't created by a contractor or engineer.*

✘ *The state grant includes vouchers to offset long-term maintenance. Single-family homes are too complex to maintain.*

✘ *CPA funds cannot legally be used to restore these properties since they weren't built with CPA funds.*

✘ *This duplex project aligns with the SHA's mission to increase affordable housing unit count.*



THE FULL PICTURE



Article 39 is permissive - the SHA retains full authority and is not mandated to act. This gives them funding for that option. The \$1.2M grant covers less than a third of total cost and itself doesn't make a project cost-effective; the rest still requires debt and additional use of Sudbury tax funds



The state waiting list is a statewide average, not tailored to Sudbury. These 4 homes are also Sudbury's last remaining affordable single-family homes — removing them could permanently block larger families with children from living here and growing in place within our community.



The article funds all 4 homes OR a subset. Start with feasible work first. SHA's own 2024 inspection cited targeted repairs not structural demolition. A 24-month sunset clause ensures no open-ended commitment for the Town. If only one property can be repaired for \$500K, that's one more family housed.



State MRVP policy is actively changing as of April 2026 — utility reimbursements removed, rent caps tightened, and deductions reduced. Vouchers years from now face real uncertainty. Existing SFH maintenance can be targeted and manageable with appropriate planning and funding like this.



This is a self-imposed block, not a legal barrier. Other Massachusetts housing authorities have successfully used CPA funds for exactly this type of restoration. Qualified legal review can confirm eligibility. SHA also used \$200k in CPA funds to fix bathroom tiles at Musketahquid Village in 2014.



Doubling unit count from 4 to 8 adds ~4 people housed at \$4.2M+ (likely to be more) means over \$1M per additional person housed. Article 39 reactivates 2 vacant homes and maintains 2 occupied ones for \$500K at its floor — a far more efficient use of public resources.

When the SHA presents, these are the arguments you may hear. The data above gives you the full picture.

ARTICLE 39

Vote YES on Article 39



\$500K from free cash repairs up to 4 SHA-owned homes.

No new debt. No demolition. Families housed faster.



Families could be in these homes within months — not years.

Two are occupied today. Two more need targeted repair.



The Town votes to offer the SHA a practical, funded path.

The SHA retains authority. This appropriation is permissive. The option is granted to them.

Article 39 gives Sudbury a practical, fiscally responsible path to house families
— without \$4.2M+ in debt, demolition, or years of further delay.

Appendix

ARTICLE 39 - CITIZEN'S PETITION: APPROPRIATION OF FUNDS FOR THE REPAIRING OF SINGLE-FAMILY HOMES

I move that the Town vote to appropriate \$500,000 from Free Cash for the purpose of repairing four (4) existing single-family residential properties, or subset thereof, owned by the Sudbury Housing Authority, located at:

- 8 Oakwood Avenue
- 2 Beechwood Avenue
- 21 Great Lake Drive
- 9 Richard Avenue

in order to bring such properties into compliance with applicable state and local building, health, safety, and housing standards, and to make them suitable for occupancy by families in need of affordable or community housing;

and further to authorize the Sudbury Housing Authority to expend such funds, enter into contracts, and take all actions necessary or incidental to carry out this purpose; provided that such actions maintain the aforementioned properties as single-family homes;

and further provided that this authorization shall expire on May 4, 2028 (24 months from approval) unless a construction contract for the repair of one or more of the properties has been executed on or before that date.

Address	Lot Size (acre)	Sq Feet	Units	Beds	Bath
62 & 64 Pine Street	0.89	2,541	2	5	2.5
45 - 47 Old Meadow Road	1.89	2,677	2	5	2.5
42 Fairbank Rd (part of 4 duplexes)	5.58	2,280	2	4	2
46 Fairbank Rd (part of 4 duplexes)		2,473	2	5	2
50 Fairbank Rd (part of 4 duplexes)		2,280	2	4	2
54 Fairbank Rd (part of 4 duplexes)		2,797	2	5	2.5
41 & 43 Great Road	0.46	2,454	2	4	2
54 & 56 Great Road	0.46	2,438	2	4	2
11 & 15 Ford Road	0.69	2,304	2	4	2
19 Greenwood Road / 19 Curry Rd	0.69	2,170	2	4	2
4 & 6 Landham Road	0.45	2,454	2	4	2
Average	1.39	2,443			
21 Great Lake Dr	0.17	1,166	1	3	1
8 Oakwood Ave	0.23	1,242	1	3	1
2 Beechwood Ave	0.25	1,664	1	4	1
9 Richard Ave	0.16	752	1	2	1
Average	0.20	1,206			
Difference	1.19	1,237			
Comparison to Existing SHA Duplexes (%)	15%	49%			